

APPLICATION FOR RESOURCE CONSENT

FORM 9: GENERAL APPLICATION

Under Section 88 of the Resource Management Act 1991



APPLICANT

Applicant's Full Name/Company/Trust: 3 BEARS RUNNING.	
Contact Name: GRAHAM McDERMID	
Email address*: graham@architectsplus.co.nz	
Postal Address*: P.O. Box 2870. CHRISTCHURCH.	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/> Tick if this is the address for invoicing purposes: <input type="checkbox"/>
Phone numbers: Day 03 3798086	Mobile 027 4330086.

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the applicant)

Company:	
Contact Name:	
Email address*:	
Postal Address*:	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/> Tick if this is the address for invoicing purposes: <input type="checkbox"/>
Phone numbers: Day	Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

DETAILS OF SITE

Street Address: 1089? CLAYTON RD. ASHWICK QUAT FAIRLIE.
Legal Description: Pt RS 32380
Certificate of Title: CT 22B/1142
Valuation Number: VB 25280-17014

CONSENT(S) APPLIED FOR – Identify all consents sought from Mackenzie District Council

- | | |
|---|--|
| <input checked="" type="checkbox"/> Land Use Consent | <input checked="" type="checkbox"/> Subdivision Consent |
| <input type="checkbox"/> Change/Cancellation of Consent Conditions or Consent Notice (s127) | <input type="checkbox"/> Extension of Lapse Period of Consent (s125) |
| <input type="checkbox"/> Existing Use Right Certificate | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Outline Plan Approval (s176A) | |

APPLYING FOR FAST-TRACK RESOURCE CONSENT PROCESS

- I am applying for a Controlled Activity Land Use Consent: Yes : No:
- I have supplied an electronic address for service: Yes: No:

DESCRIPTION OF THE PROPOSAL

TO SUBDIVIDE 8.0937 HA OF LAND INTO 17 PARCELS WITH AN ACCESS RD TO BE VESTED IN COUNCIL.

OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012
You can address the NES for Soil Contaminants by selecting **ONE** of the following (tick):
 - This application does not involve subdivision (excluding production land), change of land use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m² per 500m³). Therefore the NES does not apply.
 - I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.
 - I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

I have addressed the NES requirements in the Assessment of Environmental Effects.

▪ Any other National Environmental Standard (tick):

Yes N/A

Details:

FLOOD ASSESSMENT

Any additional consent(s) that have been applied for separately (tick)?

▪ Environment Canterbury

Yes N/A

Details:

FLOOD ASSESSMENT

INFORMATION REQUIRED TO BE SUBMITTED

To be accepted for processing, your application **must** include the following (tick):

- Computer Freehold Register** (Certificate of Title) for the site (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from www.linz.govt.nz)
- A **description of the proposed activity**, and a **description of the site** at which the activity is to occur
- A **site plan/s** at a convenient scale showing:
 - Location of all existing and proposed buildings and distances to boundaries;
 - Location of landscape features including trees and waterways;
 - Existing and proposed access points and internal roading;
 - Existing and proposed carparking areas;
 - Location of existing septic tanks and effluent drainage lines;
 - Details of existing and proposed landscaping;
 - Location of existing and proposed signs;
 - Areas and dimensions of property;
 - Roads onto which the property has frontage.
- Other plans** necessary to detail the proposal e.g. elevations, floor plans, servicing plan.
- Consideration of **any person/s who may be adversely affected** by the granting of the consent
- A **description of any other activities** that are part of the proposal to which the application relates

- A description of any **other resource consents required** for the proposal to which the application relates
- An **assessment of the activity against any relevant provisions of the Mackenzie District Plan**
- An **Assessment of Environmental Effects** (Please see the separate Resource Consent Application Guide provided by the Mackenzie District Council to determine the information requirements that apply to your application).

Please note that additional information requirements may apply. Please refer to the separate Resource Consent Application Guide provided by the Mackenzie District Council in the first instance. For further enquiries, please contact the Planning staff.


PAYMENT – A deposit fee must be paid prior to or at the time of the application as per Council's Fees and Charges

I/We confirm payment by (tick):

- Bank transfer** to account **03 0887 0226851 02** reference **R10821** and the first five letters of applicant name
- Cheque payable to Mackenzie District Council** attached
- Manual payment at reception** – receipt number:

DECLARATION

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Mackenzie District Council.



 Signature*

 21/08/2018.
 Date

 GRAHAM MCEWEN
 Full Name

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

IMPORTANT

You must include all the information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for two or more resource consents that are needed for the same activity on the same form.

When your application is accepted, you will receive a letter from the Planning team informing you of the application's acceptance. This letter will contain the contact details of the planner who is processing your consent.

The fee paid at the time of lodgement is a deposit fee only. Further costs may be incurred and all actual and reasonable costs will be passed onto the applicant.

Under the fast-track resource consent process the application must be processed in 10 working days, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Resource Management Act 1991.

Non- fast track, non-notified resource consents must be processed within 20 working days.

Planning staff will contact you if the status of your application changes, or if further information is required.



MACKENZIE
District Council

Mackenzie District Council
PO Box 52
Main Street
Fairlie, 7987

P: 03 685 9010
E: info@mackenzie.govt.nz
www.mackenzie.govt.nz

Mackenzie District Council
P.O. Box 52
Fairlie

Att: Duty Planner;

**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88,
RESOURCE MANAGEMENT ACT 1991**

Applicant: Three Bears Running Ltd
P.O. Box 2870
Christchurch

Owner: Three Bears Running Ltd

Legal Description: Pt RS 32380

Location: Clayton & Monument Roads, Fairlie
(NZMS 260, Sheet J37, Grid 369/871)

Type of Consent: Subdivision & Land Use.

Other Consents: None

Description: Descriptions of the proposal and site are attached.

District Plan: Information as required in the District Plan is attached.

Assessment: An assessment of effects is attached.

Plan of Proposal: A plan of the proposal is attached.

Fees: The fees for the application will be paid by Internet
Banking on receiving a tax invoice from Mackenzie
District Council.

Signed

graham@architectsplus.co.nz

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Christchurch 8041



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Description of Proposal:

1:01 The Proposal

It is proposed to subdivide Pt R.S 32380 into 18 allotments. Areas of proposed allotments to be approximately as follows:

Lot 1 3360 m2	Lot 2 3672 m2
Lot 3 3236 m2	Lot 4 3214 m2
Lot 5 5021 m2	Lot 6 17794 m2
Lot 7 4098 m2	Lot 8 3380 m2
Lot 9 3626 m2	Lot 10 3626 m2
Lot 11 3762 m2	Lot 12 6035 m2
Lot 13 4053 m2	Lot 14 3779 m2
Lot 15 3020 m2	Lot 16 3017 m2
Lot 17 3240 m2	
Lot 200 3000 m2 (vested Road)	

It is requested that a Land use Consent be granted for to allow for the minimum internal setback to be reduced to 6m.

1:02 Reason for Subdivision

This subdivision is being undertaken such that the owner can obtain separate certificates of title to and sell Lots 1 through 17 with Lot 200 being vested in Council as a road.

1:03 Consent Period

A five (5) year consent period is appropriate for Subdivision and a thirty-five (35) year consent period is appropriate for Land Use.

Description of Site:

2:01 Location & Zoning

This proposal is situated between Monument Road and Clayton Road, Ashwick Flat, Fairlie and is zoned Rural in the Mackenzie District Plan.

2:02 Scheduled Items

No scheduled items are shown in the District Plan for this proposal.

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2:03 Topography

The land is flat, while vegetation consists of grass. Soils are listed as Ashwick very stony silt loam on DSIR soil maps.

2:04 Structures

There is some fencing on this property and the Allandale water supply main.

2:05 Present Land Use

The land is presently used for agricultural (pastoral) purposes.

2:06 Surrounding Land Use

Surrounding lands are used for residential, agricultural (pastoral), transport and recreation & conservation (Lake Opuha) purpose.

2:07 Landscapes

Landscapes consist of an open alluvial basin surrounded by mountains to the west, north and east used mainly for agricultural purposes, with roads, buildings and shelter belts throughout.

District Plan Information:

3:01 Waterways & Esplanades

There are no waterways present on this property.

3:02 Ecosystems (on or near site)

There are no known ecosystems associated with the proposal.

3:03 Recreation & Reserves

The owners are the only recreational users of the property.

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3:04 Heritage, Cultural & listed Trees

There are no heritage items, cultural items, or listed trees, identified in the District Plan for this property.

3:05 Subdivisional Design

The design of the proposed subdivision is to provide new allotments of a varying shape and size that allows for the accommodation of a minimum building site of 20m x 20m after allowance for 20m external and 6m internal yard requirements and package treatment plant effluent disposal, while protecting views from the allotments as far as possible.

The proposed access allotment is designed to provide access to lot 6 through to lot 17. Lot 12 would be accessed directly off Clayton Rd. Lots 1 through to lot 5 would be accessed off Monument Rd.

The subdivision design allows for a minimum setback of residential buildings from external boundaries and roads to be 20m and a minimum set back of 6m from internal boundaries.

3:06 Roading & Access

It is proposed that physical and legal access for lot 6 through to lot 17 be from lot 200 and this access being vested in Council. The access road is designed to have a sealed width of 6.5m. The road access from the formed road surface of Clayton Road to be formed to an all weather standard as per Section 14.2.r of the District Plan. Accessway separation distances from intersections and sight distances meet the requirements of the District Plan. It is proposed that Monument Rd for the length of the road boundary be sealed to match the existing sealed section to the north east of the site.

3:07 Water

There are 14 units of water available on the Clayton Rd boundary. A further 3 units can be transferred from Lot 7 DP 82193. An application to the Allendale Rural Water Scheme has been made requesting the transfer of the three (3) water units to this property.

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3:08 Effluent

An application has been made to ECAN for seventeen (17) discharge permits for the disposal of effluent and it is proposed that this will be a condition of consent.

3:09 Storm-water

It is proposed that storm-water disposal from all allotments will be by soakage on the subdivision. A Resource Consent application to ECAN for seventeen (17) discharge Storm-water from roofs has been made. It is proposed that this will be a condition of consent.

3:10 Power

Electric power is not presently supplied to the site. It is proposed electrical services will be provided within the proposed Lot 200 to each of the allotments lot 6 through lot 11, lot 13 through lot 17, and via the easement A and B to lots 1, 3 & 4. lot 2 will be supplied from Monument Road and lot 12 from Clayton Road. Alpine Energy has confirmed it has sufficient capacity in Clayton Road and Monument Road to service the proposal.

3:11 Telephone

Telephone service is not presently available to the site. It is proposed telecommunication services will be provided within the proposed lot 200 to each of the allotments lot 6 through lot 11, lot 13 through lot 17, and via the easement A and B to lots 1, 3 & 4. lot 2 will be supplied from Monument Road and lot 12 from Clayton Road. Chorus have confirmed they can service the subdivision.

3:12 Discharges

No other discharges have been identified for the proposed subdivision.

3:13 Hazards

The proposed subdivision lies within the Ashwick Flat Flooding area. (plan 12,902.11 in MDC Planning Maps.) A flood risk assessment report has been requested from ECAN and a copy is attached.

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3:14 Landscaping

No landscaping is proposed as part of the application.

3:15 Legal Issues

Easements are required as shown on the Consent Application plan (and associated Memorandum of Easement) for the provision of the conveyance of the Allandale Water Supply scheme. It is proposed that access, power, water and telecommunication services will be provided Lot 200 to each of the allotments lot 6 through lot 11, lot 13 through lot 17, and via the easement A and B to lots 1, 3 & 4. lot 2 will be supplied from Monument Road and lot 12 from Clayton Road.

