

584 Orari Station Rd
RD 22
GERALDINE

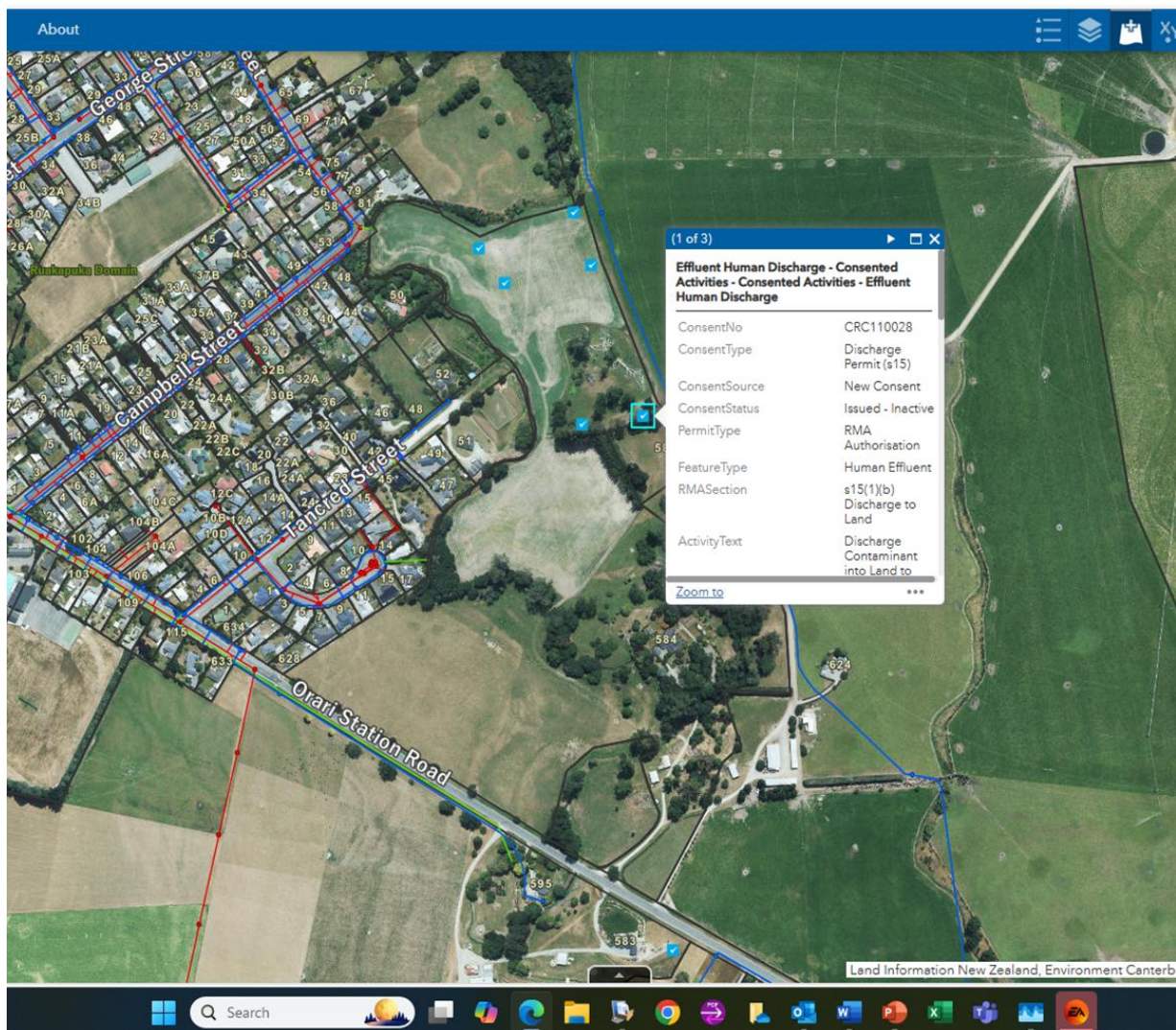
21st July 2025

The Hearing Panel
Timaru District PDP

Response to Minute 42 Issued by the Hearings Panel Regarding the Timaru Proposed District Plan

The Panel has requested detail of the existing wastewater consents for our property at 584 Orari Station Rd Geraldine.

