

15 September 2025



Yedo Investments Limited
Attn To: Damon Odey
61 Kalaugher Road
RD 21
Geraldine 7991

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 Damon,

Notice of Resource Consent Decision

Record Number: CRC260266
Applicant Name: Yedo Investments Limited
Activity Description: To discharge stormwater to water.
Decision: Granted

Decision

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

1. The activity will achieve the purpose of the Resource Management Act 1991.
2. Any adverse effects on the environment of the activity will be minor.

Commencement of consent

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

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

Lapsing of consent

This resource consent will lapse if the activity is not established or used before the lapse date of 30 September 2035. If you require more time in which to start the activity you can apply to extend the lapse date provided your request is received by Environment Canterbury before 30 September 2035.

Your rights of objection and appeal

- **Objection to decision**

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

- **Right to appeal**

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

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

- **Objection to costs**

You may object to additional costs (which exceed the initial fixed fee/deposit) under section 357B of the RMA. Your objection must be received **within 15 working days** of the date on which you receive your final invoice (if applicable). Your objection must be in writing and should clearly explain the reasons for your objection as detailed in section 357C of the RMA.

Monitoring of conditions

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

More information regarding consent monitoring can be found on our website at www.ecan.govt.nz/monitoringconsent.

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

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

Further information about your consent

You can find a copy of your consent and other relevant documentation developed during the processing of your application on our website at www.ecan.govt.nz/data/consent-search/; type your record number noted above in the search field.

Queries

For all queries, please contact our Advisory Team quoting your record number.

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

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Henry', followed by a long horizontal line.

Consents Planning Section

cc:
Perspective Consulting Limited
Attn To: Mark Geddes
15 Church Street
Timaru 7940

RESOURCE CONSENT CRC260266

Under Section 104 of the Resource Management Act 1991

The Canterbury Regional Council (known as Environment Canterbury)

GRANTS TO:	Yedo Investments Limited
A DISCHARGE PERMIT (S15):	To discharge stormwater to water.
COMMENCEMENT DATE:	15 Sep 2025
DATE CONSENT NUMBER ISSUED:	15 Sep 2025
EXPIRY DATE:	15 Sep 2040
LOCATION:	Gresham Street, Geraldine

SUBJECT TO THE FOLLOWING CONDITIONS:

Limits

- 1 The discharge shall be only stormwater generated from:
 - a. Roofs, road reserves, hardstand areas, and impervious areas; associated with the proposed residential subdivision of Lot 2 DP 68947 (CB45A/603) and Lot 3 DP 68947 (CB40B/148), located at 44 Gresham Street, Geraldine, as shown on Plan CRC260266A and Plan CRC260266B, which form part of this consent; and
 - b. Construction phase stormwater generated within the site.
- 2 Unless stormwater treatment is provided, the discharge of roof, gutters downpipes or external cladding of building or structures into the stormwater system shall not arise from:
 - a. Copper building materials; or
 - b. Unpainted galvanised, zincalume or metal sheet materials.
- 3 The discharges shall not arise from a site where any of the activities or industries listed in Schedule 3 of the Canterbury Land and Water Regional Plan, which forms part of this consent, are conducted or operated.

Stormwater System

- 4 Stormwater shall only be discharged into:
 - a. Geraldine Downs Creek, at or about map reference NZTM 2000: 1458577 mE, 5115387 mN; and
 - b. The site's centrally located gully at or about map reference NZTM 2000: 1458645 mE , 5115675 mN.

as shown on Plan CRC260266A.

- 5 Stormwater from roofs shall be discharged into individual water storage tanks located on each lot before discharge into the swale or detention ponds.
- 6 Stormwater in excess of the capacity of the water storage tanks required in Condition (5) shall be discharged to into the swale or detention ponds.
- 7 When the capacity of the stormwater system in the detention ponds is exceeded, stormwater shall be discharged to Geraldine Downs Creek.

Design

- 8 All sumps shall be fitted with submerged or trapped outlets capable of trapping approximately 60 litres of hydrocarbons.
- 9 The inlet(s) shall be located as far as possible from the outlet of the detention ponds.
- 10 The inlet(s) to the detention pond and outlet(s) from the detention ponds into Geraldine Downs Creek shall be designed and constructed with appropriate erosion protection to minimise erosion and scour.
- 11 The discharge into the Geraldine Downs Creek at the Discharge Point labelled on Plan CRC260266C shall not:
- a. Result in the production of oil or grease films;
 - b. Result in the production of floatable or suspended materials;
 - c. Permanently decrease the flood carrying capacity of the waterway or exacerbate flood potential on surrounding land;
 - d. Cause erosion of the banks and bed of the waterway; or

Exceed a total suspended solids concentration of 100 milligrams per litre.