3:16 Financial Contributions

It is understood that the proposal has financial contributions to pay with respect to reserves for proposed lots 1 through lot 17.

Assessment of Actual & Potential Effects:

The actual effects of this proposal relate to those very minor effects associated with the subdivision process itself, while potential effects (positive, adverse, temporary, past, present, future, cumulative in time or combination, have potential high probability, have potential low probability but high potential impact) include;

4.01 People

Effects on people in the neighbourhood and wider community relate to changes in the ownership of property, increased residential density (from additional housing) increased demand on roads, water supply, effluent disposal, electric power, and telecommunication services in the immediate and general area.

4:02 Physical

Any residential development of the proposed subdivision would decrease the open space aspect of the basin as viewed from Clayton Road, but with the use of varied layout and large allotment sizes, buildings will not be grouped together or uniformly. Landscaping will

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make these blend with the surrounding area without decreasing the overall landscape values.

Reducing the minimum setback of buildings from internal boundaries is considered no more than minor. The proposed subdivision design provides a variety of allotment sizes and shapes which will allow for privacy, rural outlook, spaciousness and ease of access and is of a similar nature to previous subdivision in the immediate area.

4:03 Ecosystems

No ecosystems have been identified as being effected by this proposal.

4:04 Resources

The only resources which will be affected by this proposal are those services which will be required for the servicing of the proposal. These include roading, power, water and telecommunication services and these being communally used where economies of scale reduce costs to the individual and community as a whole while creating a minimum of adverse environmental effects.

4:05 Discharges

Any residential development of the allotments would include disposal of effluent and storm-water and this could potentially increase the likelihood of groundwater contamination through failure of a system. Thus monitoring of a discharge system will be required by the allotment owner.

The proposed allotments are of sufficient area to allow for the installation of various effluent package treatment and discharge systems in compliance with ECAN's NRRP rule WQL8 and the discharge of storm-water in compliance with rule WQL5.

4:06 Hazards

The proposed subdivision is situated within the Ashwick Flat Flooding area of the District Plan. A risk assessment report is attached to this application. The only likely outcome would be a suggestion for slightly raised floor levels.

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4:07 Significant

There are no effects that remain significant after the application of mitigation measures.

4:08 Other Parties

No other parties have been identified.

Taken as a whole, the actual and potential effects of this proposal are minor.

District Plan Rules & Status:

5:01 Zone Rules

The proposal complies with the Zone Standards of the District Plan, excluding the proposed 6m minimum setback from of residential buildings from internal boundaries.

5:02 General Rules

The proposal complies with the General Performance Standards of the District Plan.

5:03 Type of Consent

The proposal is a Discretionary Activity in terms of the District Plan for its location within the Ashwick Flat Flooding area for the Subdivision Consent portion and for the 6m internal setback for the Land Use Consent portion of this application.

District Plan Policies & Objectives:

6.01 Zone

The proposal is consistent with the Objectives and Polices of the District Plan.

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6:02 General

The proposal is consistent with the Objectives and Policies of the District Plan.

Part II of the Resource Management Act 1991:

It is believed the proposal is consistent with Part II of the Resource Management Act 1991.

Notification:

In terms of sections 93 & 94 of the Resource Management Act 1991, it is believed this application does not require notification.

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30 August 2018

Graham McDermid
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Dear Graham

**Flood Hazard Assessment – Proposed Subdivision
Clayton & Monument Roads, Ashwick Flat, Part RS 32380, Valuation no: 25280 170 14**

This approximately 7.93 ha property is located about 900 m south of the South Opuha River and extends between Monument and Clayton Roads. All of the property is covered with shallow swales (historic flow paths) and other subtle depressions. A deeper and more significant swale, which originates around 4 km upstream, enters the property near the northwest corner. A second swale also crosses Monument Road and joins into the major swale within the northwest corner of the property. I have attached a map with some descriptions of these features I collated from a visit to the site.

Environment Canterbury has not carried out a detailed investigation into flooding in this area and has little historic flood information specific to the property.

Flood Mapping carried out by the Canterbury Regional Council (for Mackenzie District Council Planning Maps) in 1999 indicates the property is on the southern edge of "being floodable" from upstream breakouts from the South Opuha River. The mapping for this area was carried out using a combination of aerial photographs, contour maps and a ground inspection. The flood extent shown on the Mackenzie District Council planning maps can be described as indicative only.

Two deep swales enter the northwest corner of the property and merge before flowing to the southeast and leaving the property roughly halfway along the west boundary. You have marked this swale on your attached subdivision layout (refer other maps also). It is important to note that while the "main swale channel" is roughly 5 – 7 m wide there is a 30-40 m strip of land, mostly on the north side of the swale, that is also significantly lower than the rest of the subdivision area. I have very approximately marked the lower ground in blue hatch on the attached map.

The major swale and associated low ground will carry significant local runoff originating from upstream, including potentially some overflows from the South Opuha River in major rainfall events. The flooding in the swale, and associated lower area, has the potential to be relatively deep and given the steep fall in the land in this area (the gradient is about 1 in 50) will be fast flowing.

The remainder of the property, clear of the swale and adjacent low ground, is also traversed by numerous more subtle swales. In these areas the swales are non-contiguous and not linked to any major upstream source of floodwater. While these features still have the potential to carry local runoff following periods of prolonged or heavy rainfall the potential depth of flooding is considerably less.

Key Ref: 18176
Contact: Chris Fauth

As defined by the Mackenzie District Council, the minimum floor height required for new dwellings is 150 mm above the expected 500 year Average Recurrence Interval (ARI) flood level. This is obviously an extreme event that would result in both deep flooding within the swale and low part of the property and widespread but shallower runoff across the remainder of the property.

Note: Average Recurrence Interval (ARI) represents the average time period between floods of a certain size.

The major swale, and lower area approximately marked in blue hatch on the attached plan is a critical flood carrying feature of the Ashwick Flat floodplain. It is important this area is left unaltered and free of development in order to allow runoff to flow through the site as it currently does. This is particularly important given the presence of houses downstream of the subdivision and the significant increase in development on this floodplain generally.

For the bulk of the subdivision area (not in or adjacent to the major swale) a floor level of 400 mm above existing ground level should be suitable for new dwellings. This floor level allows for shallow flooding and includes some allowance for uncertainty as well as the 150 mm freeboard required by Mackenzie District Council. When choosing building sites within each proposed lot, all practical care should also be taken to avoid shallow swales.

The widespread, shallow but fast flowing runoff that is anticipated across the subdivision area can be easily impacted on by built development. Thought should be given to fencing, hedging and other developments that might occur across the floodplain and create impediments to the downstream flow of local runoff.

I have asked Alanna Hollier (Planner with Environment Canterbury) to add some comments regarding wastewater, as follows:

For the installation of on-site wastewater systems into the proposed subdivision I have attached the wastewater rules from the Land and Water Regional Plan. As the development will result in the subdivided lots being smaller than 4 hectares a resource consent will be required under Rule 5.9, as condition 2 of Rule 5.8 will not be met. Please be advised that an assessment of cumulative effects from the proposal will need to be included as part of the consent application. The system will need to be designed to industry good practices, such as inclusion of a secondary treatment system.

If you have any further queries, please contact Customer Services on 0800 324 636. You can also use this number to book a free 1-hour pre-application meeting with a consent planner to talk through the proposal in more detail.

When considering the figures and comments given above, it is important you understand the following matters:

1. The information provided is the best information Environment Canterbury has available at this time. Flood depths, flows and return periods may change as further investigations into flooding in this area are completed.
2. Environment Canterbury is not the only organisation holding information on flooding. The Mackenzie District Council or neighbours may have further details of flooding which has occurred at this property.

3. In the calculation of flood depths, Environment Canterbury makes some allowance for water build-up against obstacles but local influences such as solid fences or hedges may alter flood depths at the property.
4. Flood flows may be diverted by debris. This may alter flood depths at the property.
5. Changes in the floodplain e.g. raising roads or altering swales may alter flood levels at the property.
6. Seasonal variations e.g. height of crops, may alter flood depths at the property.
7. **Many uncontrollable factors influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.**

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely

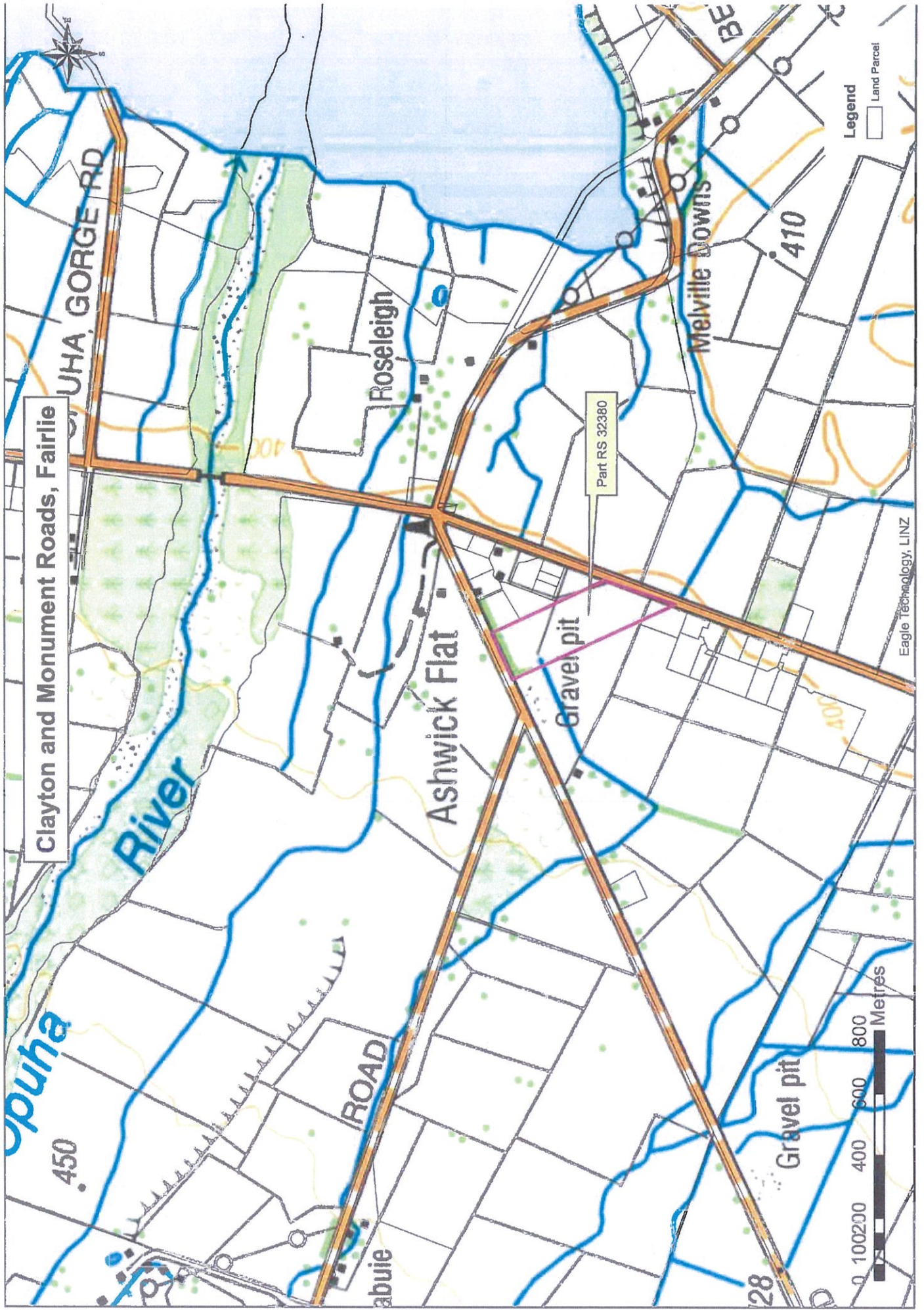


Chris Fauth
Senior Scientist (Natural Hazards)

cc: Manager Planning and Regulations
Mackenzie District Council

Attachments:

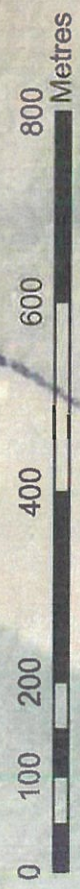
- Topographic map showing location of property
- Aerial photograph of the property
- Proposed subdivision layout provided by the applicant
- Aerial photograph with notations regarding some key features of the area
- Mackenzie District Plan – Flood Map
- Land and Water Plan on-site wastewater rules (x3)



Clayton and Monument Roads, Fairlie



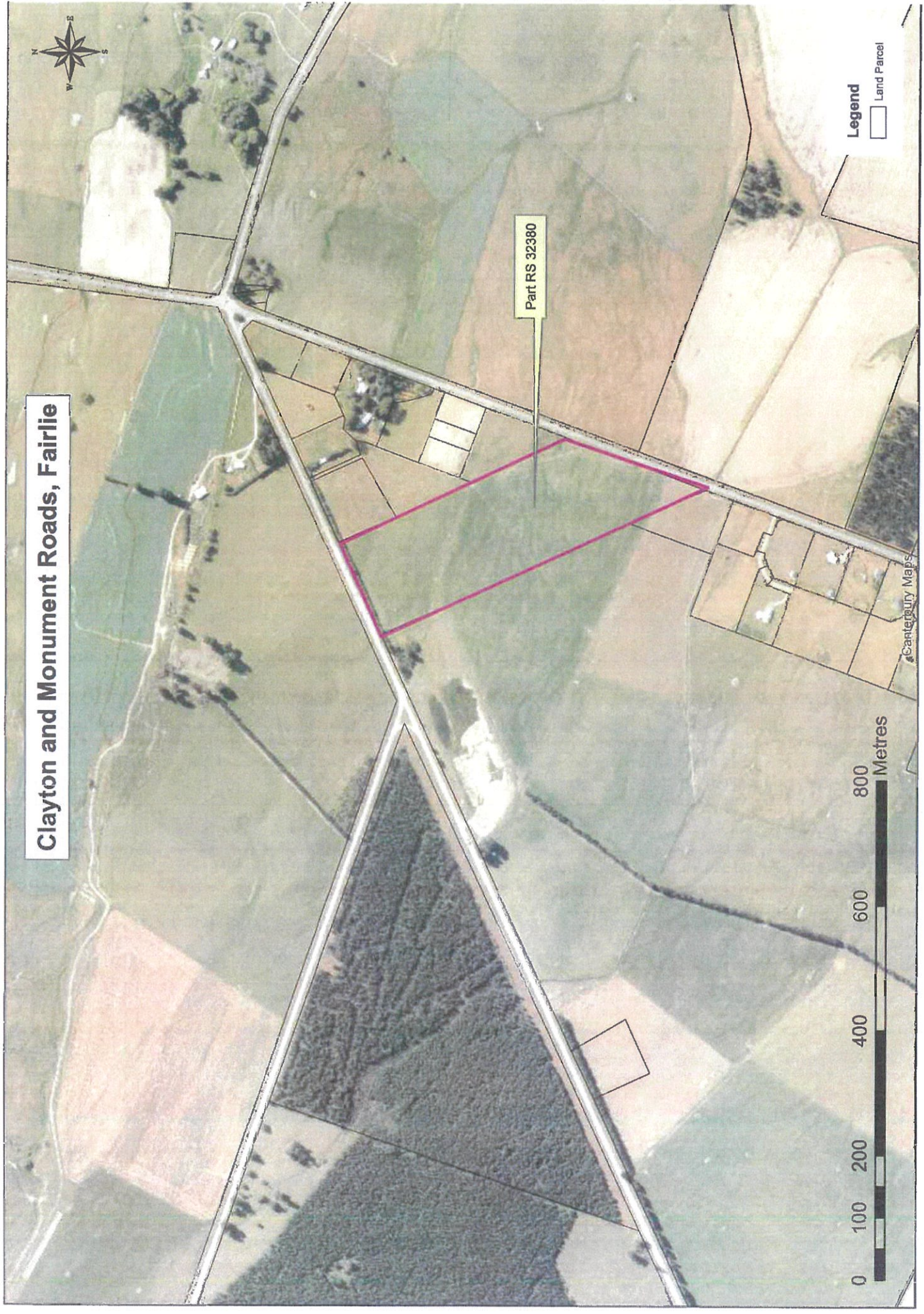
Part RS 32380



Legend

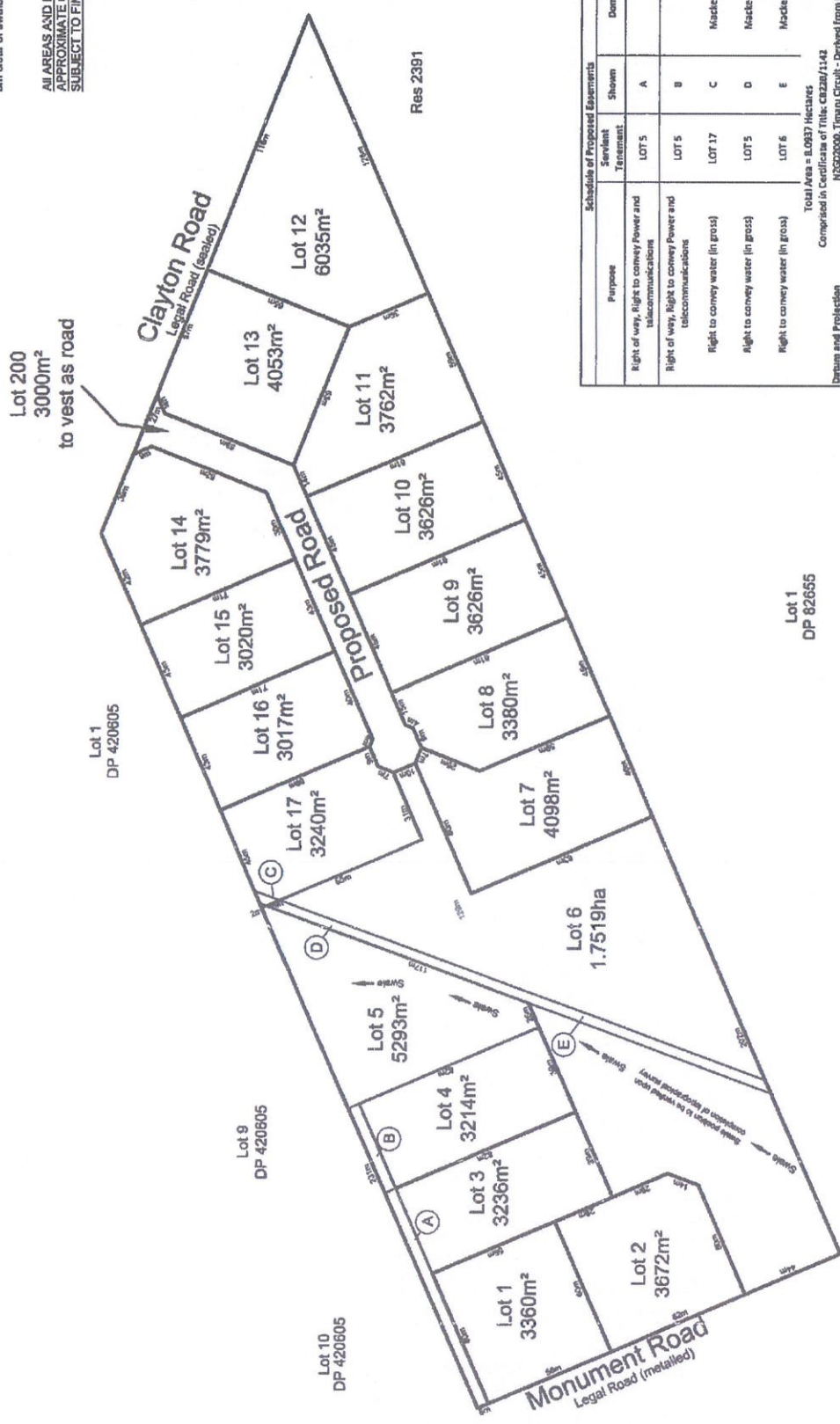
- Land Parcel

Canterbury Maps



Buildable Areas
 20m clear of external boundaries
 8m clear of internal boundaries
 5m clear of swales

ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.



Purpose	Servient Tenement	Shown	Dominant Tenement
Right of way, Right to convey power and telecommunications	LOT 5	A	LOT 3
Right of way, Right to convey power and telecommunications	LOT 5	B	LOT 4
Right to convey water (in gross)	LOT 17	C	Mackenzie District Council
Right to convey water (in gross)	LOT 5	D	Mackenzie District Council
Right to convey water (in gross)	LOT 6	E	Mackenzie District Council

Total Area = 80937 Hectares
 Comprised in Certificate of Title, C13228/1142
 N2020009, Timaru Circuit - Derived from LINZDCDB
 Clayton Road, Fairlie

Datum and Projection
 Property Address
 Notes:
 1. All areas and dimensions are subject to final survey and landowner agreement.
 2. Final easement definition, rights and location are subject to further investigation and survey.

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 This copyright shall only be used for the
 purposes for which they were granted. Any
 other use without the written permission of
 the Controller of Land Information is
 prohibited.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD

REFERENCE DRAWING NO. **5242-001**

DATE **18/03/13**

BY **LANDS & SURVEY**

SCALE **A1**

PROJECT **Proposed Lots 1 - 17 & 200 Being a Subdivision of Part RS 32380**

STATUS **DRAFT**

**Features of Ashwick Flat Area.
Note these are approximate based on ground observations (where access into property was possible)
and estimates using aerial photographs**

This continues upstream
but haven't mapped (see topo)

Secondary, but still significantly sized, swale (is possibly an off-shoot of the main inflow swale
shown in darker blue). A low flow culvert (18 inch - far smaller than
channel capacity) goes beneath Monument Road and into subdivision area.
Evidence on downstream side of road (debris and road) shingle suggesting higher flows wash over monument road.

Blue hatch is wider area of lower
land around swale (very approx).
This is lowest part of property.