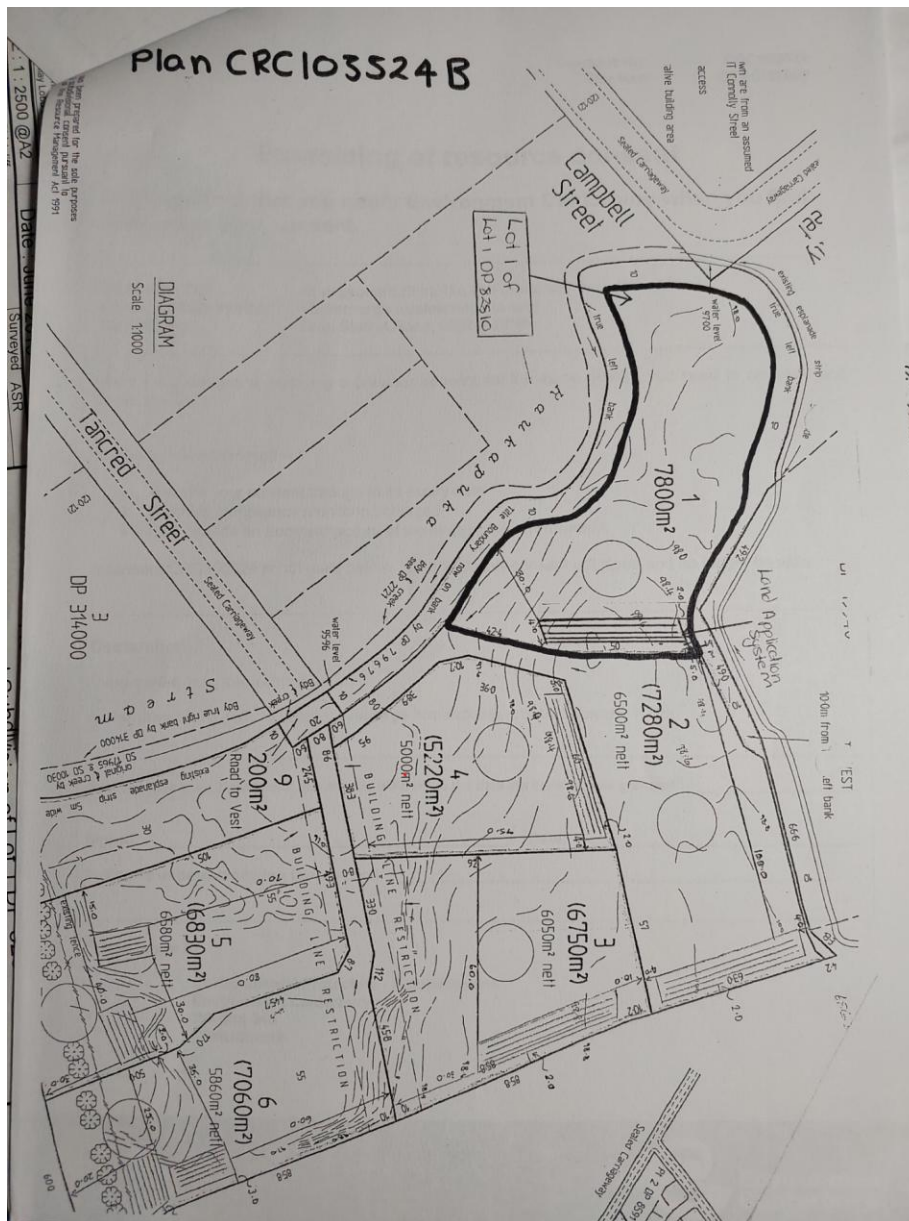
The consents are presently scheduled to expire on 19th December 2019 (having first been issued 23rd August 2010) and are numbered CRC 103524, 11024, 11025, 11026, 11027 and 11028 and are for the discharge of human effluent.



The approximate locations are shown (blue ticks) on the above screen shot taken from the Canterbury Maps Viewer. A sample of the annotation for each consent appears in the screenshot for CRC110028.

