

# PLANNING ASSESSMENT SHEET

## JANUARY 2016

OFFICE USE ONLY

Please complete the following and attach it to the back of the main consent application.

**This information is now required for all consent applications.**

*If you need help in filling out this form please contact our Customer Services staff on (03) 353-9007 or toll free 0800 EC INFO (0800 324 636). They will be able to provide some general assistance. Please note that depending on the scale and nature of the activity, a more detailed assessment may be asked for by the Consent Planner on any of the following.*

Accepted: YES / NO

**Please send this to:**  
Environment Canterbury, PO Box 345, Christchurch 8140  
or email to [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz).

Please assess the proposed activity against the rules the proposed Land and Water Regional Plan (Decisions version) (Rule 5.8). Please provide an explanation where relevant.

### Canterbury Land and Water Regional Plan

**Rule 5.8 – The discharge of wastewater from a new, modified or upgraded on-site domestic wastewater treatment system onto or into land in circumstances where a contaminant may enter water**

| Condition   | Does your activity comply with this condition?   | Explanation where relevant  |
|---|--|---|
| 1. The discharge volume does not exceed 2 m <sup>3</sup> per day; and   | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   | Complies 1000 l/d   |
| 2. The discharge is onto or into a site that is equal to or greater than 4 hectares in area; and  | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N   | 0.058 ha  |
| 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  | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   | Cust Population <1000   |
| 3. The discharge is not onto or into land: <ul style="list-style-type: none"> <li>(a) where there is an available sewerage network; or</li> <li>(b) that is contaminated or potentially contaminated; or</li> <li>(c) that is listed as an archaeological site; or</li> <li>(d) in circumstances where the discharge would enter any surface water body; or</li> <li>(e) within 20 m of any surface water body or the Coastal Marine Area; or</li> <li>(f) within 50 m of a bore used for water abstraction; or</li> <li>(g) within a Group or Community Drinking-water supply Protection Zone area as set out in Schedule 1; or</li> <li>(h) where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater; and</li> </ul> | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <p>Complies, no sewage network available nor is land contaminated (no LLUR listed) or associated with an archaeological site.</p> <p>System design will prevent surface ponding and runoff and minimum separation distances to surface water and groundwater wells maintained.</p> <p>There are no drinking-water protection zones within 1000 m of the proposed discharge.</p> <p>A minimum of 1 m vertical separation will be maintained. On-site and local well info indicates a high seasonal water level of &gt;7 m bgl.</p> |

|    |  |  |   |
|----|--|--|---|
| 5. | 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 | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | The system has been designed in accordance with the relevant sections.                                    |
| 6. | The discharge does not result in wastewater being visible on the ground surface; and   | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Complies, the system has been designed to the ground conditions to prevent ponding on the ground surface. |
| 7. | The discharge does not contain any hazardous substance.  | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Complies, the discharge will be domestic wastewater only.   |

### Plan Change 1 to the Canterbury Land and Water Regional Plan

Regional Rules 5.7, 5.8 and 5.9 apply in the Selwyn Waihora catchment. Rules 11.5.1 and 11.5.2 apply as additions to Regional Rules 5.8 and 5.9.

#### Rule 11.5.1 – Within the Selwyn Waihora catchment Regional Rule 5.8 shall include the following additional condition:

|    |  |  |  |
|----|--|--|--|
| 1. | The discharge of wastewater from a new on-site domestic wastewater treatment system is not within the Cultural Landscape/Values Management Area. | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | The discharge is not within the cultural landscape/values management area. |
|----|--|--|--|

#### Other Plans

Please note that if the activity is covered by the [Opihi River Regional Plan](#) or [Waimakariri River Regional Plan](#), you will need to assess the activity against the rules in these plans below.

### Objectives And Policies

Please indicate which regulations, objectives and policies are relevant to your proposal and provide brief comments (where relevant) to demonstrate why it is relevant and whether your proposal is consistent with it.

#### NATIONAL ENVIRONMENTAL STANDARD FOR SOURCES OF HUMAN DRINKING WATER

*The National Environmental Standard for Sources of Human Drinking Water is intended to reduce the risk of contaminating drinking water sources such as rivers and groundwater. It does this by requiring regional councils to consider the effects of activities on drinking water sources in their decision making.*

*Regulations 7 and 8 apply to water and discharge permits issued by regional councils. The resource consent requirements under these regulations apply only to water permits and discharge permits that have the potential to affect registered drinking water supplies that provide 501 or more people with drinking water for 60 or more calendar days each year.*

*Regulation 12 is relevant to activities that have the potential to affect a registered drinking-water supply that provides no fewer than 25 people with drinking water for not less than 60 days each calendar year.*

See the [Draft Users' Guide for the National Environmental Standard for Sources of Human Drinking Water](#) for further information.