- 12 The detention tanks shall:
- a. Be installed in general accordance with the Christchurch City Council installation of detention tank guidelines dated 2004 or;
 - b. Be installed in general accordance with Timaru District Council Acceptable Solutions;
 - c. Have a minimum capacity of at least 10 cubic metres.
- 13 The detention ponds shall have the combined capacity to contain at least 2,800 cubic metres of stormwater.
- 14 The average detention time of stormwater in the detention ponds shall be at least 24 hours.
- 15 The discharge rate from the detention ponds shall not exceed 128 litres per second for the 1 in 50-year storm event of 24 hours duration.
- 16 The detention ponds shall be design and constructed to have:

- a. A restricted flow outlet system such that stormwater, from at least the first 21 millimetres of rainfall is detained for at least an average of 24 hours prior to entering Geraldine Downs Creek.

Construction Phase Stormwater

- 17 Discharges of construction-phase stormwater under this consent shall be via the best practicable option and erosion and sediment control measures for the site.
- 18 The construction-phase stormwater discharges that are directly to Geraldine Downs Creek must not:
 - a. Cause a noticeable increase in localised sedimentation at the point of discharge in a receiving surface waterbody;
 - b. Cause a conspicuous change in colour or clarity after reasonable mixing in a receiving surface waterbody; or
 - c. Cause any significant adverse effects on aquatic life.

Advice Note: Typically, a conspicuous change in colour and clarity in a stream or river would be for colour more than 5 munsell units and for clarity a reduction of 20 percent beyond a distance of 10 times the wetted channel width.

- 19 For any development or construction area to which the consent relates, the consent holder must prepare an Erosion and Sediment Control Plan (ESCP) in general accordance with Canterbury Regional Council's Erosion and Sediment Control Toolbox for Canterbury, which can be accessed under <http://esccant Canterbury.co.nz/>, or successor document, and submit for certification to Canterbury Regional Council, RMA Compliance Manager, that it meets those guidelines.
- 20 If water treatment chemicals are to be used to reduce the concentration of sediment in construction-phase stormwater, the ESCP shall include, but not be limited to, the following information:
 - a. Specific details of the chemicals to be used including their Safety Data Sheets;
 - b. Bench testing results to determine the optimal dosing rates of treatment chemicals and to ensure the ANZG water quality limits for any toxicants used in the chemicals are not exceeded;
 - c. Results of any initial water treatment chemicals trials;
 - d. The specific design details of the treatment system and/or methodology of how dosing will occur;
 - e. A monitoring, maintenance (including post-storm) and contingency programme (including a Record sheet);
 - f. A spill contingency plan; and
 - g. Details of the person or bodies who will be responsible for dosing of flocculants/coagulants.

- 21 The Consent Holders shall use reasonably practicable measures to require that the approved ESCP be implemented by the site owner or construction contractor to manage all construction-phase stormwater discharges under this consent.

Design Plans and Certification

- 22 At least 10 working days prior to the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Compliance Manager:
- a. Final detailed design plans for the stormwater system;
 - b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that:
 - i. the stormwater system has been designed in accordance with the conditions of this resource consent.
- 23 Within 10 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Compliance Manager:
- a. A certificate signed by a CPEng with stormwater system design and construction experience confirming that the installed stormwater system complies with the conditions of this resource consent.

Inspections and Maintenance

- 24 The consent holder must maintain the stormwater systems, including:
- a. The stormwater components at least once every six months
 - b. Removing hydrocarbons, debris, litter or sediments within 10 working days of the inspection. Any material removed from the devices shall be disposed of at an appropriate location.
 - c. Repairing or stabilisation of any scour or erosion within 20 working days of the inspection.

A report detailing the inspection will be kept by consent holder and made available to Environment Canterbury for inspection.

