

Draft Long-Term Council Community Plan (LTCCP) 2009-19 Submission Form

PLEASE READ BEFORE COMPLETING YOUR SUBMISSION

The public consultation period is from Tuesday 10 March 2009 to Thursday 16 April 2009.

It will help us if you clearly:

- state the issue you want the Council to consider;
- state what specific action you think the Council should take, and
- state why that should be done.
- type or use black ink for your submission.

Please note: We are legally required to make all written or electronic submissions available to the public and to Councillors, including the name and address of the submitter. In making submissions available to the public, the submissions will be posted electronically on the Council's website. Information will be available to the public subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there to be compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council Support Team, telephone 941 8999.

No anonymous submissions will be accepted. Whether you use this form or not, you must provide your full name, address and telephone number. If you are submitting on behalf of an organisation please state this and your role within that organisation.

You may send us your submission:

On the internet:

You may enter your submission using the form provided on the Council's website at www.ccc.govt.nz/ltccp

By email:

ccc-plan@ccc.govt.nz

Please make sure that your full name and address is included with your submission.

By mail:

(no stamp is required) to:

Freepost 178

Draft LTCCP

Christchurch City Council

PO Box 237

Christchurch 8140

Submissions must be received (NOT postmarked) at the Tuam Street Civic Offices no later than 5pm on Thursday 16 April 2009. To ensure receipt, hand deliver last-minute submissions to the Civic Offices, 163-173 Tuam Street.

Your submission

If you wish, you can present your submission at a hearing. If that is the case, please tick the appropriate box below. The hearings will be held from 11 May 2009 to 18 May 2009. Five to ten minutes will be allocated for speaking to your submission, including time for questions from the Councillors. The Council will confirm the date and time of your hearing in writing, by email or by telephone call.

Tick one

I do NOT wish to discuss my submission at the hearing, and ask that this written submission be considered

OR



I wish to discuss the main points in my written submission at the hearings to be held between Monday 11 May 2009 and Monday 18 May 2009.

Are you completing this submission:

For yourself

On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent?

Contact Name Mark Yetton

Organisation name (if applicable) _____

Organisation role (if applicable) _____

Contact Address PO Box 130-122 ChCh 8141

Postcode _____

Phone No. (day) _____ Phone No. (evening) _____

Email (if applicable) myetton@geotech.co.nz

Signature  Date 14/4/09



G E O T E C H
consulting ltd

14 April 2009

To: Christchurch City Council

Re Draft LTCCP 09-019- proposed deletion of the Charteris Bay Water and Wastewater Scheme

On 7 June 2004 I wrote a letter to Banks Peninsula District Council outlining the need to provide a reticulated sewer and water scheme for Charteris Bay, when at that time Church Bay only was planned for an upgrade. A copy of that letter is attached.

In summary the letter outlined my common experience as an engineering geologist working in the area of finding septic tanks that no longer worked properly. I noted the reasons include:

- The nature of loess soils in Charteris Bay which are more commonly tunnelled by subsurface erosion processes than most Banks Peninsula areas, probably as a result of soil cracking (dessication) due to the very sunny aspect and lack of original vegetation.
- The prevalence of systems designed and built in the period between 1950 and 1975, when disposal fields were designed on the assumption of adequate soil soakage capacity, not for evapo-transpiration
- A preponderance of systems which were commonly built for low dosage holiday use that have now been adopted for permanent occupation
- A general absence of flat ground suitable for wide shallow evapotranpiration style disposal trenches.

I estimated that approximately 25% of the older systems were now in partial or complete failure such that essentially untreated effluent was being discharged and ultimately finding it's way into driveway surface drains, road water tables and stream courses. Given the shallow tidal marine conditions into which the effluent then flows, and the year round use of the area of for swimming, yachting, board sailing etc, the problem is potentially serious from a health perspective let alone aesthetics (unsightly discharge and smell). I suspect Charteris Bay is now no better than the conditions which prevailed in Governors Bay in the 1980's when the Area Health Board stepped in and forced Bank Peninsula District Council to take the problem seriously.

