

Lianne Darby

From: Karen Sannazzaro
Sent: Wednesday, 22 June 2016 12:26 p.m.
To: Alan Worthington; Lianne Darby
Cc: Chelsea McGaw; Laura McElhone
Subject: SUB-2016-28 LUC-2016-169 - WWS concerns

Hi,

This application for development at 82 Riccarton Road East has come to our attention again through ORC's submission, stating "management of stormwater and wastewater will not exacerbate the risk of land instability on or beyond the proposed lots".

Our original comments on the application stand – that is, that the site zoned rural and is beyond the water supply area boundary, therefore is not entitled to service connections, and any such application is at the discretion of ISCOM.

What we failed to make specific comment on was that the site is subject to natural hazards, and that the decision makers should be satisfied onsite effluent disposal can be managed by the applicant so as not to exacerbate land instability.

Given what occurred at 38 Church Hill Road - that a consent for residential development was granted in part to better manage the landslip, which then effectively pre-determined the ISCOM decision on the out of zone wastewater application - we should have expanded on the instability/out of zone matter in our comments. Please note in future we will ensure this occurs.

If the recommending report has not yet been finalised, can we revise our comments for inclusion? If not, are you able to ensure these concerns are worked through at the hearing on 23rd August, and that the panel are aware of potential flow-on implications to of their decision? We will attend this hearing and would like the opportunity to comment.

Thanks,

Karen

Karen Sannazzaro
 Acting Commercial and Regulatory Services Manager, Water and Waste Services
 Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
 Telephone: 03 477 4000; Fax: 03 474 3468
 Email: karen.sannazzaro@dcc.govt.nz



 Please consider the environment before printing this e-mail