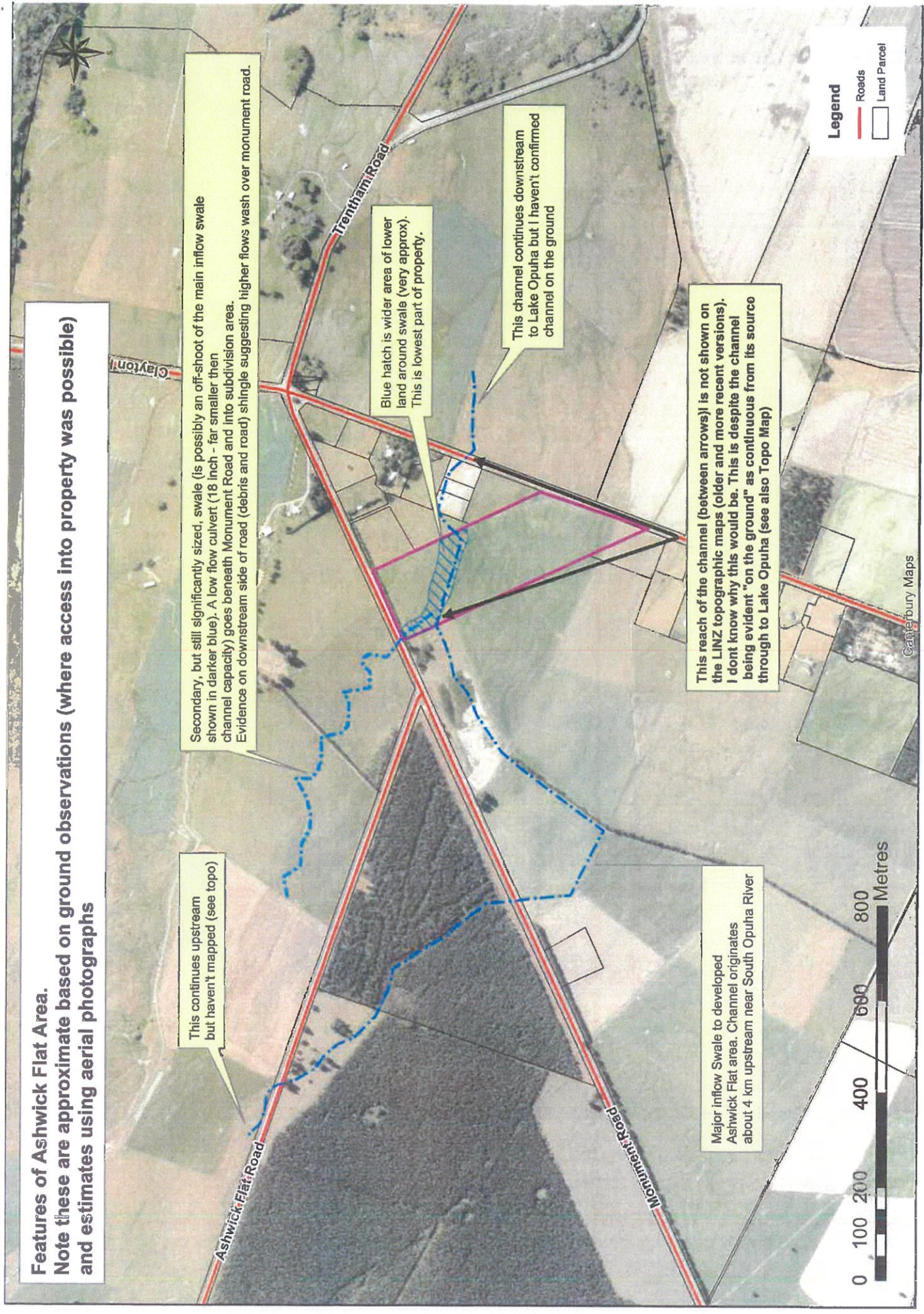
This channel continues downstream
to Lake Opuha but I haven't confirmed
channel on the ground

Major inflow Swale to developed
Ashwick Flat area. Channel originates
about 4 km upstream near South Opuha River

This reach of the channel (between arrows) is not shown on
the LINZ topographic maps (older and more recent versions).
I don't know why this would be. This is despite the channel
being evident "on the ground" as continuous from its source
through to Lake Opuha (see also Topo Map)



Canterbury Maps



Ashwick Flat Flooding Areas

 Flooding Area
 Territorial Local Authority Boundary

1 0 1 2 Kilometres
1:50000



Mackenzie DC

Lake Opuha

Please Note: The areas of flooding identified on the flooding area maps (opposite) are based on information of known flood events. The areas identified are indicative only and a flood assessment of individual properties is needed to identify the severity and extent of flooding within a property.

On-site Wastewater

Notes:

1. *In addition to the provisions of this Plan and any relevant district plan, any activity which may modify, damage or destroy pre 1900 archaeological sites is subject to the archaeological authority process under the Heritage New Zealand Pouere Taonga Act 2014. An archaeological authority is required from Heritage New Zealand to modify, damage or destroy any archaeological site, whether recorded or not in the New Zealand Heritage List/Rārangi Kōrero website*
 2. *Detailed information about separation distances for on-site effluent disposal systems is available from the Institute of Environmental Science and Research. Information includes the Guidelines for separation distances based on virus transport between on-site domestic wastewater systems and wells (ESR 2010)*
- 5.7 The discharge of wastewater from an existing on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:**
1. The discharge was lawfully established prior to 1 November 2013; and
 2. The treatment and disposal system has not been altered or modified from that established at the time the system was constructed, other than through routine maintenance; and
 3. The volume of the discharge has not been increased as a result of the addition of buildings, an alteration of an existing building, or a change in use of a building that is connected to the system; and
 4. The treatment and disposal system is operated and maintained in accordance with the system's design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and
 5. The discharge is not onto or into land:
 - (a) where there is an available sewerage network; or
 - (b) that is listed as an archaeological site; or
 - (c) where the discharge would enter any surface waterbody; or
 - (d) within 20 m of any surface waterbody or the Coastal Marine Area; or
 - (e) within 50 m of a bore used for water abstraction; or
 - (f) within a Community Drinking-water Protection Zone as set out in Schedule 1 of this Plan; or
 - (g) where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater; and
 6. The discharge does not result in wastewater being visible on the ground surface; and
 7. The discharge does not contain any hazardous substance.
- 5.8 The discharge of wastewater from a new, modified or upgraded on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:**
1. The discharge volume does not exceed 2 m³ per day; and

2. The discharge is onto or into a site that is equal to or greater than 4 hectares in area; and
- 2a. The discharge is not located within an area where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons; and
3. The discharge is not onto or into land:
 - (a) where there is an available sewerage network; or
 - (b) that is contaminated or potentially contaminated; or
 - (c) that is listed as an archaeological site; or
 - (d) in circumstances where the discharge would enter any surface waterbody; or
 - (e) within 20 m of any surface waterbody or the Coastal Marine Area; or
 - (f) within 50 m of a bore used for water abstraction; or
 - (g) within a Community Drinking-water Protection Zone as set out in Schedule 1; or
 - (h) where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater; and
4. The treatment and disposal system is designed and installed in accordance with Sections 5 and 6 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and
5. The treatment and disposal system is operated and maintained in accordance with the system's design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and
6. The discharge does not result in wastewater being visible on the ground surface; and
7. The discharge does not contain any hazardous substance.

5.8A The discharge of wastewater from an existing, new, modified or upgraded back country hut wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:

1. The discharge volume does not exceed 2 m³ per day; and
2. The treatment and disposal system has a written system design specification for maintenance (and if such a system design specification for maintenance does not exist, a written system design specification for maintenance shall be prepared in accordance with Section 6.3 of New Zealand Standard AS/NZS 1547:2012 On-site Domestic Wastewater Management by the 31st of December 2017) and is operated and maintained within that specification; and
3. The discharge is not onto or into land:
 - (a) where there is an available sewerage network; or
 - (b) that is contaminated or potentially contaminated; or
 - (c) that is listed as an archaeological site; or
 - (d) in circumstances where the discharge would enter any surface waterbody; or
 - (e) within 20 m of any surface waterbody or the Coastal Marine Area; or
 - (f) within 50 m of a bore used for water abstraction; or
 - (g) within a Community Drinking-water Protection Zone as set out in Schedule 1; or
 - (h) where there is, at any time, less than 1 m of vertical separation between the discharge point and mean seasonal high water table; and

4. The discharge does not result in wastewater being visible on the ground surface, unless the discharge occurs as a result of a land application system that has been specifically designed to treat and discharge wastewater through application of wastewater to the land surface; and
 5. The discharge does not contain any hazardous substance.
- 5.9B The discharge of wastewater from an existing, new, modified or upgraded back country hut wastewater treatment system onto or into land in circumstances where a contaminant may enter water that does not meet one or more of the conditions of Rule 5.8A is a discretionary activity.
- 5.9 The discharge of wastewater from:
- (a) an existing on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water that does not meet one or more of the conditions of Rule 5.7; or
 - (b) a new, modified or upgraded on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water that does not meet one or more of the conditions of Rule 5.8;
- is a restricted discretionary activity.

The exercise of discretion is restricted to the following matters:

1. The actual and potential environmental effects of not meeting the condition or conditions of Rule 5.7 for an existing system; and
2. The actual and potential direct and cumulative environmental effects of not meeting the condition or conditions of Rule 5.8 for a new, modified or upgraded system; and
3. The actual and potential environmental effects of the discharge on the quality and safety of human and animal drinking-water; and
4. The effect of on-site wastewater treatment system density in the local area including known on-site wastewater treatment system failures, the material health status of the community, groundwater quality, the nature of effects of current sewage disposal methods, treatment options available and affordability.

Swimming Pool or Spa Water

- 5.10 The discharge of swimming pool or spa pool water into water or onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:
1. The discharge of filter backwash water is only onto land, and the discharge does not enter any surface waterbody or wetland, including via a stormwater system; and
 2. For swimming pool or spa pool water discharges that do not contain filter backwash water, the discharge may be either onto land or into water, provided:
 - (a) that for all discharges:
 - (i) there are no copper chemicals or flocculants, including aluminium salts, in the discharge and the concentration of sodium chloride (common salt) does not exceed 3500 g/m³; and



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MDE:FLH
125/21;40/11

7 September 2018

Graham McDermid
Architects Plus
Ground Floor Unit 3a
303 Blenheim Road
Christchurch 8041

Dear Graham

Subdivision – Clayton Road/Monument Road Fairlie

Thank you for your enquiry regarding supplying power to the proposed subdivision of Clayton Road and Monument Road Fairlie. The information we have available indicates Alpine Energy are in a position to supply the indicated proposed new subdivision a single phase 60 amp supply per lot(17 lots) to the boundary. There will need to be an upgrade on the network which will be at the customers cost.

Should you require further information please contact me on telephone 027 542 5272 or Michael.Eaton@alpineenergy.co.nz Alpine job reference A3751 MDE

Yours faithfully

Michael Eaton
New Connections

A handwritten signature in blue ink, appearing to read 'ME', located below the typed name of Michael Eaton.



Chorus Network Services

PO Box 9405
Waikato Mail Centre
Hamilton 3200
Telephone: 0800 782 386
Email: tsg@chorus.co.nz



7 September 2018

c/o Architects Plus

Chorus Ref #: AWF47927

Your Ref #:

Attention: **Graham McDermid**

Dear Sir / Madam

SUBDIVISION RETICULATION – AWF: Clayton Road, Ashwick Flat. 17 Lots (Lots 1-17) - Estimate

Thank you for your enquiry regarding the above subdivision.

Chorus is pleased to advise that, as at the date of this letter, we would be able to provide ABF telephone reticulation for this subdivision. In order to complete this reticulation, we require a contribution from you to Chorus' total costs of reticulating the subdivision. Chorus' costs include the cost of network design, supply of telecommunications specific materials and supervising installation. At the date of this letter, our estimate of the contribution we would require from you is \$120,388.90 (including GST).

We note that (i) the contribution required from you towards reticulation of the subdivision, and (ii) our ability to connect the subdivision to the Chorus network, may (in each case) change over time depending on the availability of Chorus network in the relevant area and other matters.

If you decide that you wish to undertake reticulation of this subdivision, you will need to contact Chorus (see the contact details for Chorus Network Services above). We would recommend that you contact us at least 3 months prior to the commencement of construction at the subdivision. At that stage, we will provide you with the following:

- confirmation of the amount of the contribution required from you, which may change from the estimate as set out above;
- a copy of the Contract for the Supply and Installation of Telecommunications Infrastructure, which will govern our relationship with you in relation to reticulation of this subdivision; and
- a number of other documents which have important information regarding reticulation of the subdivision, including - for example - Chorus' standard subdivision lay specification.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Reid McKenzie".