**Please indicate whether your proposal is consistent with the regulation, objective or policy and provide comments where relevant.**

**Y N N/A Regulation, objective or policy**

☒ ☐ ☐ [Regulation 7](#) – A Regional Council must not grant a water permit or discharge permit for an activity upstream of abstraction point where drinking water meets health quality criteria if the activity is likely to introduce or increase determinands in the drinking water so that it no longer meets the health quality criteria or aesthetic guideline values

☒ ☐ ☐ [Regulation 8](#) – A Regional Council must not grant a water permit or discharge permit for an activity upstream of abstraction

**Comment where relevant**

No community water supplies within 1,000 m of the proposed discharge.

point where drinking water has not been tested or already does not meet health quality criteria if the activity is likely to introduce or increase determinands in the drinking water by more than a minor amount or so that it no longer meets the health quality criteria or aesthetic guideline values

- ☒ ☐ ☐ [Regulation 12](#) – Requires conditions on resource consent if activity may significantly adversely affect registered drinking-water supply

#### [Regional Policy Statement 2013](#)

- Y N N/A** Objective 7.2.1 – (Sustainable management of fresh water) – ensure water resources are sustainably managed, while safeguarding the life-supporting capacity of ecosystems and the mauri of fresh water; the natural character of surface water bodies
- ☒ ☐ ☐ Policy 7.3.6 – (Fresh water quality) – establish minimum water quality standards, manage activities which may affect water quality singularly and cumulatively to maintain water quality, and where water quality is below the minimum standard to avoid any additional discharge of contaminants
- ☒ ☐ ☐ Policy 7.3.7 – (Water quality and land uses) - to avoid remedy or mitigate adverse effects of changes land uses on the quality of freshwater
- ☐ ☐ ☐
- ☐ ☐ ☐
- ☐ ☐ ☐

Sufficient separation distances to ground water and surface water.

Treatment of the domestic effluent via the proposed Hynds Lifestyle 'Ultimate' system and drip lines will result in a no more than minor effect on water quality.

**Canterbury Land and Water Regional Plan****Objectives****Y N N/A**

- |                                     |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.1 – Recognise and enable Ngāi Tahu culture, traditions, customary uses and relationships with land and water   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.2 – Ki uta ki tai – recognising the connectivity between surface water, groundwater, fresh water, land and the coast   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.5 – Land uses develop and change in response to socio-economic and community demand  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.6 – Water is recognised as essential to all life and is respected for its intrinsic values   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.7 – Fresh water is managed prudently as a shared resource with many in-stream and out-of-stream values   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.8 – Safeguard the life-supporting capacity of ecosystems   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.8A – High quality fresh water is available to meet actual and reasonable foreseeable needs for community drinking water supplies   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.12 – When setting and managing within limits, regard is had to community outcomes for water quality and quantity   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.14 – High quality fresh water is available for community drinking water supplies   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.15 – Valued parts of rivers/lakes are suitable for contact recreation  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.16 – Freshwater bodies and their catchments are maintained in a healthy state, including through hydrological and geomorphic processes such as flushing and opening hāpua, flushing algal and weed |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.17 – Significant indigenous biodiversity values of rivers, wetlands.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.18 – Maintain Wetlands that contribute to cultural/ community values, biodiversity, water quality, mahinga kai, water cleansing & flood mitigation   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.23 – Soils are healthy and productive, and human induced erosion and contamination are minimised   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Objective 3.24 – Activities operate at good environmental practice or better to optimise efficient resource use and protect freshwater resources   |

Following treatment, the proposed discharge will have a no more than minor effect on the surrounding environment.

Discharge of domestic wastewater directly to water, regardless of the level of treatment is in opposition to intrinsic Maori values. Rather human waste needs to be cleaned prior to water contact. The proposed treatment system and discharge to land ensures these values are respected.

