

2007/08 DRAFT ANNUAL PLAN SUBMISSION

Submissions close on 11 May 2007

I wish to talk to the main points in my written submission at the hearings to be held between Monday 28 May 2007 and Tuesday 5 June 2007.

Are you completing this submission:

For yourself

If you are representing, how many people do you represent?

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9/5/2007

Your Submission:

Re Draft Development Contribution Policy:

I would like the CCC to reconsider the proposed DCP in relation to management of surface water on Banks Peninsula. The Peninsula is an extensive area, comprises 3 of the 10 Surface Water catchments indicated in the DCP, and is listed as having "no capital projects at present" -- and therefore has not been assessed for a developer's contribution.

To my knowledge stormwater management has not been adequately addressed anywhere on the Peninsula. It would seem that without some funding provision and engineering / management attention at this point there will continue to be community concern about widespread private property and waterway damage.

There is a demonstrated need for managed stormwater disposal in most small settlements on the Peninsula. Nearly all are undergoing rapid development on high ground, above the existing settlements. The natural vegetated drainage rates from the surrounding catchments is increased maybe 10 or 20 fold by the "roads and roofs" created, frequently with a single point of discharge to the (arterial) road side channel. From this "end to end horizontal cut off drain" the water inevitably flows onto private property and into "soft" bedded streams. They can erode to depths of 1m in the space of only a single wet year, when subjected to these unusual flows. What was seen as unusual flow is becoming the every day event with these extensive sub divisions.

It is a widely held community view it is unreasonable that down stream householders are subjected to such damaging discharges on these mature properties.

The capital works that may be appropriate are in the nature of piped disposal to the foreshore in some cases, or perhaps holding tanks to mitigate flows, as is commonplace in other cities. In any event it does seem inappropriate to go forward without better ideas and financial provisions for how this is going to be managed in the immediate 2007/2008 year, and planned for in the following years.

**Your Submission
(Cont'd):**

Presently there are property developments partially completed and without satisfactory stormwater disposal arrangements as legacy works from the BPDC. The new Ecan proposals are not applicable for some time, or at all in the case of previous (and retrospective) developer's "consent". I would like the issue of the developers stormwater system acceptance to be performance based on a case by case basis, at least until such time as the Peninsula development catches up with the new regulatory situation being proposed by Ecan. The absence of defined council owned/operated disposal paths within the "original settlement" areas very much needs to be considered in this "system performance review". In the unusual case where the council has ownership of the stream bed the capacity of these to handle greatly increased flows is of community concern.

Whilst the mechanics of water transport is being worked through it is noteworthy the Peninsula suffers from serious contamination of waterways and foreshore. It would be appropriate to make some recommendations in the consenting and adoption process to effectively mitigate the clay run off from the developer's and subsequent owners site works. This is an immediate need as well as a longer term one. Given the storm water discharge provisions of developers to date I very much believe that concentration on Acceptable Solutions will out perform reliance on any proposed Regulations.