Reid McKenzie
Network Services Coordinator



Allandale Rural Water Scheme

APPLICATION FOR WATER SUPPLY

Application No. _____

Name and Contact Details

Applicant's Name: 3 BEARS RUNNING & OPTIM HOLDINGS

Postal Address: P.O. Box 2870
CHRISTCHURCH

Telephone No. Work: 03 3790 086

Mobile: 027 433 0036

Email: graham@architectsplus.co.nz

Property this application relates to:

Valuation No. 25280-17007 Legal Description: LOT 7 DP 92193

Property Address: 1051 CHAYTON RD, ASHWICK PAAT.

Area of Property: 1,3807m² hectares/square meters

Application for:

Full Water Application (includes modelling) For subdivision into 17 lots

TRANSFER 3 UNITS TO LOT PT RS 32380

For the following (tick one 1, 2, 3, 4, 5, or 6)

1. A new connection to the Rural Water Supply

Location of tank (attach sketch plan):

No. of units required: (minimum 1 unit i.e., 1800 litres/day)

Allocation criteria is: 1 unit for first house on property and up to 10ha of land

Fee: \$235.00 (1 unit)

Development contribution: \$3,900.00

Total Fee: \$4,135.00

Note: Minimum tank size for one unit is 5,400 litres. Fee is GST inclusive.

2. An additional unit(s) of water to an existing scheme tank (for properties which require an increased supply into an existing tank)

Tank No: Size of existing tank:

Present supply into existing tank:

Future supply required into existing tank:

Fee: \$235.00 (1 unit)

Development contribution: \$3,900.00

Total Fee: \$4,135.00

Note: Minimum tank size for one unit is 5,400 litres. Fee is GST inclusive.

3. **A reduction in units of water** (for properties able to cope with a reduced supply)

Fee: Whitestone Contracting fee directly passed on

Note: Reduction in charges will not appear on the rate demand until the next rating year. Fees as in (1) apply if later application is made to reinstate units if still available.

4. **Transfer of unit(s) to new tank(s)** (for applicants who require a second or subsequent tank on the same property and have sufficient water to reallocate units from the existing supply)

Fee: Whitestone Contracting fee directly passed on

5. **Transfer of unit(s) between existing tanks** (for applicants who wish to reallocate water between two or more existing tanks on the same property)

From Tank No(s), Present units: To Tank No: New Units:

Fee: Whitestone Contracting fee directly passed on

6. **Shifting an existing restrictor to a new position on the property** (for applicants who wish to relocate an existing tank to a different position on the property)

Location of new tank (attach sketch plan):

Fee: Whitestone Contracting fee directly passed on

7 TRANSFER 3rd EXISTING UNITS FROM LOT 7 WP82193 TO PARS 32380

Applicant's Signature: 

Date: 21/02/18

OFFICE USE ONLY

Date Received:/...../..... by

Fees Received: Yes No

Application approved: Yes No

Notified:/...../..... by

Conditions:

Date Complete:/...../.....

Approver:



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 - CULVERT CROSSING TO BE HARD FILL BACKFILL.



LEGEND

- HOTMIX
- SWALE
- COMPACTED GRAVEL
- RIPRAP

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DRAWING TITLE:
PROPOSED ROADING PLAN

PREPARED FOR:
CLAYTON ROAD
CANTERBURY
PT RS 32380

RESOURCE CONSENT			
REV	DESCRIPTION	BY	DATE
A	ORIGINAL ISSUE	MV	28/08/18
B	DETAILS UPDATED	MV	03/09/18
SURVEYED			00/00/18
DESIGNED		JL	03/09/18
DRAWN		MV	03/09/18
APPROVED		JL	03/09/18
SCALE (AS)			1:1000
SCALE BAR			0 10 20 30 40 50m
DRAWING REFERENCE			5242-300
REVISION			B

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EARTHWORKS VOLUMES

CUT: 782m³
FILL: 107m³
METAL: 320m³
E/W AREA: 3577m²
TOPSOIL STRIP: 1431m²

NOTES:

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- ALL TOPSOIL TO BE STRIPPED AND A LOCATION CLEAR OF THE EARTHWORKS IN A LOCATION AGREED WITH THE ENGINEER.
- ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSTALLED IN COMPLIANCE WITH THE APPROVED DRAWINGS AND AUCKLAND COUNCIL'S EROSION & SEDIMENT CONTROL GUIDE FOR LAND DISTURBING ACTIVITIES IN THE AUCKLAND REGION (GD05).
- ASBUILTS TO BE PROVIDED AND APPROVAL OF THE EROSION AND SEDIMENT CONTROL MEASURES MUST BE GAINED FROM THE ENGINEER PRIOR TO COMMENCING EARTHWORKS.
- CONSENT DOCUMENTS MUST BE HELD ON SITE AT ALL TIMES.

LEGEND

- EXISTING CONTOURS
- ZERO CONTOUR
- CUT CONTOURS & AREA
- FILL CONTOURS & AREA
- STABILISED ENTRANCE
- SF SILT FENCE

CAD AND PRODUCTION BY:



DRAWING TITLE:

**EARTHWORKS
EROSION & SEDIMENT
CONTROL ISOPACH PLAN**

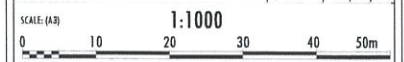
PREPARED FOR:

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CANTERBURY
PT RS 32380**

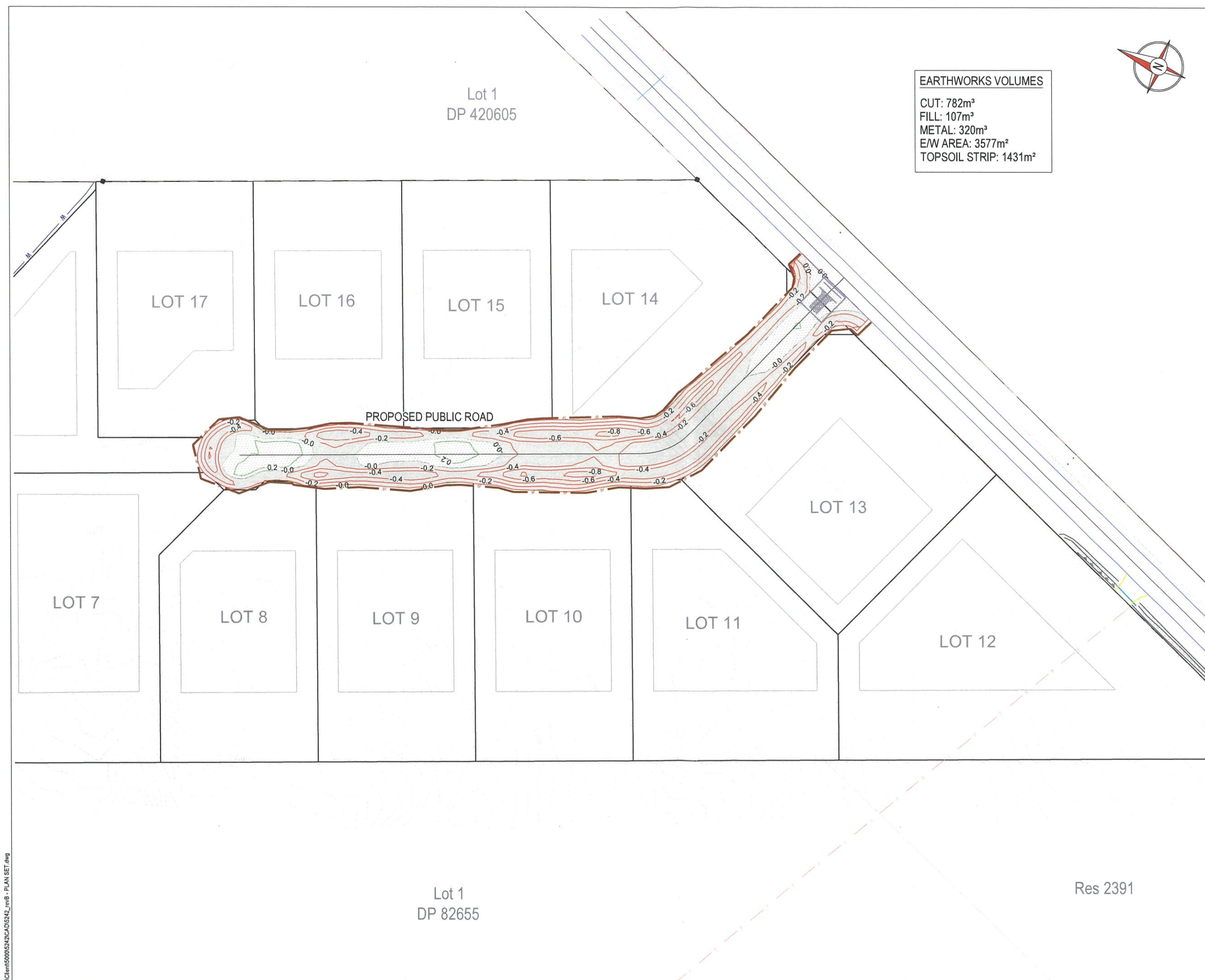
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LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS MAJOR
	PROPOSED CONTOURS MINOR
	OVERLAND FLOW PATH

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DRAWING TITLE:
**PROPOSED ROADING
 CONTOUR PLAN**

PREPARED FOR:
**CLAYTON ROAD
 CANTERBURY
 PT RS 32380**

RESOURCE CONSENT			
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A	ORIGINAL ISSUE	MV	28/08/18
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SURVEYED			00/00/18
DESIGNED		JL	03/09/18
DRAWN		MV	03/09/18
APPROVED		JL	03/09/18
SCALE (AS SHOWN): 1:1000			
SCALE BAR: 0 10 20 30 40 50m			
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DRAWING TITLE:
**PROPOSED ROADING
 OVERALL PLAN**

PREPARED FOR:

**CLAYTON ROAD
 CANTERBURY
 PT RS 32380**

RESOURCE CONSENT

REV	DESCRIPTION	BY	DATE
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DRAWN			MV 03/09/18
APPROVED			JL 03/09/18



SCALE BAR
 DRAWING REVERENCE 5242-100
 REVISION B

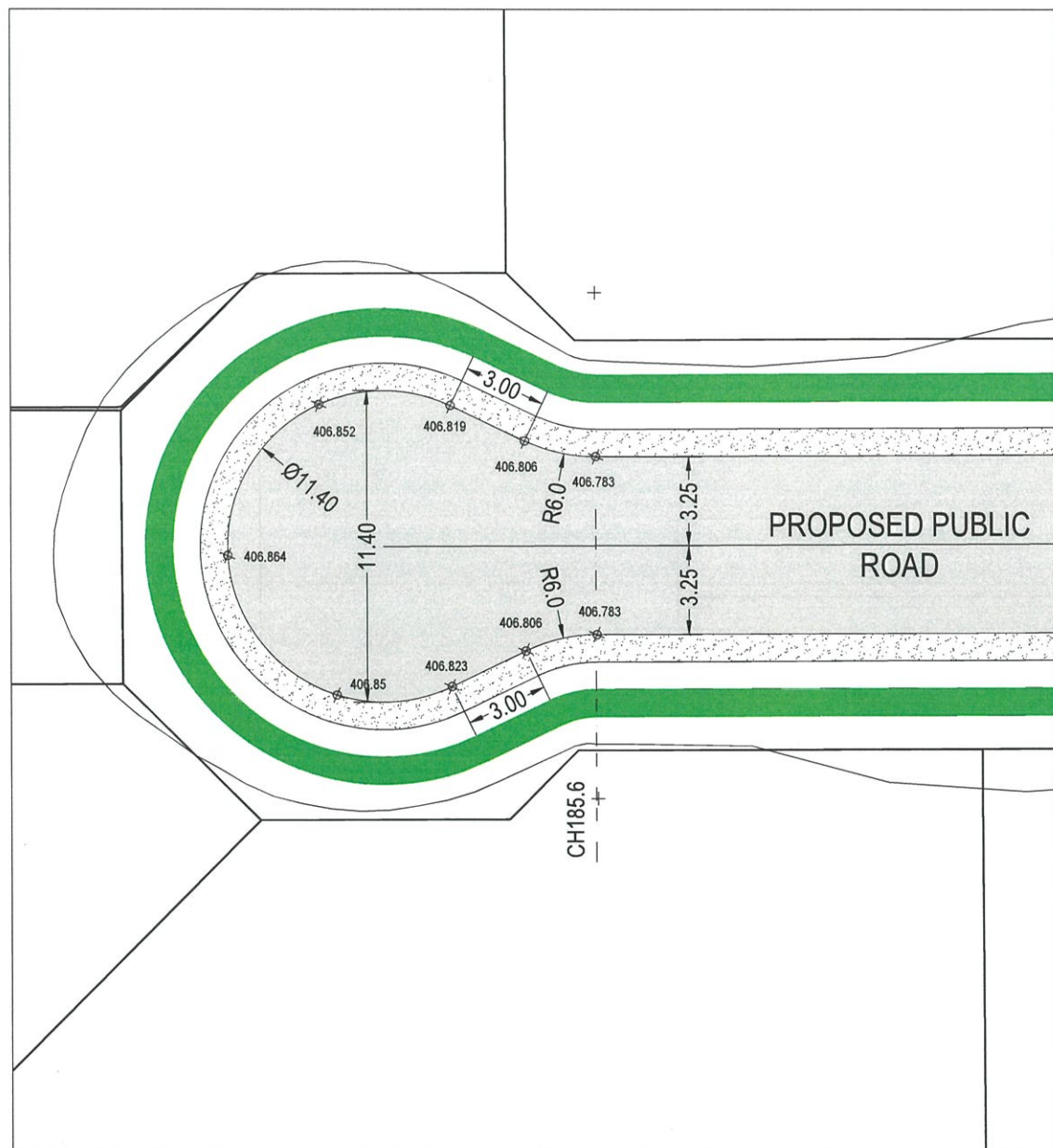


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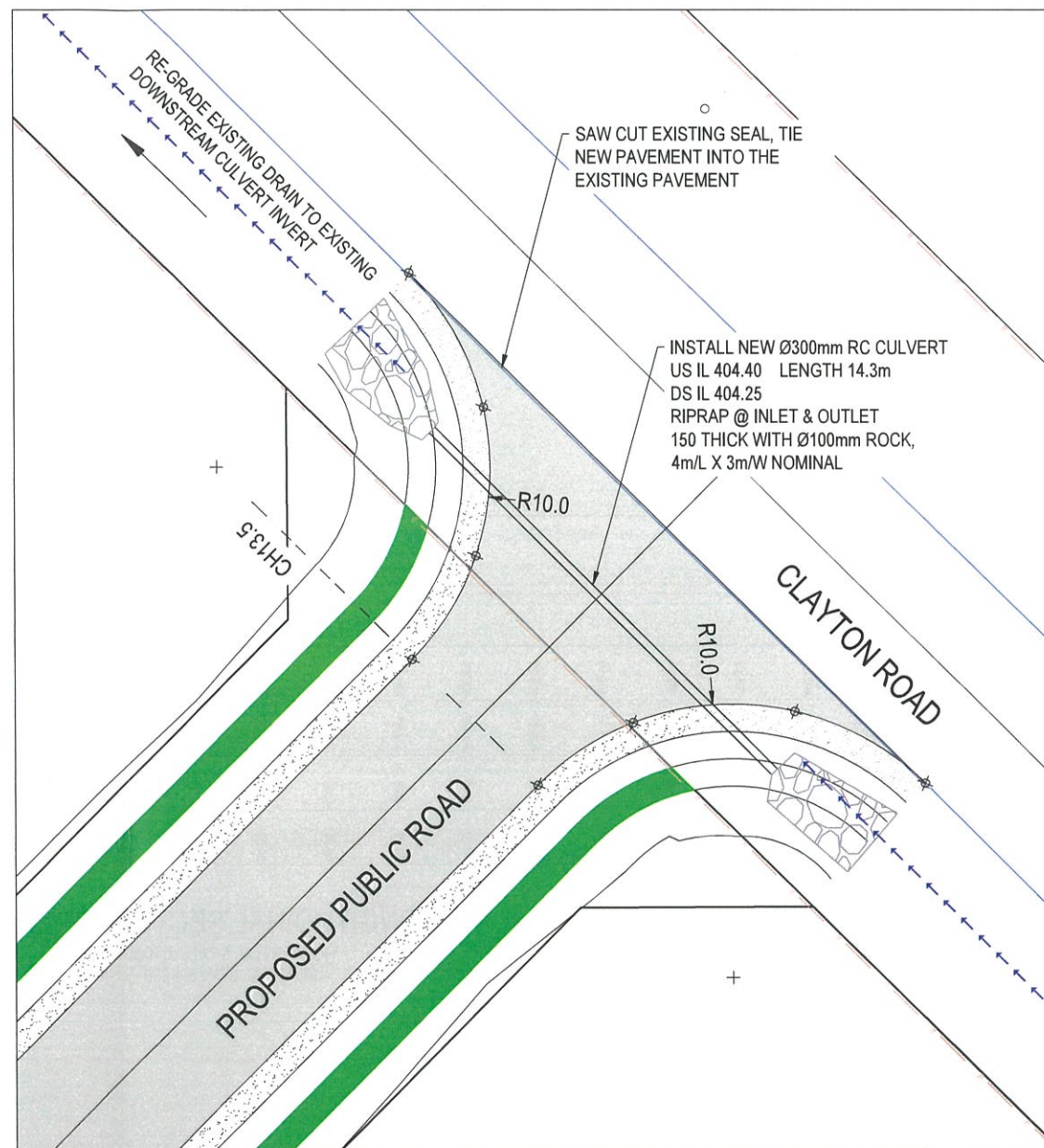
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5. CULVERT CROSSING TO BE HARD FILL BACKFILL.



DETAIL A - CULDESEC DETAIL
SCALE 1:200



DETAIL B - INTERSECTION DETAIL
SCALE 1:200

LEGEND

- HOTMIX
- SWALE
- COMPACTED GRAVEL
- RIPRAP

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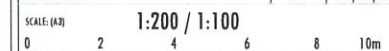
**PROPOSED ROADING PLAN
INTERSECTION DETAILS**

PREPARED FOR:

**CLAYTON ROAD
CANTERBURY
PT RS 32380**

RESOURCE CONSENT

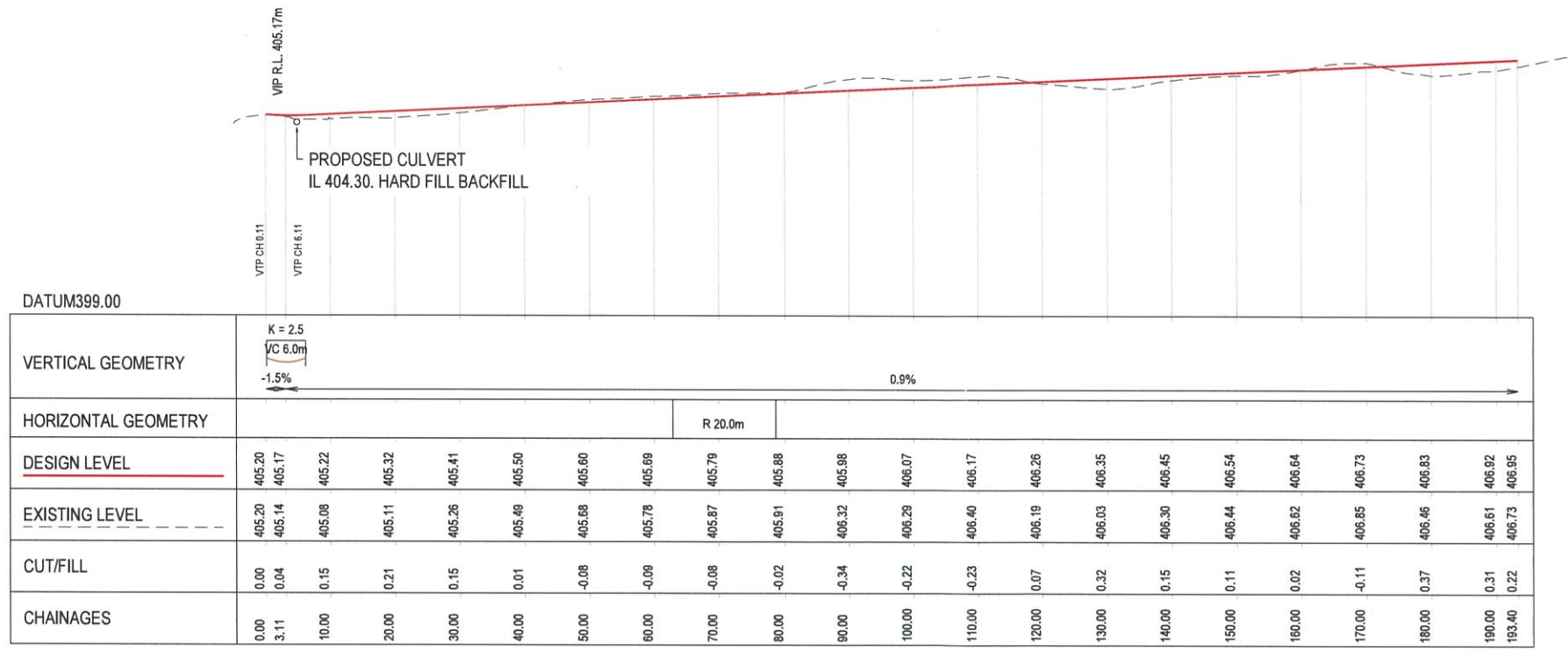
REV	DESCRIPTION	BY	DATE
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B	DETAILS UPDATED	MV	03/09/18
SURVEYED			00/00/18
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SCALE BAR	REVISION
DRAWING REFERENCE 5242-340	B

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LONGITUDINAL SECTION CR01
 HORIZONTAL SCALE 1:1000
 VERTICAL SCALE 1:200

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DRAWING TITLE:
**PROPOSED ROADING
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PREPARED FOR:
**CLAYTON ROAD
 CANTERBURY
 PT RS 32380**

