Canterbury Regional Policy Statement 2013

CHAPTER 5 – LAND USE AND INFRASTRUCTURE

5.2 OBJECTIVES

5.2.1 Location, Design and Function of Development (Entire Region)

Development is located and designed so that it functions in a way that:

1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and

2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:

a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
b. provides sufficient housing choice to meet the region's housing needs;
c. encourages sustainable economic development by enabling business activities in appropriate locations;
d. minimises energy use and/or improves energy efficiency;
e. enables rural activities that support the rural environment including primary production;
f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;
g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
h. facilitates the establishment of papakāinga and marae; and
i. avoids conflicts between incompatible activities.

5.3 POLICIES

5.3.2 Development conditions (Wider Region)

To enable development including regionally significant infrastructure which:

1. ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose:
    a. existing or consented regionally significant infrastructure;
    b. options for accommodating the consolidated growth and development of existing urban areas;
    c. the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;
    d. the protection of sources of water for community supplies;
    e. significant natural and physical resources;
2. avoid or mitigate:
    a. natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;
    b. reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and

3. integrate with:
    a. the efficient and effective provision, maintenance or upgrade of infrastructure; and
    b. transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.

5.3.7 Strategic land transport network and arterial roads (Entire Region)

1. In relation to strategic land transport network and arterial roads, the avoidance of development which: adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and
2. in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.

5.3.8 Land use and transport integration (Wider Region)

Integrate land use and transport planning in a way:

1. that promotes:
    a. the use of transport modes which have low adverse effects;
    b. the safe, efficient and effective use of transport infrastructure, and reduces where appropriate the demand for transport;
2. that avoids or mitigates conflicts with incompatible activities; and
3. where the adverse effects from the development, operation and expansion of the transport system:
    a. on significant natural and physical resources and cultural values are avoided, or where this is not practicable, remedied or mitigated; and
    b. are otherwise appropriately controlled.

5.3.12 Rural production (Wider Region)

Maintain and enhance natural and physical resources contributing to Canterbury's overall rural productive economy in areas which are valued for existing or foreseeable future primary production, by:

1. avoiding development, and/or fragmentation which;
    a. forecloses the ability to make appropriate use of that land for primary production; and/or
    b. results in reverse sensitivity effects that limit or precludes primary production.
2. enabling tourism, employment and recreational development in rural areas, provided that it:
    a. is consistent and compatible with rural character, activities, and an open rural environment;
    b. has a direct relationship with or is dependent upon rural activities, rural resources or raw material inputs sourced from within the rural area;
    c. is not likely to result in proliferation of employment (including that associated with industrial activities) that is not linked to activities or raw material inputs sourced from within the rural areas; and
    d. is of a scale that would not compromise the primary focus for accommodating growth in consolidate, well designed and more sustainable development patterns. and;
3. ensuring that rural land use intensification does not contribute to significant cumulative adverse effects on water quality and quantity.

CHAPTER 7 – FRESH WATER

7.2 OBJECTIVES

7.2.1 Sustainable management of fresh water

The region's fresh water resources are sustainably managed to enable people and communities to provide for their economic and social well-being through abstracting and/or using water for irrigation, hydro-electricity generation and other economic activities, and for recreational and amenity values, and any economic and social activities associated with those values, providing:

1. the life-supporting capacity ecosystem processes, and indigenous species and their associated freshwater ecosystems and mauri of the fresh water is safe-guarded;

2. the natural character values of wetlands, lakes and rivers and their margins are preserved and these areas are protected from inappropriate subdivision, use and development and where appropriate restored or enhanced; and

3. any actual or reasonably foreseeable requirements for community and stockwater supplies and customary uses, are provided for.

7.2.3.

The overall quality of freshwater in the region is maintained or improved, and the life supporting capacity, ecosystem processes and indigenous species and their associated fresh water ecosystems are safeguarded.

