

9th October 2015

Nyki McQueen  
Lincoln

My submission opposes rules 7.57 and 7.58.

The S42a report still does not clarify the words "does not occur within a property intended for residential use" which I and other submitters asked for. This is too vague and needs to be clarified so there is no misinterpretation of it by councils.

CCC assert that 7.57 would be too onerous for council in terms of cost as does the s42a report. I believe there are many onerous issues in the RMA and Air Plan that affect ratepayers that we still have to put up with. How many ratepayers have had to pay out of their own pocket for a new compliant woodburner as theirs is over 15 years old for example? There is no relief for these people, why should councils receive preferential treatment based on cost when air pressure release valves are causing odour pollution and nuisance also?

There has been absolutely no odour assessments on sewer air pressure release valves. I have asked both ECan and SDC for any data they have from assessments of these valves on numerous occasions and have been told there are none. Likewise the Proposed changes to the Canterbury air plan provide no technical data, odour assessment or evidence that the odour from these valves have little or no affect on the environment. How can ECan possibly make such a drastic change to the rules for these sewer valves without any evidence whatsoever to back up their stance?

In the absence of any technical data or evidence from Ecan I did what ECan should have done and found out what SDC already know through the complaint process about these valves. Last Saturday I knocked on the door of one family who live next to one of the many unconsented sewer air release valves, please see my provided question and answer sheet signed by the occupier.. I spoke to the woman of the house and part way through the conversation her husband joined in the discussion. I do not know these people, I still do not know the gentlemen's name, but I was shocked by what they had to say. They advised that the valve stinks, every time it emits it stinks, which is continually all day. Worse still it blocks up and overflows regularly spewing large puddles of raw sewerage under their fence and into their garden. Also toilet paper regularly hangs out of the vents of the valve when it overflows. This valve is by a bus stop. The SDC are aware of this issue as these people went down to SDC and complained and after being assured by SDC that it would be turned off as they "had had so many complaints" it continues to overflow and emit odour. The only remedy they were offered was sending a Sicon man out to tip disinfectant around the valve, once. This is now a health department issue as well as an RMA issue and I will be contacting the health department also.

SDC and CCC have been installing these valves by people's homes for the past 13 years with no resource consent, breaching the RMA and taking away the rights of property owners to have their say through the resource consent process. For the council to say it is too onerous and costly to apply for consent and mitigate is an affront to the people whose homes have been seriously devalued by the councils actions.

I believe notification should not be on a case by case basis, every affected party should have the right to be part of the consent process especially in light of the likelihood of sewerage contamination via over flow.

I oppose 7.58 as it allows in its wording for councils to place these valves on private land with consent but only allowing the homeowner to object on mitigation. This restricts private homeowners rights to the enjoyment of their own land. No homeowner should be subjected to raw

sewerage being pumped onto their land or odour and visual pollution from mitigation devices and there is no provision for the loss of amenity values.

In conclusion I ask that:

A full technical evaluation of Sewerage Air Release valves and their affects is carried out before any change to AQL 69 rules are made. Also a full investigation into the frequency of overflows of sewerage from these valves.

All sewerage air release valves require resource consent with notification to all affected parties and not limited to mitigation only. Other issues such as damage to affected property values, sewerage contamination etc are also considerations of the consent process.

All sewerage release valves require a regular maintenance/ cleaning schedule which is monitored and checked by ECan .

All neighbouring properties have a dedicated number they can call for assistance in the event of sewerage spillage, odour nuisance. (People do not complain if they do not know who to call.)

7.58 is clarified to note that private properties are not intended to fall under this, or any other rule to do with sewerage air release valves.

The definition "for not intended for residential use " is clarified so as to ensure no misinterpretation.

Thank you  
Nyki McQueen

3rd October 2015

Name:

Address:

Phone:

Q: When was the sewer air pressure release valve installed outside your property? Were you aware it required resource consent.

A: "It was not long after we built our home here about 11 years ago." "We were not aware it required resource consent."

Q: Does it smell?

A: "Yes"

Q: If it does smell please give severity of the odour and details.

A: "Severity is moderate to severe (of odour). It smells all day there is no particular time of day that is worse. Every time it goes off it stinks. It splatters sewerage on our fence and large puddles of sewerage overflow into our garden under our fence on a regular basis. Our garden soil is frequently wet by the fence from ~~of~~ overflowing sewerage. There is also quite often toilet paper hanging out of the vent on the valve when it over flows."

Q: Would you say it affects your family?

A: Yes, the smell is really offensive and not nice to live next to. The sewerage in our garden is disgusting and a health hazard.

Q: Were you consulted by SDC prior to its installation

A: "No"

Q: If you had been consulted would you have objected?

A: "Yes"

Q: Are you aware that Ecan is trying to change the airplan so that SDC do not require resource consent to install these valves?  
A = /N

Q: What would you say to Ecan if you had the opportunity regarding this proposed change?

A: "The Council should not be allowed to install these valves by residential properties"

Q: Any other comments?

A: "The valve by our home is at a school bus stop, kids sit on this valve all the time. We complained to SDC and they told us they were turning it off as they had had so many complaints but it is still over flowing & stinking so it must still be on. SDC sent someone out one weekend but all they did was pour disinfectant around the valve. It has been cleaned out once."

Do you give permission for me (Nicola McQueen) to use the above information at the hearing by Ecan on 27th October 2015 to back up my submission to oppose the proposed changes?

[Redacted signature]

Notes

Complained to SDC & they said they were turning it off.