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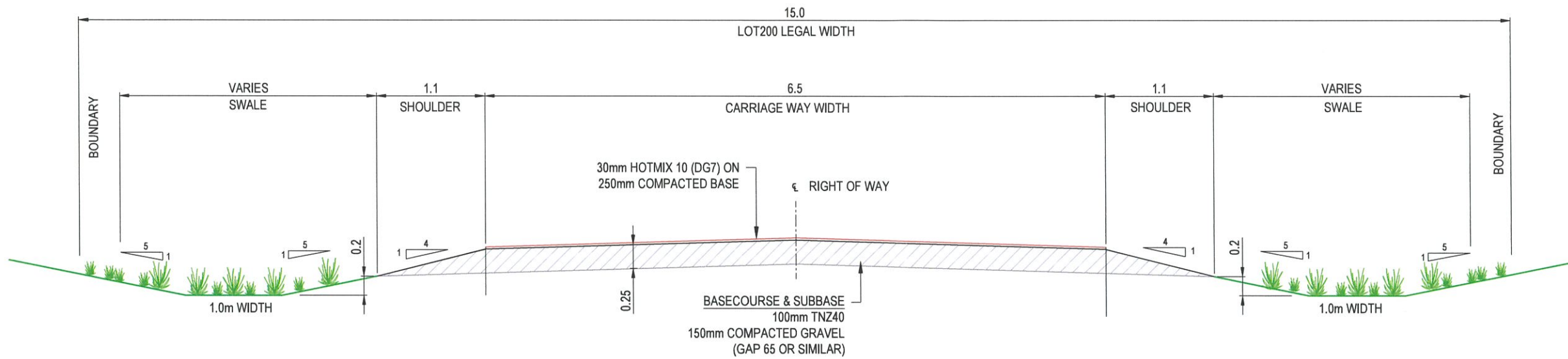
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 2. ALL DIMENSIONS ARE IN METERS UNO
 3. ALL PAVEMENT DEPTHS ARE DESIGNED ON SPECIFIED CBR MEASUREMENTS. DEPTHS MAY BE ADJUSTED BY THE ENGINEER FOLLOWING TESTS OF THE SUBGRADE SURFACE.
 4. LEVELS SHOWN ARE FINISHED LEVELS.
 5. HARDFILL TO BE PLACED WHERE PIPELINES CROSS OR WHERE LINES CROSS CARRIAGEWAYS.
 6. ALL PAVEMENT LAYERS REQUIRE INSPECTION AND APPROVAL FROM THE SUPERVISING ENGINEER.



PUBLIC ROAD TYPICAL CROSS SECTION

SCALE 1:50

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DRAWING TITLE:

**PROPOSED ROADING
 TYPICAL CROSS-SECTION**

PREPARED FOR:

**CLAYTON ROAD
 CANTERBURY
 PT RS 32380**

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DRAWN		MV	03/09/18
APPROVED		JL	03/09/18
SCALE: (A3)	AS SHOWN		
SCALE BAR	DRAWING REVERENCE		R.I.S. REVISION
	5242-390		B

30 August 2018

Graham McDermid
Architects Plus Ltd
Unit 3a/303 Blenheim Road
Christchurch

Dear Graham

**Flood Hazard Assessment – Proposed Subdivision
Clayton & Monument Roads, Ashwick Flat, Part RS 32380, Valuation no: 25280 170 14**

This approximately 7.93 ha property is located about 900 m south of the South Opuha River and extends between Monument and Clayton Roads. All of the property is covered with shallow swales (historic flow paths) and other subtle depressions. A deeper and more significant swale, which originates around 4 km upstream, enters the property near the northwest corner. A second swale also crosses Monument Road and joins into the major swale within the northwest corner of the property. I have attached a map with some descriptions of these features I collated from a visit to the site.

Environment Canterbury has not carried out a detailed investigation into flooding in this area and has little historic flood information specific to the property.

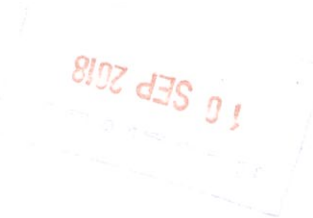
Flood Mapping carried out by the Canterbury Regional Council (for Mackenzie District Council Planning Maps) in 1999 indicates the property is on the southern edge of “being floodable” from upstream breakouts from the South Opuha River. The mapping for this area was carried out using a combination of aerial photographs, contour maps and a ground inspection. The flood extent shown on the Mackenzie District Council planning maps can be described as indicative only.

Two deep swales enter the northwest corner of the property and merge before flowing to the southeast and leaving the property roughly halfway along the west boundary. You have marked this swale on your attached subdivision layout (refer other maps also). It is important to note that while the “main swale channel” is roughly 5 – 7 m wide there is a 30-40 m strip of land, mostly on the north side of the swale, that is also significantly lower than the rest of the subdivision area. I have very approximately marked the lower ground in blue hatch on the attached map.

The major swale and associated low ground will carry significant local runoff originating from upstream, including potentially some overflows from the South Opuha River in major rainfall events. The flooding in the swale, and associated lower area, has the potential to be relatively deep and given the steep fall in the land in this area (the gradient is about 1 in 50) will be fast flowing.

The remainder of the property, clear of the swale and adjacent low ground, is also traversed by numerous more subtle swales. In these areas the swales are non-contiguous and not linked to any major upstream source of floodwater. While these features still have the potential to carry local runoff following periods of prolonged or heavy rainfall the potential depth of flooding is considerably less.

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As defined by the Mackenzie District Council, the minimum floor height required for new dwellings is 150 mm above the expected 500 year Average Recurrence Interval (ARI) flood level. This is obviously an extreme event that would result in both deep flooding within the swale and low part of the property and widespread but shallower runoff across the remainder of the property.

Note: Average Recurrence Interval (ARI) represents the average time period between floods of a certain size.

The major swale, and lower area approximately marked in blue hatch on the attached plan is a critical flood carrying feature of the Ashwick Flat floodplain. It is important this area is left unaltered and free of development in order to allow runoff to flow through the site as it currently does. This is particularly important given the presence of houses downstream of the subdivision and the significant increase in development on this floodplain generally.

For the bulk of the subdivision area (not in or adjacent to the major swale) a floor level of 400 mm above existing ground level should be suitable for new dwellings. This floor level allows for shallow flooding and includes some allowance for uncertainty as well as the 150 mm freeboard required by Mackenzie District Council. When choosing building sites within each proposed lot, all practical care should also be taken to avoid shallow swales.

The widespread, shallow but fast flowing runoff that is anticipated across the subdivision area can be easily impacted on by built development. Thought should be given to fencing, hedging and other developments that might occur across the floodplain and create impediments to the downstream flow of local runoff.

I have asked Alanna Hollier (Planner with Environment Canterbury) to add some comments regarding wastewater, as follows:

For the installation of on-site wastewater systems into the proposed subdivision I have attached the wastewater rules from the Land and Water Regional Plan. As the development will result in the subdivided lots being smaller than 4 hectares a resource consent will be required under Rule 5.9, as condition 2 of Rule 5.8 will not be met. Please be advised that an assessment of cumulative effects from the proposal will need to be included as part of the consent application. The system will need to be designed to industry good practices, such as inclusion of a secondary treatment system.

If you have any further queries, please contact Customer Services on 0800 324 636. You can also use this number to book a free 1-hour pre-application meeting with a consent planner to talk through the proposal in more detail.

When considering the figures and comments given above, it is important you understand the following matters:

1. The information provided is the best information Environment Canterbury has available at this time. Flood depths, flows and return periods may change as further investigations into flooding in this area are completed.
2. Environment Canterbury is not the only organisation holding information on flooding. The Mackenzie District Council or neighbours may have further details of flooding which has occurred at this property.

3. In the calculation of flood depths, Environment Canterbury makes some allowance for water build-up against obstacles but local influences such as solid fences or hedges may alter flood depths at the property.
4. Flood flows may be diverted by debris. This may alter flood depths at the property.
5. Changes in the floodplain e.g. raising roads or altering swales may alter flood levels at the property.
6. Seasonal variations e.g. height of crops, may alter flood depths at the property.
7. **Many uncontrollable factors influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.**

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely



Chris Fauth
Senior Scientist (Natural Hazards)

cc: Manager Planning and Regulations
Mackenzie District Council

Attachments:

- Topographic map showing location of property
- Aerial photograph of the property
- Proposed subdivision layout provided by the applicant
- Aerial photograph with notations regarding some key features of the area
- Mackenzie District Plan – Flood Map
- Land and Water Plan on-site wastewater rules (x3)

Clayton and Monument Roads, Fairlie



Part RS 32380

Legend
Land Parcel

0 100 200 400 600 800 1000 Metres

Eagle Technology, LINZ

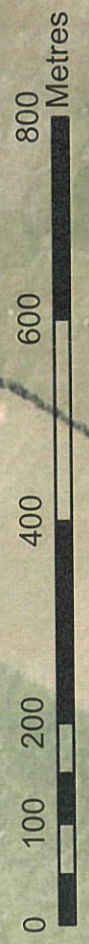
Clayton and Monument Roads, Fairlie



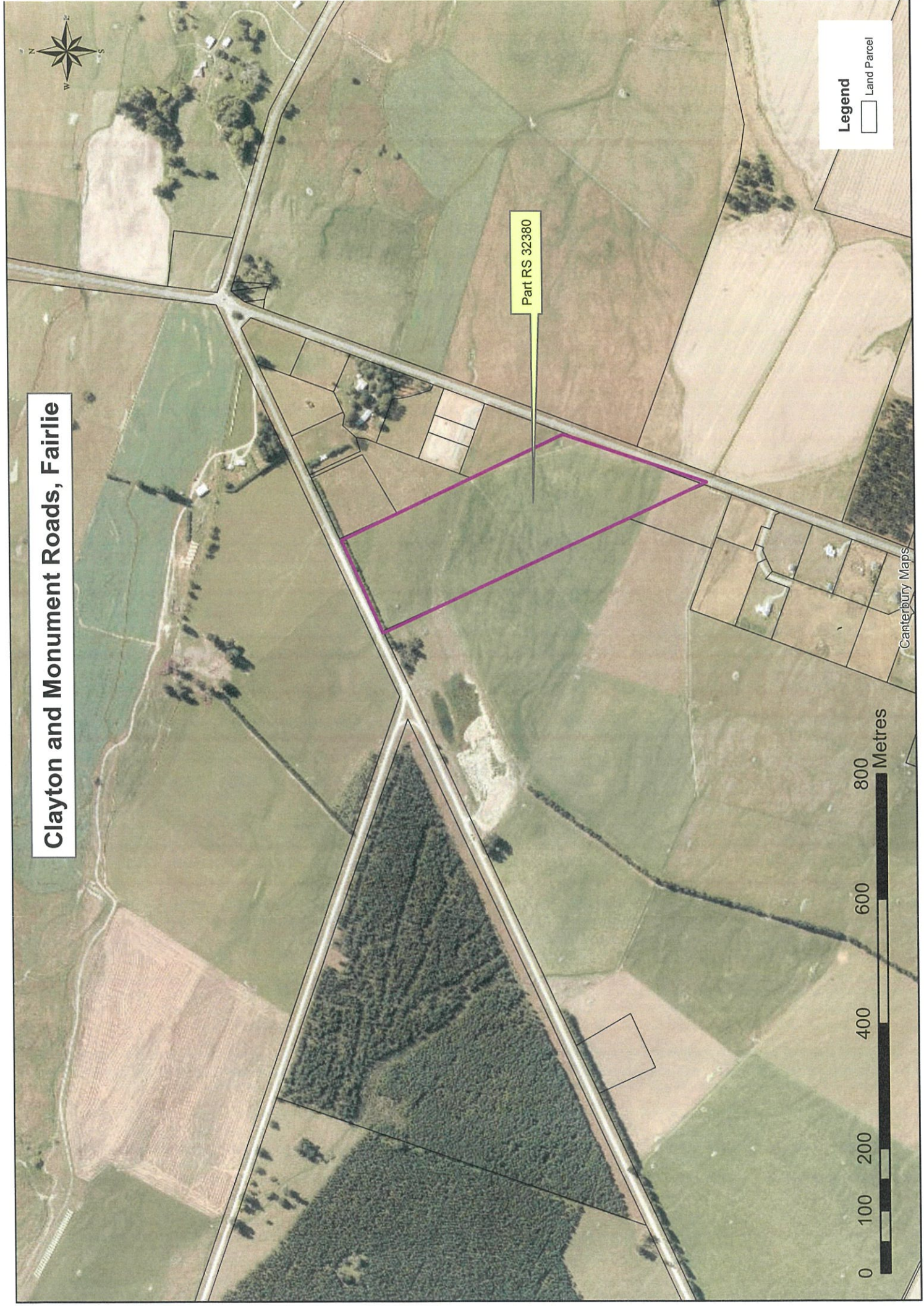
Legend

- Land Parcel

Part RS 32380



Canterbury Maps



**Features of Ashwick Flat Area.
Note these are approximate based on ground observations (where access into property was possible)
and estimates using aerial photographs**

This continues upstream but haven't mapped (see topo)

Secondary, but still significantly sized, swale (is possibly an off-shoot of the main inflow swale shown in darker blue). A low flow culvert (18 inch - far smaller than channel capacity) goes beneath Monument Road and into subdivision area. Evidence on downstream side of road (debris and road) shingle suggesting higher flows wash over monument road.