7.2.4 Integrated management of fresh water resources

Fresh water is sustainably managed in an integrated way within and across catchments, between activities, and between agencies and people with interests in water management in the community, considering:

1. the Ngāi Tahu ethic of Ki Uta Ki Tai (from the mountains to the sea);

2. the interconnectivity of surface water and groundwater;

3. the effects of land uses and intensification of land uses on demand for water and on water quality; and

4. kaitiakitanga and the ethic of stewardship; and

5. any net benefits of using water, and water infrastructure, and the significance of those benefits to the Canterbury region.

7.3 POLICIES

7.3.6 Fresh water quality

In relation to water quality:

1. to establish and implement minimum water quality standards for surface water and groundwater resources in the region, which are appropriate for each water body considering:

a. the values associated with maintaining life supporting capacity, ecosystem processes and indigenous species including their associated ecosystems, and natural character of the water body;

b. any current and reasonably foreseeable requirement to use the water for individual, marae or community drinking water or stockwater supplies, customary uses or contact recreation;

c. the cultural significance of the fresh water body and any conditions or restrictions on the discharge of contaminants that may be necessary or appropriate to protect those values; and

d. any other current or reasonably foreseeable values or uses; and

2. to manage activities which may affect water quality (including land uses), singularly or cumulatively, to maintain water quality at or above the minimum standard set for that water body;

and

3. where water quality is below the minimum water quality standard set for that water body, to avoid any additional allocation of water for abstraction from that water body and any additional discharge of contaminants to that water body, where any further abstraction or discharges, either singularly or cumulatively, may further adversely affect the water quality in that water body:

a. until the water quality standards for that water body are met; or

b. unless the activities are undertaken as part of an integrated solution to water management in the catchment in accordance with Policy 7.3.9, which provides for the redress of water quality within that water body within a specified timeframe.

7.3.7 Water quality and land uses

To avoid, remedy or mitigate adverse effects of changes in land uses on the quality of fresh water (surface or ground) by:

1. identifying catchments where water quality may be adversely affected, either singularly or cumulatively, by increases in the application of nutrients to land or other changes in land use; and

2. controlling changes in land uses to ensure water quality standards are maintained or where water quality is already below the minimum standard for the water body, it is improved to the minimum standard within an appropriate timeframe.

7.3.9 Integrated solutions to fresh water management

To require integrated solutions to the management of fresh water by developing and implementing comprehensive management plans which address the policies of this Statement including addressing all the relevant matters set out in Appendix 2.

7.3.12 Precautionary approach and allocation without a planning framework

To take a precautionary approach to the allocation of water for abstraction, the damming or diversion of water, or the intensification of land uses or discharge of contaminants, in circumstances where the effects of these activities on fresh water bodies, singularly or cumulatively, are unknown or uncertain.

CHAPTER 9 - ECOSYSTEMS AND INDIGENOUS BIODIVERSITY

9.2 OBJECTIVES

9.2.1 Halting the decline of Canterbury's ecosystems and indigenous biodiversity

The decline in the quality and quantity of Canterbury's ecosystems and indigenous biodiversity is halted and their life-supporting capacity and mauri safeguarded

9.2.3 Protection of significant indigenous vegetation and habitats

Areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified and their values and ecosystem functions protected.

9.3 POLICIES

9.3.1 Protecting significant natural areas

1. Significance, with respect to ecosystems and indigenous biodiversity, will be determined by assessing areas and habitats against the following matters:

    a. Representativeness

    b. Rarity or distinctive features

    c. Diversity and pattern

    d. Ecological context

The assessment of each matter will be made using the criteria listed in Appendix 3.

2. Areas or habitats are considered to be significant if they meet one or more of the criteria in Appendix 3.

3. Areas identified as significant will be protected to ensure no net loss of indigenous biodiversity or indigenous biodiversity values as a result of land use activities.

9.3.2 Priorities for protection

To recognise the following national priorities for protection:

1. Indigenous vegetation in land environments where less than 20% of the original indigenous vegetation cover remains.

2. Areas of indigenous vegetation associated with sand dunes and wetlands.

3. Areas of indigenous vegetation located in "originally rare" terrestrial ecosystem types not covered under (1) and (2) above.