- 25 Once every 10 years, one soil sample shall be taken from a swale, and each stormwater pond, respectively, in each of the catchments.
- a. The soil samples shall be taken between 0 and 150 millimetres below ground level.
 - b. All samples taken in accordance with this consent shall be analysed for total copper, total zinc, Benzo(a)pyrene, Total petroleum hydrocarbons (C7-C9) and Total petroleum hydrocarbons (C10-C14).
 - c. The laboratory carrying out analysis for the purposes of this condition shall be accredited to International Organisations for Standardisation/International Electrotechnical Commission (ISO/IEC) Guide 25: (1990) or equivalent defined by an accreditation body recognised as operating to ISO/IEC Guide 58.
 - d. The results of these analyses, the name of the person taking the samples, the date and time of sampling shall be provided to the Canterbury Regional Council, RMA Compliance Manager within 10 working days of the receipt of the analytical results from the laboratory.

- 26 If the results of the analysis of any samples taken in accordance with Condition (25) of this consent show that the concentration of any contaminant exceeds the trigger concentrations specified in this condition, the consent holder shall:
- a. Notify the Canterbury Regional Council, RMA Compliance and Enforcement Manager within three working days of receipt of the confirmed laboratory results; and
 - b. Immediately implement all necessary measures to reduce the concentration of the contaminant in the discharge or receiving environment. Such measures may include, but not be limited to:
 - i. cessation of activities that may have caused the excessive concentrations;
 - ii. stabilisation or capping of contaminant source(s);
 - iii. revision of stormwater management procedures;
 - iv. upgrade of stormwater controls;
 - v. removal of contaminant source(s);
 - vi. removal of contaminated material.
 - c. Within 30 working days of obtaining the laboratory results, carry out additional sampling within the affected catchment and other catchments not previously sampled to determine the extent of the non-compliance.
 - d. Within 30 working days of obtaining the laboratory results of the additional testing carried out under(c) above, prepare and forward a report to the Canterbury Regional Council, RMA Compliance and Enforcement Manager outlining the action that will be taken to resolve the non-compliance. On completion of the actions proposed under (d) above, the consent holder shall again take samples and analyse them as per Condition (25) and notify the Canterbury Regional Council, RMA Compliance and Enforcement Manager of the results within three working days of receipt of the confirmed laboratory results.

Trigger concentrations:

Total Copper 130[milligrams per kilogram dry weight soil]

Total Zinc 200[milligrams per kilogram dry weight soil]

Benzo(a)pyrene 1.64 [milligrams per kilogram dry weight soil]

Total petroleum hydrocarbons (C7-C9) 1,600 [milligrams per kilogram dry weight soil]

Total petroleum hydrocarbons (C10-C14) 3,200 [milligrams per kilogram dry weight soil].

- 27 All samples taken in accordance with this consent shall be undertaken by a suitable, qualified and experienced person using sampling methods approved by the American Public Health Association (APHA) or the American Society for the Testing of Materials (ASTM).

Disposal of Material

- 28 Any material removed shall be disposed of at a facility authorised to receive such material.

Surface Water Quality Monitoring

- 29 Within one year following the commencement of this consent water quality sampling shall be undertaken:
- a. On at least three occasions per year for the first two years; or
 - b. During rainfall events that generate at least 10 millimetres of rainfall in a 24-hour period, as measured at the closest rain gauge to the site or when a discharge is occurring from the detention ponds.
- 30
- a. Representative samples shall be taken from the following locations, as shown on Plan CRC260266D, which forms part of this consent:
 - i. within 10 metres upstream of the outlet from the detention basin into Geraldine Downs Creek;
 - ii. the discharge of stormwater at the outlets from the detention basin;
 - iii. within Geraldine Downs Creek, 20 metres downstream of the outlet from the detention basin;
 - b. Samples shall be collected as soon as practical after the commencement of the discharge to obtain a representative sample of first flush concentrations.
 - c. At least three samples shall be collected from the discharge for each rainfall event at each discharge point. Each sample shall be collected at least 15 minutes after the previous sample.
 - d. Samples shall be collected using grab sampling.
 - e. Samples shall be analysed for the following contaminants:
 - i. total Suspended Solids (TSS)
 - ii. E.coli
 - iii. hardness
 - iv. dissolved Organic Carbon
 - v. total Metals (Cu, Pb, Zn)
 - vi. dissolved Metals (Cu, Pb and Zn)
 - f. All water samples shall be analysed by a laboratory accredited for that method of analysis by International Accreditation New Zealand or an equivalent authority.
 - g. Results of the sampling shall be compared with the following trigger levels:
 - i. total Suspended Solids (TSS) shall not be greater than 100 mg/L
 - ii. E.coli count is less than 550 E.coli count per 100 ml
 - iii. dissolved Organic Carbon shall not be greater than 2.0 mg/L
 - iv. total Metal Cu shall not be greater than 1.4 mg/L
 - v. total Metal Pb shall not be greater than 3.4 mg/L

