

584 Orari Station Road
RD 22
GERALDINE 7992

14 March 2017

Gemma Conlon
Senior Planner
Timaru District Council
P.O. Box 522
TIMARU 7940

Dear Gemma,

Re: Resource Consent Application 101.2017.2

You have requested further information under section 92(1) of the RMA by letter dated 20th January.

Following on from the two meetings that we have subsequently had with yourself, several of your colleagues and Ecan's Planning Consents Manager (3rd and 7th February), we have reviewed the layout of the subdivision in the light of your advice and comment. In undertaking this revision, we are seeking to simplify the proposal and to obviate two of the more contentious and entirely unexpected issues (items 5 and 10) which you have raised in the above letter.

We respond as follows.

1. Entrance to proposed Lots 9-12: The revised subdivision plan no longer provides for the formation of these allotments (also see Item 5 below) so the existing driveway will remain.
2. We understand that we will be required to form the as yet unformed roadway for the balance of Tancred St between the existing unsealed portion and the new stream crossing access to Lot 1.
3. This concern is alleviated in the revised subdivision plan.
4. The revised subdivision plan will remove any concerns related to the location of the existing 50 km/h speed sign and the adjacent power pole.
5. We regard the requirement to construct a footpath for the length of the property's Orari Station Road frontage to service 3 new allotments as both impractical and an overly burdensome additional cost for the following reasons:
 - a. The District Plan does not require such a construction for rural living allotments
 - b. The housing density is extremely low and those most likely to use such a footpath are residents of the town with only occasional use from the proposed new allotments and residents from further east along Orari Station Road.
 - c. The just-released discussion paper for proposed Rural Residential zoning specifically seeks to avoid footpaths and lighting as they are not consistent with rural character.
 - d. There is an existing very wide grass berm which allows good separation between vehicular traffic and any pedestrians.
 - e. Any extension of town infrastructure as a consequence of zoning change or reversal of the presently restrictive refusal to provide infrastructure connection to our property or proposed subdivision will result in the destruction of such a footpath.

You will see that the revised subdivision plan removes any need to construct a footpath for the length of the Orari Station Road frontage to the property.

6. Staging – this will now vary from the original proposal and application due to the revision referred to above. This will now be as follows and refers to the revised plan submitted herewith:

Issue of titles will be required as detailed below:

- Stage 1: Lots 4 to 8 inclusive (leave 1, 2, 3 and 9 combined)
- Stage 2: Lots 1 & 9 (leave 2 & 3 combined)
- Stage 3: Lots 2 & 3

7. Easements are detailed on the revised plan.

8. The shared driveway and associated rights of way now required to service Lots 4 to 8 inclusive are detailed as per the revised plan.

9. Please ignore T.129423 as it does not apply to our portion of the original title which was on DP2717 and is not served by the water race in question. There are, therefore, no structures associated with that instrument upon the subject title and, consequently, it exerts no practical effect. This matter will be dealt with by our solicitor at the time of title issue.

10. The esplanade reserve requirement was entirely unexpected and is regarded as both impractical and overly burdensome for a number of reasons:

- a. Natural or habitat values are presently protected entirely adequately by the existing esplanade strip.
- b. Reference is made to construction of a future walkway although there is nothing of the sort foreshadowed in the District Plan or presently planned.
- c. Portions of the land area likely to be taken are difficult terrain and a bridge will be required at one point.
- d. Any proposed reserve would impinge directly upon the existing homestead buildings
- e. Access for maintenance machinery will be difficult or impossible due to the terrain and heavily treed nature of the riparian area and the narrowness of the streambed.
- f. Access is required across the stream for vehicles, infrastructure.
- g. It would excessively restrict future subdivision of the remaining lots.

Wastewater

At our meeting of 7th February with Zella Smith (Team Leader Consents Planning) of Ecan you were concerned to confirm that we could comply with Ecan requirements as to on-site disposal of wastewater and stormwater. Ecan have been provided with the revised subdivision plan in order to provide you with the necessary level of comfort that the proposed allotment layout will indeed be able to comply with the requirements of their Rules (5.7, 5.8, 5.9 & 5.96) and the likely wastewater consents that will be required. You will note that we have also identified notional building sites and associated drainage fields for the proposed allotments demonstrating their accordance with the required setbacks for compliance purposes. Volume is expected to be significantly below the 2m³ maximum contemplated by Ecan's rules (note that the average NZ household uses 0.750 m³ of water per day).

Ecan have now confirmed (email from Zella Smith dated 10th March) that consents will be required for an appropriately specified wastewater disposal system.

[“Consent will be required for a wastewater discharge on any lot smaller than 4 hectares. Consent is likely to be granted provided there is sufficient treatment, disposal area \(based on the number of bedrooms\) and setbacks.”](#)

Stormwater - Rule 5.96 is reproduced below – recall also that all stormwater will be collected for a potable water supply and, therefore, only surplus stormwater that will be drained to the ground.

5.96 The discharge of stormwater onto or into land where contaminants may enter groundwater is a permitted activity, provided the following conditions are met:

~~1~~ ~~The discharge is into a reticulated stormwater system and the discharger has obtained written permission from the system owner to discharge into the system; or~~

~~2~~ ~~The discharge is not into a reticulated stormwater system, and~~

~~(i)~~ 1. The discharge is not from, into or onto contaminated or potentially contaminated land

~~(ii)~~ 2. The discharge:

~~(i)(a)~~ does not cause stormwater from up to and including a 24 hour duration ~~20-100%~~^B Annual Exceedance Probability rainfall event to enter any other property; and

~~(i)(b)~~ does not result in the ponding of stormwater on the ground for more than 48 hours, unless ~~the~~^B pond is part of the stormwater treatment system; and

~~(iii)(c)~~ is located at least 1 m above the seasonal high water table that can be reasonably inferred for the site at the time the discharge system is constructed; and

~~(iv)(d)~~ is only from ~~residentially zoned land~~ land used for residential or rural activities;
and

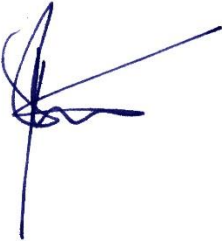
~~(e)~~ does not occur where there is an available reticulated stormwater system; and

~~(f)~~ is not from a system that collects and discharges stormwater from more than five
sites.^B

Ecan have now confirmed (email dated 10th March) that there are unlikely to be any issues encountered in complying with the requirements of the above rule regarding on-site disposal of stormwater.

Substantially revised subdivision layout plans showing notional drainage fields accompany this letter.

Yours sincerely



John & Rosemary Shirtcliff