4. Habitats of threatened and at risk indigenous species

9.3.4 Promote ecological enhancement and restoration

To promote the enhancement and restoration of Canterbury's ecosystems and indigenous biodiversity, in appropriate locations, where this will improve the functioning and long term sustainability of these ecosystems.

9.3.6 Limitations on the use of biodiversity offsets

The following criteria will apply to the use of biodiversity offsets:

1. the offset will only compensate for residual adverse effects that cannot otherwise be avoided, remedied or mitigated;

2. the residual adverse effects on biodiversity are capable of being offset and will be fully compensated by the offset to ensure no net loss of biodiversity;

3. where the area to be offset is identified as a national priority for protection under Policy 3.2, the offset must deliver a net gain for biodiversity;

4. there is a strong likelihood that the offsets will be achieved in perpetuity; and

5. where the offset involves the ongoing protection of a separate site, it will deliver no net loss, and preferably a net gain for indigenous biodiversity conservation.

Offsets should re-establish or protect the same type of ecosystem or habitat that is adversely affected, unless an alternative ecosystem or habitat will provide a net gain for indigenous biodiversity.

CHAPTER 11 - NATURAL HAZARDS

11.2 OBJECTIVES

11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks.

11.2.3 Climate change and natural hazards

The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.

11.3 POLICIES

11.3.1 Avoidance of inappropriate development in high hazard areas

To avoid new subdivision, use and development (except as provided for in Policy 11.3.4) of land in high hazard areas, unless the subdivision, use or development:

1. is not likely to result in loss of life or serious injuries in the event of a natural hazard occurrence; and

2. is not likely to suffer significant damage or loss in the event of a natural hazard occurrence; and

3. is not likely to require new or upgraded hazard mitigation works to mitigate or avoid the natural hazard; and

4. is not likely to exacerbate the effects of the natural hazard; or

5. Outside of greater Christchurch, is proposed to be located in an area zoned or identified in a district plan for urban residential, industrial or commercial use, at the date of notification of the CRPS, in which case the effects of the natural hazard must be mitigated; or

6. Within greater Christchurch, is proposed to be located in an area zoned in a district plan for urban residential, industrial or commercial use, or identified as a "Greenfield Priority Area" on Map A of Chapter 6, both at the date the Land Use Recovery Plan was notified in the Gazette, in which the effect of the natural hazard must be avoided or appropriately mitigated; or

7. Within greater Christchurch, relates to the maintenance and/or upgrading of existing critical or significance infrastructure.

11.3.2 Avoid development in areas subject to inundation

In areas not subject to Policy 11.3.1 that are subject to inundation by a 0.5% AEP flood event; any new subdivision, use and development (excluding critical infrastructure) shall be avoided unless there is no increased risk to life, and the subdivision, use or development:

1. is of a type that is not likely to suffer material damage in an inundation event; or

2. is ancillary or incidental to the main development; or

3. meets all of the following criteria:

a. new buildings have an appropriate floor level above the 0.5% AEP design flood level; and

b. hazardous substances will not be inundated during a 0.5% AEP flood event; provided that a higher standard of management of inundation hazard events may be adopted where local catchment conditions warrant (as determined by a cost/benefit assessment).

11.3.3 Earthquake hazards

New subdivision, use and development of land on or close to an active earthquake fault trace, or in areas susceptible to liquefaction and lateral spreading, shall be managed in order to avoid or mitigate the adverse effects of fault rupture, liquefaction and lateral spreading.

11.3.5 General risk management approach

For natural hazards and/or areas not addressed by policies 11.3.1, 11.3.2, and 11.3.3, subdivision, use or development of land shall be avoided if the risk from natural hazards is unacceptable. When determining whether risk is unacceptable, the following matters will be considered:

1. the likelihood of the natural hazard event; and

2. the potential consequence of the natural hazard event for: people and communities, property and infrastructure and the environment, and the emergency response organisations.