- vi. total Metal Zn shall not be greater than 8 mg/L
- h. Should any of the trigger levels be exceeded, the consent holder shall undertake the following:
 - i. determine if the exceedances are a result of the discharges of stormwater from the site;
 - ii. identify the risk to the environment from the exceedances;
 - iii. identify and undertake mitigation and actions to prevent further exceedances; and
 - iv. provide a report within one (1) month(s) to the Canterbury Regional Council, Attention: Compliance Manager, that includes, but is not limited to, the following:
 - a. identification of the source of contaminants.
 - b. the mitigation implemented and actions undertaken.
 - c. an assessment of any potential effects of the discharges.
 - d. measures undertaken to prevent reoccurrence.

- 31 Stormwater shall be considered to have exceeded a Trigger Value if the annual median concentration of a parameter analysed under Condition (30) in relation to the same taken from the discharge outlet exceeds the following values:
- a. Stated in Land and Water Regional Plan Hill Fed Lower threshold for 95 percent species protection category.

Recording and Reporting

- 32 By 31 July each year the consent holder shall provide the Canterbury Regional Council, Attention: Compliance Manager, with a monitoring report for the preceding 12 month period. This report shall include:
- a. All monitoring results required by the conditions of this consent.
 - b. An analysis of all monitoring results against relevant guidelines and the determination of any trends in the results.
 - c. An assessment of any adverse effects from any discharge in exceedance of the water quality standard stated in Condition (31) and the actions taken to remedy or mitigate these effects.
 - d. Recommended changes to the monitoring programme, if applicable.
- 33 Details of sampling and results of the analyses undertaken in accordance with the conditions of this consent, including:
- a. The name of the person who collected the samples, the date and time the samples were collected;
 - b. Details of the rainfall event sampled including rainfall depth, duration, and a plot or table of hourly rainfall from the rainfall gauge located nearest the site.
 - c. The method of analysis and laboratory used; and

- d. The results of analyses; shall be provided to the Canterbury Regional Council, Attention: Compliance Manager, within 10 working days of receipt of the results by the consent holder.

34 The results of the analyses undertaken in accordance with Conditions (32) and (33) shall be provided to the Canterbury Regional Council, Attention: Compliance Manager, within ten working days of receipt of the results by the consent holder.

35 Records of of the inspection and maintenance of the stormwater system shall be kept. The records shall include, but not be limited to, information that demonstrates compliance with Conditions (32) to (33) of this consent. Copies of these records shall be provided to the Canterbury Regional Council on request.

Spills

36 All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site.

- a. In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and cleaned and measures taken to prevent a recurrence;
- b. The Canterbury Regional Council, Attention: Compliance Manager, shall be informed within 24 hours of a spill event and the following information provided:
 - i. the date, time, location and estimated volume of the spill;
 - ii. the cause of the spill;
 - iii. the type of hazardous substance(s) spilled;
 - iv. clean up procedures undertaken;
 - v. details of the steps taken to control and remediate the effects of the spill on the receiving environment;
 - vi. an assessment of any potential effects of the spill; and
 - vii. measures to be undertaken to prevent a recurrence.