These consents were obtained in anticipation of the Timaru District Plan consenting a more intensive development for the subject property.

The marked consent locations (above) coincide with Lots 1, 2, 3, 4, 5 and 6 in the preliminary plan accompanying the resource consent application (below).



The final layout (if consented) is likely to be slightly different.

Please advise if any further information regarding the wastewater consents is required.

Clearly these consents will support a more intensive subdivision (in the absence of a connection to the wastewater infrastructure of Geraldine) than is presently contemplated under the PDP.

PDF files of CRC103524 and the ECan extension decision are attached to the email accompanying this response. All the consents have similar conditions.

Hence our submission that subdivision below 2ha be a matter for restricted discretionary approval under the PDP provisions within the RLZ where consent exists or may be obtained for on-site wastewater disposal.

Finally, we note that, at 10 (a) and (b) of the Minute, that the panel has requested that Mr Heath to provide a response to my submission and ask the panel to consider whether or not, in the event of any further controversy, it would be appropriate to obtain an independent peer review – perhaps from the Population Studies Centre at the University of Waikato. We would, of course, wish to see Mr Heath's response and, as matter of natural justice, reserve our right of reply should a further response be considered necessary.

Yours faithfully

J.L. & R.J. Shirtcliff

RESOURCE CONSENT CRC103524

Pursuant to Section 104 of the Resource Management Act 1991

The Canterbury Regional Council (known as Environment Canterbury)

GRANTS TO: John Leonard Shirtcliffe and Rosemary Jean Shirtcliffe

A DISCHARGE PERMIT: To discharge wastewater into land.

DATE DECISION: 20 August 2010

EXPIRY DATE: 20 August 2045

LOCATION: Orari Station Road, GERALDINE

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) The contaminants discharged shall be only domestic wastewater from a single dwelling.
- 2) The wastewater treatment and land application system shall not include chlorine disinfection.
- 3) The volume of wastewater discharged shall not exceed 0.8 cubic metres per day for a two bedroom house, one cubic metres per day for a three bedroom house, 1.4 cubic metres per day for a four bedroom house, or 1.6 cubic metres per day for a five bedroom house.
- 4)
 - (a) The dwelling shall be located on Lot 1 on Orari Station Road, Geraldine, as shown on Plan CRC103524A, which forms part of this consent.
 - (b) The wastewater shall be only discharged into land at or about map reference NZMS 260 K38:7036-7840, via the land application system labelled on Plan CRC103524B, which forms part of this consent.
- 5)
 - (a) The wastewater shall be treated in an aerated textile filtering wastewater treatment system, or an alternative wastewater treatment system which provides the same or better quality treatment.
 - (b) The wastewater treatment system shall have a proprietary outlet filter installed.
- 6) After exiting the wastewater treatment system, the wastewater shall be discharged via a land application system as follows:
 - (a) The land application system shall include at least 200 metres of drip irrigation tubing for a two bedroom house, 250 metres for a three bedroom house, 350 metres for a four bedroom house, or 400 metres for a five bedroom house.
 - (b) Lines of drip irrigation tubing shall be at least one metre apart.
 - (c) The drippers on the drip irrigation tubing shall be spaced at not more than 600 millimetres apart.
 - (d) The wastewater shall be evenly dosed in fixed quantities over the land application system.
 - (e) The wastewater shall be discharged at a loading rate not exceeding four millimetres per day.
 - (f) The drip irrigation tubing shall be covered with between 100 and 150 millimetres of soil.
 - (g) 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.
- 7) The wastewater treatment and land application system shall ensure that the concentration of faecal coliform bacteria in the discharge 300 millimetres below the drippers, shall be less than 1,000 colony forming units per hundred-millilitre sample.
- 8)
 - (a) The wastewater treatment and land application system installed shall be certified by a person

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suitably qualified and experienced in the design and operation of such wastewater treatment and land application systems, as complying with Conditions (4)(b), (5) and (6) and capable of meeting the standard specified in Condition (7).

