

Canterbury

District Health Board

Te Poari Hauora o Waitaha

Submission on Proposed Private Plan Change 48 – Selwyn District Plan

Clause 6, First Schedule of the Resource Management Act 1991

To: Selwyn District Council
2 Norman Kirk Drive Rolleston, 7614

Submitter: Canterbury District Health Board

Attn: Matt Willoughby
Community and Public Health
C/- Canterbury District Health Board
PO Box 1475
Christchurch 8140

Proposal: The Plan Change seeks to amend the land use zoning from Living 2A Deferred to Living 2.

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 48

Detail of submission

1. Submitter:

Canterbury District Health Board (CDHB).

2. Proposal to which submission relates:

Private Plan Change 48 seeks to amend the land use zoning from Living 2A Deferred to Living 2. The request seeks to insert an Outline Development Plan and site specific rules to facilitate the development of residential sections with an average size of 5000sqm. The subject site is corner of Creyke Road and Telegraph Road, Darfield.

3. The CDHB could not gain an advantage in trade competition through this submission.

4. The CDHB is responsible for promoting 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. These statutory obligations are the responsibility of the Ministry of Health and, in the Canterbury District, are obligations are carried out under contract by Community and Public Health under Crown funding agreements on behalf of the Canterbury District Health Board.

5. The Ministry of Health requires the CDHB to reduce potential health risks by such means as submissions to ensure the public health significance of potential adverse effects are adequately considered by territorial authorities.

Specific comments

6. The CDHB opposes the application in its entirety for the reasons set out below.

- a) Wastewater – Darfield is the largest town in New Zealand that does not have a reticulated system for wastewater disposal and treatment. The CDHB has submitted on numerous occasions to encourage the Selwyn District Council to reticulate the town to support its further expansion.

- b) This parcel of land was zoned Living Zone 2 Deferred because of the absence of a reticulated wastewater network. There is still no reticulated wastewater network, therefore it is the CDHB's view that granting consent for a Plan Change Subdivision and changing zoning to Living Zone 2 to allow for residential development on this parcel of land will further exacerbate the issues inherent in an already inadequate wastewater disposal and treatment for a town of this size.
- c) The CDHB has been increasingly concerned about the continuing installation of septic tank systems in and around Darfield and their ongoing usage as the area develops and density of dwellings increases. There has been no change to wastewater infrastructure in Darfield and an increase in the density of dwellings and septic tanks increases the risk of groundwater contamination and exposure of the public to pathogens if and when septic systems fail.

Decision sought

7. The CDHB seeks the following decision:

That the proposal be declined in its entirety.

Conclusion

- 8. The CDHB does wish to be heard in support of this submission.
- 9. If others make a similar submission, the CDHB will not consider presenting a joint case with them at the hearing.
- 10. Thank you for the opportunity to submit on Private Plan Change 48 – Selwyn District Plan

Person making the submission



Dr Cheryl R. Brunton
Medical Officer of Health
11th October 2016

Contact details

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