**Policies****Y N N/A**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy 4.1 – Lakes, rivers, wetlands and aquifers should meet freshwater outcomes   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy 4.2 – The management of freshwater will take account of the fresh water outcomes, water quantity limits and the individual and cumulative effects of land uses, discharges...              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy 4.4 – Groundwater is managed so that (e) overall water quality in aquifers does not decline  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy 4.5 – Water is managed through the setting of limits to safeguard the life-supporting capacity of ecosystems, support customary uses, and provide for group of community drinking water... |

There is ~180 m to the nearest surface water body.

Neighbouring properties are on a public supply. The closest active well abstraction for domestic supply in the general direction of groundwater flow is located 1700 m SE of the discharge point.

The proposed discharge will have a no more than minor effect on the management of freshwater outcomes and maintenance freshwater quality.

- ☒ ☐ ☐ Policy 4.7 – Resource consents not granted where quality limit breaches or will be breached

### Activity and resource policies

**Y N N/A**

- ☒ ☐ ☐ Policy 4.12 – There are no direct discharges to surface water bodies or groundwater of:
- (a) untreated sewage, wastewater (except as a result of extreme weather related overflows or system failures) or bio-solids;
  - (b) solid or hazardous waste or solid animal waste;
  - (c) animal effluent from an effluent storage facility or a stock holding area;
  - (d) organic waste or leachate from storage of organic material; and
  - (e) untreated industrial or trade waste
- ☒ ☐ ☐ Policy 4.13 – For other discharges of contaminants into or onto land where it may enter water or to surface water bodies or groundwater (excluding those passive discharges to which Policy 4.26 applies), the effects of any discharge are minimised by the use of measures that:
- (a) first, avoids the production of the contaminant;
  - (b) secondly, reuses, recovers or recycles the contaminant;
  - (c) thirdly, reduce minimise the volume or amount of the discharge; or
  - (d) finally, wherever practical utilise land-based treatment, a wetland constructed to treat contaminants or a designed treatment system prior to discharge; and
  - (e) in the case of surface water, results in a discharge that after reasonable mixing meets the receiving water standards in Schedule 5
- ☒ ☐ ☐ Policy 4.14 – Any discharge of a contaminant into or onto land where it may enter groundwater (excluding those passive discharges to which Policy 4.26 applies):
- (a) will not exceed the natural capacity of the soil to treat or remove the contaminant; and
  - (b) will not exceed available water storage capacity of the soil; and
  - (c) where meeting (a) and (b) this is not practicable, the discharge will:
    - i. meet any nutrient limits allowance in Schedule 8 or Sections 6 to 15 of this Plan; and
    - ii. utilise the best practicable option to ensure the size of any contaminant plume is as small as is reasonably practicable; and
    - iii. ensure there is sufficient distance between the point of discharge, any other discharge and drinking-water supplies to allow for the natural decay or attenuation of pathogenic micro-organisms in the contaminant plume; and
    - iv. not result in the accumulation of pathogens, or a persistent or toxic contaminant that would render

All wastewater will be treated prior discharge to land. No wastewater will be directly discharged to ground or surface water.

Only domestic wastewater is proposed to be discharged, following treatment.

The treatment of the domestic wastewater will ensure that at the discharge point any wastewater contaminants will have a no more than minor effect on groundwater.

Proposed discharge has been designed to ensure no ponding of the treated wastewater on the ground surface will occur.

- the land unsuitable for agriculture, commercial, domestic, cultural or recreational use or water unsuitable as a source of potable water or for agriculture; and
- v. not raise groundwater levels so that land drainage is impeded

- ☒ ☐ ☐ Policy 4.14A – The disposal of domestic effluent and wastewater shall be managed so as to avoid any adverse effect that is more than minimal on surface and ground waters. Where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons, community reticulated systems should be promoted. Alternatively, other measures should be promoted to reduce adverse effects on water bodies from effluent disposal systems, including secondary treatment systems and septic tank warrants of fitness
- ☒ ☐ ☐ Policy 4.23 – Any water source used for drinking-water supply is protected from any discharge of contaminants that may have any actual or potential adverse effect on the quality of the drinking-water supply including its taste, clarity and smell and group and community drinking water supplies are protected so that they align with the CWMS drinking-water targets and meet the drinking-water standards for New Zealand
- ☒ ☐ ☐ Policy 4.81 – (Discharge does not adversely affect the significant values of wetlands, hapua, coastal lakes and lagoons)
- ☒ ☐ ☐ Policy 9.4.1 – (Protect the high quality, untreated groundwater sources available to Christchurch City as a potable water supply in the area shown on Planning Maps)

The treatment of the domestic wastewater will ensure that at the discharge point any wastewater contaminants will have a no more than minor effect on groundwater.