- (b) A copy of the certificate shall be forwarded to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, following the installation of the wastewater treatment and land application system.
- 9) The land application system shall be fenced to prevent stock, vehicle and public access.
- 10) The discharge shall not result in any wastewater being visible at the land surface.
- 11)
 - (a) There shall be no discharge within 20 metres of any surface water body.
 - (b) There shall be no discharge to surface water as a consequence of the exercise of this consent.
- 12) The discharge shall not occur within the following distances from bores that existed or were authorised before 13 July 2010:
 - (a) 1,000 metres up-gradient (in relation to the direction of groundwater flow) and 200 metres in any other direction of any bore from which more than 20 cubic metres per day of water is taken for community supply purposes; and
 - (b) 200 metres up-gradient (in relation to the direction of groundwater flow) and 50 metres in any other direction of any bore from which less than 20 cubic metres per day of water is taken for community supply purposes; and
 - (c) 50 metres up-gradient (in relation to the direction of groundwater flow) and 30 metres in any other direction of any bore not used for community supply purposes.
- 13)
 - (a) The wastewater treatment and land application system shall be serviced at least two times per year by a person suitably qualified and experienced in the maintenance of such systems.
 - (b) The servicing shall include, but shall not be limited to:
 - (i) measuring the depth of solids and scum in the wastewater treatment tank(s);
 - (ii) pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than two thirds of the depth of the wastewater treatment tank(s);
 - (iii) inspecting the outlet filter and cleaning it if necessary;
 - (iv) checking that the pump is working and replacing pump as required; and
 - (v) checking the drip irrigation lines are working and replacing drip irrigation lines as required.
 - (c) Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall also keep written records of all repairs made to any part of the wastewater treatment and land application system.
 - (d) The consent holder shall forward a copy of the written reports and records of repairs to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, on request.
- 14) The Canterbury Regional Council may, once per year, on any of the last five working days of February or August, 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 which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
 - (b) Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 15) The lapsing date for the purposes of section 125 shall be 30 September 2020.

Issued at Christchurch on 23 August 2010

Canterbury Regional Council

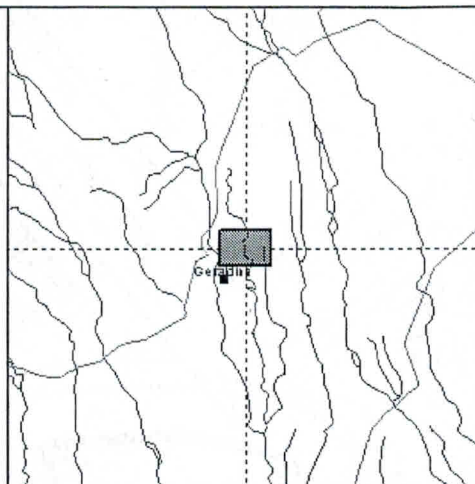
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Plan CRC103524A

Produced by: nicolab
Date: 11/08/2010 3:41:37 p.m.

Environment Canterbury
58 Kilmore Street
PO Box 345
Christchurch
Ph: [03] 365-3828
Fax: [03] 365-3194

This plot was created using information from Environment Canterbury's records. It is supplied in good faith, and every effort has been made to insure the accuracy of the information shown. However its accuracy and completeness is not guaranteed. If the information shown is relied on in support of a resource consent application it should be verified independently.



- A BOUNDARIES
OADS
Road Centreline
AND PARCELS
Parcel



584 Orari Station Rd
RD 22
Geraldine 7992

18th June 2024

Georgina Patrick
Duty Planner
Environment Canterbury
75 Church St
TIMARU

Dear Georgina,

Re: resource consents CRC 110028, 110027, 110026, 110025, 110024 and 103524

I refer to our telephone discussion and your email dated 7th May 2024.

In summary, the above consents, having already been extended in 2020, are due to lapse in December 2024. Having already extended these consents as the consequence of delay (in the review, notification and implementation of the proposed district plan) by the Timaru District Council, we now find that a further extension is necessary.

In discussions with the Timaru Planning Manager (Hamish Barrell), it seems that the Proposed District Plan (PDP) will now be implemented in the latter half of 2025. How reliable this estimate will prove to be is anyone's guess but, given that the plan is now notified and in the final hearing stage, it may prove to be correct.

