

Canterbury

District Health Board

Te Poari Hauora o Waitaha

Submission on Private Plan Change PC28 application Denwood Trustees Limited

Details of Submitter

Person Making Submission

Medical Officer of Health
Canterbury District Health Board

Postal Address

Community and Public Health
Environmental Health
PO Box 1475
Christchurch 8140

Phone 03 364 1777

Fax 03 379 6125

Contact Person for this application

Matt Willoughby

DDI 03 3786733

Email matt.willoughby@cdhb.health.nz

Details of Submission

1. **The reasons for making this submission are** to promote the reduction of adverse environmental effects on the health of people and communities and to improve, promote and protect their health pursuant to the New Zealand Public Health and Disability Act 2000 and the Health Act 1956.
2. **The Submitter is Neutral** and neither supports nor opposes the application being only concerned to ensure that if the consent is granted, conditions are imposed that will as far as practicable, mitigate any effects on public health.

My comments are as follows: acknowledgement is given to the positive actions taken to improve, promote and protect public health. It is noted that there are several areas of concern regarding risks to public health with this application. These are;

High Groundwater Levels

- High groundwater in the western section of the site may cause issues in regard to stormwater runoff and drainage. Acknowledgement is made that the applicant has indicated that they will attempt to remedy this through pumping water along the southern edge of the site to the stormwater attenuation ponds/swales.

Potentially Contaminated Sites

- Several potentially contaminated sites have been identified within 500m of the site through Environment Canterbury's listed land use register of hazardous activities and industries.
 - Site 268 (INV 6552) – Lincoln University Landfill; this site is located adjacent to the applicant's site and was previously used as a landfill by Lincoln University. Given the proximity, there is a risk of contaminants leaching from this site into the applicants' site.

Feasibility of Water Supply and Wastewater

- It is unclear from the application as to whether the Selwyn District Council has the capacity to provide reticulated water and wastewater to the site.

3. Should the consent authority approve this private plan change: I wish the consent authority impose the following conditions:

High Groundwater Levels

The applicant adequately mediates potential for poor stormwater drainage in the area in the west of the site that has high groundwater. If this does not adequately address the issue, no lots be located in the area that has high groundwater issues

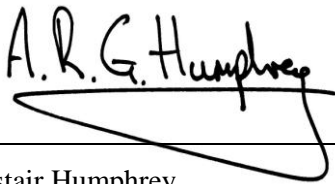
Potentially Contaminated Sites

The applicant undertake a preliminary site investigation (PSI) to determine whether there is contamination present within their site and mediate as appropriate to standards outlined in the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011..*

Feasibility of Water Supply and Wastewater

That the consent authority decline the application if the Selwyn District Council is unable to provide water and wastewater reticulation.

4. I do not wish to be heard in support of my submission



Date: 28th November 2012

Dr Alistair Humphrey
Public Health Physician