Ian McCahon
Tel/Fax (03) 332 3628
E-mail mccahon@geotech.co.nz
29 Norwood St, Beckenham
Christchurch, New Zealand

Nick Traylen
Bus (03) 332 0486, Fax (03) 332 0281
E-mail ntraylen@geotech.co.nz
18 Dyers Pass Rd, Cashmere
Christchurch, New Zealand

Dr. Mark Yetton
Tel/Fax (03) 329 4044
E-mail myetton@geotech.co.nz
RD1 Charteris Bay
Lyttelton R.D., New Zealand

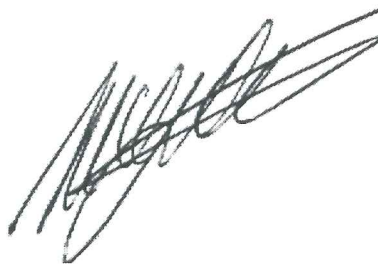
Since writing my letter in 2004 I have become aware along our communal driveway of at least two more septic tank systems that have begun to fail, with free effluent appearing at the ground surface. Thus I strongly supported the initiative of the Christchurch City Council in putting the scheme into it's 2006-2009 plan, which until a few months ago was planned for development and completion in 2009 - 2010.

However, I now find to my surprise that the scheme is to be delayed yet again, and virtually indefinitely. It also appears that other areas of Banks Peninsula such as Wainui, with a much smaller permanent population, better open ocean circulation and more abundant stream flows (i.e. better dilution of effluent regardless of treatment level) are to have schemes built.

The net effect of the on again/off again approach of CCC to the Charteris Bay scheme has been enormously damaging because residents have been minimising the normal maintenance of their systems in the reasonable expectation that they are soon to be replaced. This particularly applies to the unpleasant and relatively expensive job of having the septic tank sucked clean of solids. When solids pass through a full tank and into the lines, without proper separation, this greatly reduces the dwindling capacity of the aging soakage field as solids clog the soak lines. **Having made itself a large part of the current problem I believe the council now has an ethical responsibility to reinstate the Charteris Bay Water & Wastewater Scheme for development and completion in 2009-2010 as originally promised in the 2006-2009 plan.**

I intend to appear as an individual to present my submission to the hearing.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Mark Yetton', written in a cursive style with some overlapping strokes.

Dr Mark Yetton

7 June 2004



G E O T E C H

CONSULTANTS

To: Banks Peninsula District Council

Re: Provision of reticulated sewer and water to the Charteris Bay area.

I was one of the signatories in the recent petition of local residents keen to see the provision of reticulated water and sewer to the Charteris Bay area. Unfortunately I will be out of town on geology work during the forthcoming meeting but Jan Studholme has agree to read this letter summarising my reasons for supporting the petition.

As an engineering geologist frequently working on Banks Peninsula I come across many septic tanks that no longer function correctly. The nature of our loess soils, the limitations of many of the original effluent disposal designs, and the frequently limited extent of areas flat enough for proper disposal are all reasons why so many systems fail. We also have increasing use of systems that were originally only intended for intermittent holiday use, which are now being overloaded by permanent occupation. I estimate that approximately 25% of the older systems are currently discharging effluent which is not properly treated into driveway surface drains, road water-tables and stream courses. It does not take much of a nose to find these areas in a walk around my local block.

I accept that new houses can be fitted with better systems, but that does nothing to deal with the problems of the older ones. I am also aware that ~~the~~ many of ^{the} higher maintenance newer systems have not performed well with intermittent use, and some councils (Marlborough District Council) are no longer encouraging their use for holiday homes in the Sounds.

I suspect the problem with effluent treatment systems may be worse in Charteris Bay than in Church Bay, because so many permanently occupied

Ian McCahon
Tel/Fax (03) 332 3628
E-mail mccahon@geotech.co.nz
29 Norwood St, Beckenham
Christchurch, New Zealand

Nick Traylen
Bus (03) 332 0400, Fax (03) 332 0201
E-mail ntraylen@geotech.co.nz
18 Dyers Pass Rd, Cashmere
Christchurch, New Zealand

Dr. Mark Yetton
Tel/Fax (03) 329 4044
E-mail myetton@geotech.co.nz
RD1 Charteris Bay
Lyttelton R.D., New Zealand

houses are "upgraded" older bachs. However, regardless of the proportion of failed systems, there is no argument that the shallow tidal marine conditions into which the effluent flows in Charteris Bay are far less conducive to proper dilution and dispersion. Furthermore, there is more recreational use made of the shoreline area in Charteris Bay area than in Church Bay. There is the public boat ramp, the very accessible local beaches, and the Orton Bradley recreation area which are all well used in the summer months when the effluent problems are frequently at their worst.

For these reasons I would strongly support a proactive council initiative to upgrade to a reticulated system now, before BPDC is forced to act by some sort of water quality crisis identified by external public health authorities.

Yours faithfully,



Dr Mark D. Yetton (engineering geologist)