The property at 584 Orari Station Rd is to be rezoned Rural Lifestyle Zone (RLZ) in the PDP.

We have, in the interim, implemented a partial subdivision of the original title which differs from the original scheme submitted to you and defines the location of each consent. As a condition of this interim subdivision, we have agreed to not proceed with any further subdivision prior to the PDP being deemed to apply.

We plan, following the implementation of the proposed district plan, to continue with a subdivision scheme which will now differ from that which was proposed to you in our original application. The subdivision plan will be revised to ensure compliance with the new district plan requirements. We will require the existing wastewater consents to be available in support of any subdivision plan revision. Some of the consents may need to be relocated but it seems likely that all existing consents will be required.

We are reluctant to allow these consents to lapse as they will provide evidence that a planned and compliant subdivision is able to accept appropriately treated wastewater discharge from the sites that we plan to develop. We wish to be absolutely certain that our revised development will not have to go through additional and unnecessary investigation in order to provide the required certainty around the on-site disposal of domestic wastewater necessary to support a compliant rural residential subdivision.

We now propose to sell our main homestead block and to then erect, for our own use on new lot 1, a new dwelling (we have an architect's concept plan for our approval) and associated barn on one of the designated sites where one of the existing consents is located.

We have 2 new sites (lots 5 and 4), created by the recent subdivision, which, although not in complete conformity with the plan originally envisaged and submitted to you, and to which we may seek to apply two of the consents.

New lot 5 has been sold and may require to be transferred to the new owner. This lot is substantially in the same location for discharge as defined for CRC 110027.

New lot 4 is presently for sale but is in a somewhat different location (slightly south of new lot 5) and in entirely similar ground. We may seek to transfer CRC 110028 to this revised location subject to the new owner's requirements.

Both lots have been created from the original title applying when the consents were first granted.

We seek a further extension of 5 years to the lapse date (to allow for any further delays in implementing the PDP) of all the above consents pending:

- start of construction during 2025/6 on new lots 5, 4 and 1,
- the implementation of the Timaru PDP and
- a revision of the previously submitted subdivision plan to comply with the future requirements of the PDP.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, consisting of a stylized 'J' and 'R' followed by a horizontal line.

JL & RJ Shirtcliff

4 July 2024



Mr J L & Mrs R J Shirtcliffe
Raukapuka Homestead
584 Orari Station Road
RD 22
Geraldine 7992

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 Sir/Madam

Notice of Lapse Date Extension Decision

Record Number(s): CRC103524 CRC110024 CRC110025 CRC110026
CRC110027 CRC110028
Applicant Name: Mr J L & Mrs R J Shirtcliffe
Activity Description: To discharge wastewater into land.
Location: Orari Station Road, GERALDINE

Decision: Grant

The decision of the consent authority is to grant your application for an extension to the lapsing date of resource consents CRC103524 CRC110024 CRC110025 CRC110026 CRC110027 CRC110028 to **19 December 2029**, as requested.

Consideration

You have made an application under Section 125 of the Resource Management Act 1991. This section of the Act requires the consent authority to consider whether:

- i. Substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and*
- ii. The applicant has obtained approval from persons who may be adversely affected by the granting of the extension; and*
- iii. The effect of the extension on the policies and objectives of any plan or proposed plan.*

I have considered clauses (i) to (iii) when assessing this application.

Your rights of objection and appeal

If you do not agree with the decision, there are the following options you may pursue:

1. Objection to decision

You may object in whole or to any part of the decision in accordance with section 357A of the Resource Management Act 1991. Notice of any objection must be in writing and lodged with Environment Canterbury **within 15 working days** of receipt of this decision.

2. Right to appeal

Alternatively you may appeal to the Environment Court, PO Box 2069, Christchurch. The notice of appeal must be lodged with the Court **within 15 working days** of receipt of this decision, with a copy forwarded to Environment Canterbury within the same timeframe.

If you are in any doubt about the correct procedures, in the first instance refer to section 357C of the RMA which details the procedure for making these objections. You may also wish to seek legal advice.

Queries

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

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

Yours sincerely



Philippa Cope
Principal Consents Planner