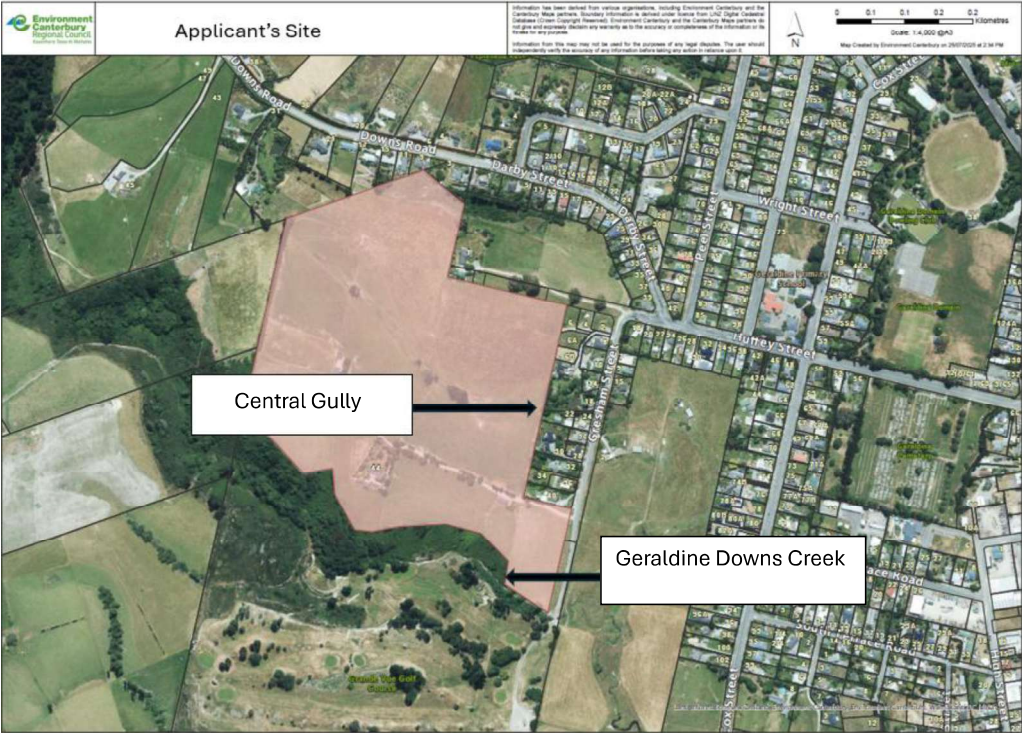
Review

37 The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of dealing with any adverse effect on the environment which may arise from the exercise of the consent.

Lapse Date

38 If this consent is not exercised before 30 September 2035, then it shall lapse in accordance with section 125 of the Resource Management Act. Advice Note: 'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents.

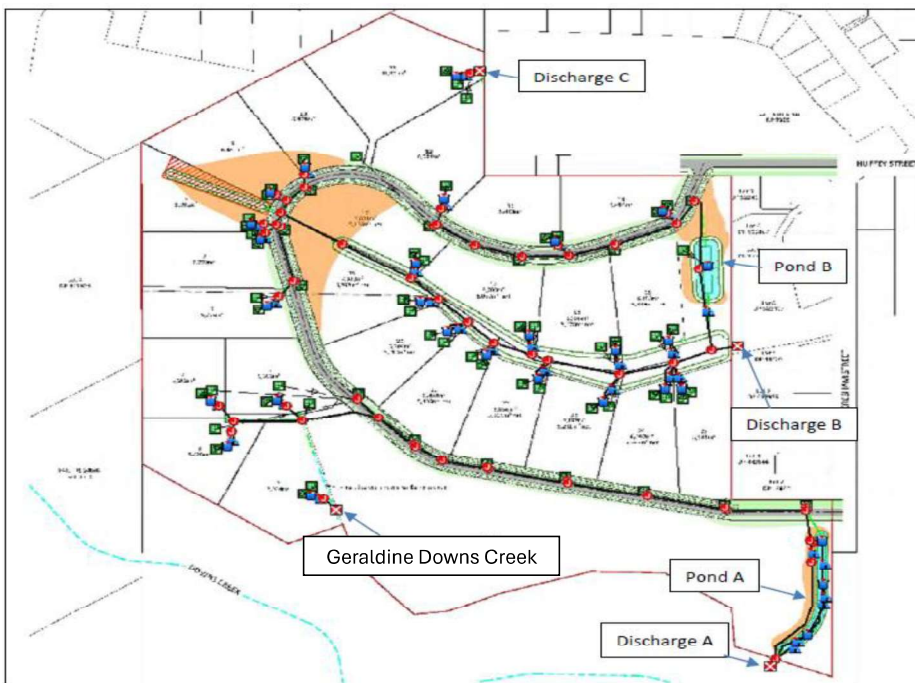
Plan CRC260266A



Plan CRC260266B



Plan CRC260266C



Plan CRC260266D



Exercising of Resource Consent CRC260266

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

GRANTED TO:	Yedo Investments Limited
A DISCHARGE PERMIT (S15):	To discharge stormwater to water.
LOCATION:	Gresham Street, Geraldine

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

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

Providing this information will:

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

If consent CRC260266 is not used before 30 September 2035 this consent will lapse and no longer be valid.

Declaration:

I have started using this resource consent.

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

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

Signed: _____ **Date:** _____

Full name of person signing (please print): _____

Please return to:

Environment Canterbury
PO Box 345
Christchurch 8140

Email: ecinfo@ecan.govt.nz

File: CRC260266
Customer No: EC449721