Neighbouring properties are on a public supply. The closest active well abstraction for domestic supply in the general direction of groundwater flow is located 1700 m SE of the discharge point.

No community water supplies within vicinity of the proposed discharge

**Other plans: The following plans, if relevant should be included in your overall planning assessment**

**The following sub-regional plans may apply to your activity**

- Hurunui and Waiau River Regional Plan
- Waitaki Catchment Water Allocation Regional Plan
- Waimakariri River Regional Plan
- Waipara Catchment Environmental Flow and Allocation Regional Plan
- Pareora Catchment Environmental Flow and Water Allocation Regional Plan
- Opihi River Regional Plan
- Selwyn – Te Waihora Plan Change (Plan Change 1)
- Hinds Plan Change (Plan Change 2)
- South Canterbury Plan Change (Plan Change 3)
- Wairewa Plan Change (Plan Change 6)

**The following Regional Plan may apply to your activity**

- Omnibus Plan Change (Plan Change 4)

**Y N N/A**

- |                          |                          |                          |        |    |               |
|--------------------------|--------------------------|--------------------------|--------|----|---------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy | of | Regional Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy | of | Regional Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy | of | Regional Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy | of | Regional Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy | of | Regional Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Policy | of | Regional Plan |



## Other Matters

### Section 105 – Matters relevant to certain applications

Please provide an assessment of:

- (a) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
- (b) the applicant's reasons for the proposed choice; and
- (c) any possible alternative methods of discharge including discharge into any other environment

If this has been discussed in the Consideration of alternatives section in the application form, please indicate below. Otherwise, please provide an assessment below.

Within the area there is no reticulated system available, therefore an on-site treatment system is required. The Hynds Ultimate aerated system and drip field have been designed in accordance the Onsite Wastewater: Designs and Management Manual TP58 created by the Auckland Regional Council.

The Hynds Ultimate system is considered to be the most suitable option, taking into consideration existing groundwater conditions, the site topography and soil type, along with preferences of the landowner. The discharge is domestic wastewater only, treated to a high standard within the aeration and filtering tank, followed by land treatment. The property is not within a lake, coastal or riverbed area, and the discharge areas are set back sufficiently from boundaries, wells, streams and artificial waterways.

Due to the lack of soakage being observed at a reasonable depth, discharge via a sand trench is not considered appropriate or practical.

**2. ASSESSMENT OF INVESTMENT VALUES (RENEWAL OF EXISTING CONSENTS ONLY)**

Please complete this section only if your application is to renew an existing consent.

Important: you must complete this question if your application is intended to replace a current resource consent, and this application will be lodged with Environment Canterbury at least 3 months before that consent expires.

- Provide an assessment of the value of your investment. You need to:

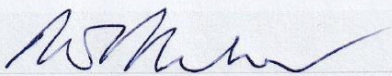
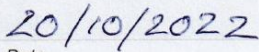
Specify the value of investment of the activities/infrastructure that are reliant on the resource consent/s you are applying for here. This must be the 'book value' of the investment (not the replacement value).

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> < \$10,000               | <input checked="" type="checkbox"/> \$10,000 to \$50,000 | <input type="checkbox"/> \$50,000 to \$250,000       |
| <input type="checkbox"/> \$250,000 to \$1,000,000 | <input type="checkbox"/> \$1 Million to \$5 Million      | <input type="checkbox"/> \$5 Million to \$50 Million |
| <input type="checkbox"/> > \$50 Million           |  |  |

- Include evidence that supports the assessment.

**Applicant/Consultant contact details:**

|                |   |                       |   |
|----------------|---|-----------------------|---|
|                | <input type="text" value="Nelson"/>                         | First names (in full) | <input type="text" value="Mark James"/> |
| Postal addr    | <input type="text" value="281 Kingsbury Avenue, Rangiora"/> |                       |   |
| Site address / | <input type="text" value="1604 Cust Road, Cust"/>           |                       |   |

|   |  |
|---|--|
|  |  |
| Signature of applicant/person authorised to sign on behalf of applicant             | Date   |

|   |                      |
|---|----------------------|
| <input type="text"/>  | <input type="text"/> |
| Signature of applicant/person authorised to sign on behalf of applicant | Date                 |