Blue hatch is wider area of lower land around swale (very approx). This is lowest part of property.

This channel continues downstream to Lake Opuha but I haven't confirmed channel on the ground

This reach of the channel (between arrows) is not shown on the LINZ topographic maps (older and more recent versions). I don't know why this would be. This is despite the channel being evident "on the ground" as continuous from its source through to Lake Opuha (see also Topo Map)

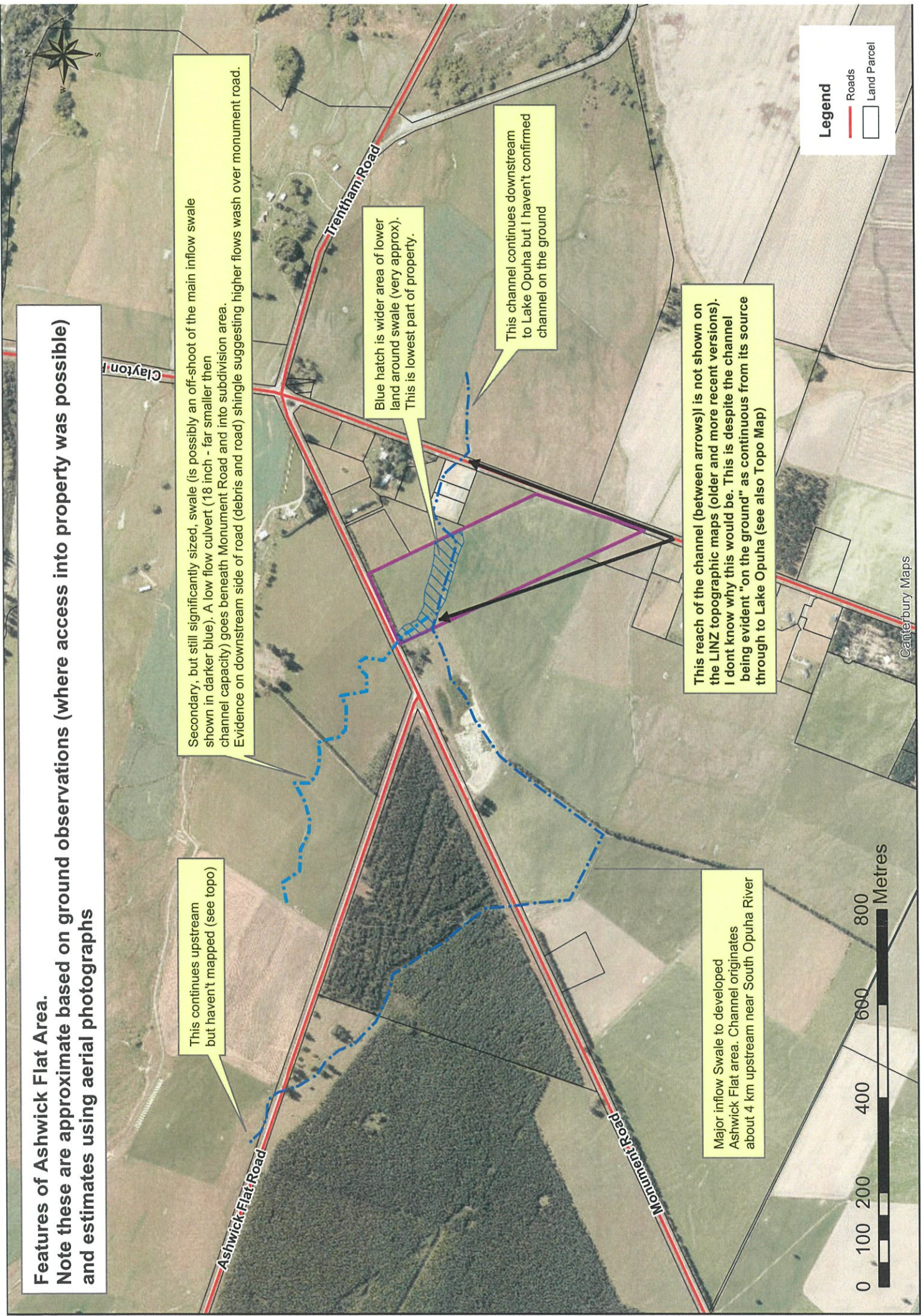
Major inflow Swale to developed Ashwick Flat area. Channel originates about 4 km upstream near South Opuha River

Legend

-  Roads
-  Land Parcel



Canterbury Maps



Ashwick Flat Flooding Areas

 Flooding Area
 Territorial Local Authority Boundary

1 0 1 2 Kilometres
1:50000



MacKenzie DC

Lake Opuha

Please Note: The areas of flooding identified on the flooding area maps (opposite) are based on information of known flood events. The areas identified are indicative only and a flood assessment of individual properties is needed to identify the severity and extent of flooding within a property.

On-site Wastewater

Notes:

1. *In addition to the provisions of this Plan and any relevant district plan, any activity which may modify, damage or destroy pre 1900 archaeological sites is subject to the archaeological authority process under the Heritage New Zealand Pouere Taonga Act 2014. An archaeological authority is required from Heritage New Zealand to modify, damage or destroy any archaeological site, whether recorded or not in the New Zealand Heritage List/Rārangi Kōrero website*
 2. *Detailed information about separation distances for on-site effluent disposal systems is available from the Institute of Environmental Science and Research. Information includes the Guidelines for separation distances based on virus transport between on-site domestic wastewater systems and wells (ESR 2010)*
- 5.7 The discharge of wastewater from an existing on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:**
1. The discharge was lawfully established prior to 1 November 2013; and
 2. The treatment and disposal system has not been altered or modified from that established at the time the system was constructed, other than through routine maintenance; and
 3. The volume of the discharge has not been increased as a result of the addition of buildings, an alteration of an existing building, or a change in use of a building that is connected to the system; and
 4. The treatment and disposal system is operated and maintained in accordance with the system's design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and
 5. The discharge is not onto or into land:
 - (a) where there is an available sewerage network; or
 - (b) that is listed as an archaeological site; or
 - (c) where the discharge would enter any surface waterbody; or
 - (d) within 20 m of any surface waterbody or the Coastal Marine Area; or
 - (e) within 50 m of a bore used for water abstraction; or
 - (f) within a Community Drinking-water Protection Zone as set out in Schedule 1 of this Plan; or
 - (g) where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater; and
 6. The discharge does not result in wastewater being visible on the ground surface; and
 7. The discharge does not contain any hazardous substance.
- 5.8 The discharge of wastewater from a new, modified or upgraded on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:**
1. The discharge volume does not exceed 2 m³ per day; and

Canterbury Land and Water Regional Plan

2. The discharge is onto or into a site that is equal to or greater than 4 hectares in area; and
- 2a. The discharge is not located within an area where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons; and
3. The discharge is not onto or into land:
 - (a) where there is an available sewerage network; or
 - (b) that is contaminated or potentially contaminated; or
 - (c) that is listed as an archaeological site; or
 - (d) in circumstances where the discharge would enter any surface waterbody; or
 - (e) within 20 m of any surface waterbody or the Coastal Marine Area; or
 - (f) within 50 m of a bore used for water abstraction; or
 - (g) within a Community Drinking-water Protection Zone as set out in Schedule 1; or
 - (h) where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater; and
4. The treatment and disposal system is designed and installed in accordance with Sections 5 and 6 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and
5. The treatment and disposal system is operated and maintained in accordance with the system's design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management; and
6. The discharge does not result in wastewater being visible on the ground surface; and
7. The discharge does not contain any hazardous substance.

5.8A The discharge of wastewater from an existing, new, modified or upgraded back country hut wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:

1. The discharge volume does not exceed 2 m³ per day; and
2. The treatment and disposal system has a written system design specification for maintenance (and if such a system design specification for maintenance does not exist, a written system design specification for maintenance shall be prepared in accordance with Section 6.3 of New Zealand Standard AS/NZS 1547:2012 On-site Domestic Wastewater Management by the 31st of December 2017) and is operated and maintained within that specification; and
3. The discharge is not onto or into land:
 - (a) where there is an available sewerage network; or
 - (b) that is contaminated or potentially contaminated; or
 - (c) that is listed as an archaeological site; or
 - (d) in circumstances where the discharge would enter any surface waterbody; or
 - (e) within 20 m of any surface waterbody or the Coastal Marine Area; or
 - (f) within 50 m of a bore used for water abstraction; or
 - (g) within a Community Drinking-water Protection Zone as set out in Schedule 1; or
 - (h) where there is, at any time, less than 1 m of vertical separation between the discharge point and mean seasonal high water table; and

4. The discharge does not result in wastewater being visible on the ground surface, unless the discharge occurs as a result of a land application system that has been specifically designed to treat and discharge wastewater through application of wastewater to the land surface; and
5. The discharge does not contain any hazardous substance.

5.9B The discharge of wastewater from an existing, new, modified or upgraded back country hut wastewater treatment system onto or into land in circumstances where a contaminant may enter water that does not meet one or more of the conditions of Rule 5.8A is a discretionary activity.

5.9 The discharge of wastewater from:

- (a) an existing on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water that does not meet one or more of the conditions of Rule 5.7; or
- (b) a new, modified or upgraded on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water that does not meet one or more of the conditions of Rule 5.8;

is a restricted discretionary activity.

The exercise of discretion is restricted to the following matters:

1. The actual and potential environmental effects of not meeting the condition or conditions of Rule 5.7 for an existing system; and
2. The actual and potential direct and cumulative environmental effects of not meeting the condition or conditions of Rule 5.8 for a new, modified or upgraded system; and
3. The actual and potential environmental effects of the discharge on the quality and safety of human and animal drinking-water; and
4. The effect of on-site wastewater treatment system density in the local area including known on-site wastewater treatment system failures, the material health status of the community, groundwater quality, the nature of effects of current sewage disposal methods, treatment options available and affordability.

Swimming Pool or Spa Water

5.10 The discharge of swimming pool or spa pool water into water or onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:

1. The discharge of filter backwash water is only onto land, and the discharge does not enter any surface waterbody or wetland, including via a stormwater system; and
2. For swimming pool or spa pool water discharges that do not contain filter backwash water, the discharge may be either onto land or into water, provided:
 - (a) that for all discharges:
 - (i) there are no copper chemicals or flocculants, including aluminium salts, in the discharge and the concentration of sodium chloride (common salt) does not exceed 3500 g/m³; and