Where there is uncertainty in the likelihood or consequences of a natural hazard event, the local authority shall adopt a precautionary approach.

Formal risk management techniques should be used, such as the Risk Management Standard (AS/NZS ISO 31000:2009) or the Structural Design Action Standard (AS/NZS 1170.0:2002).

11.3.8 Climate change

When considering natural hazards, and in determining if new subdivision, use or development is appropriate and sustainable in relation to the potential risks from natural hazard events, local authorities shall have particular regard to the effects of climate change.

11.3.9 Integrated management of, and preparedness for, natural hazards

To undertake natural hazard management and preparedness for natural hazard events in a coordinated and integrated manner by ensuring that the lead agencies have particular regard to:

1. the investigation and identification of natural hazards;
2. the analysis and mapping of the consequential effects of the natural hazards identified;
3. the effects of climate change and resulting sea level rise;
4. the setting of standards and guidelines for organisations involved in civil defence and emergency management;
5. the development and communication of strategies to promote and build community resilience; and
6. any other matters necessary to ensure the integrated management of natural hazards in the Canterbury region

CHAPTER 12 – LANDSCAPE

12.2 OBJECTIVES

12.2.2 Identification and management of other landscapes

The identification and management of other important landscapes that are not outstanding natural landscapes. Other important landscapes may include:

1. natural character
2. amenity
3. historic and cultural heritage

12.3 POLICIES

12.3.3 Identification and management of other important landscapes

Identifying and managing other important landscapes that are not outstanding natural landscapes, for natural character, historic cultural, historic heritage and amenity purposes.

CHAPTER 14 - AIR QUALITY

14.2 OBJECTIVES

14.2.1 Maintain or improve ambient air quality

Maintain or improve ambient air quality so that it is not a danger to people's health and safety, and reduce the nuisance effects of low ambient air quality.

14.2.2 Localised adverse effects of discharges on air quality

Enable the discharges of contaminants into air provided there are no significant localised adverse effects on social, cultural and amenity values, flora and fauna, and other natural and physical resources.

14.3 POLICIES

14.3.1 Maintain and improve ambient air quality

In relation to ambient air quality:

1. To set standards to maintain ambient air quality in Canterbury based on concentrations of contaminants that cause adverse health effects and nuisance

2. Where existing ambient air quality is higher than required by the standards set, to only allow the discharge of contaminants into air where the adverse effects of the discharge on ambient air quality are minor.

3. To give priority to ensuring that PM10 ambient air quality improvements are achieved in Rangiora, Kaiapoi, Christchurch, Ashburton, Timaru, Geraldine and Waimate.

14.3.3 Avoid, remedy or mitigate localised adverse effects on air quality

To set standards, conditions and terms for discharges of contaminants into the air to avoid, remedy or mitigate localised adverse effects on air quality.

14.3.5 Relationship between discharges to air and sensitive land-uses

In relation to the proximity of discharges to air and sensitive land-uses:

1. To avoid encroachment of new development on existing activities discharging to air where the new development is sensitive to those discharges, unless any reverse sensitivity effects of the new development can be avoided or mitigated.

2. Existing activities that require resource consents to discharge contaminants into air, particularly where reverse sensitivity is an issue, are to adopt the best practicable option to prevent or minimise any actual or likely adverse effect on the environment.

3. New activities which require resource consents to discharge contaminants into air are to locate away from sensitive land uses and receiving environments unless adverse effects of the discharge can be avoided or mitigated.

CHAPTER 15 – SOILS

15.2 OBJECTIVES

15.2.1 Maintenance of soil quality

Maintenance and improvement of the quality of Canterbury's soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity.

15.3 POLICIES

15.3.1 Avoid remedy or mitigate soil degradation

In relation to soil:

1. to ensure that land-uses and land management practices avoid significant long-term adverse effects on soil quality, and to remedy or mitigate significant soil degradation where it has occurred, or is occurring; and

2. to promote land-use practices that maintain and improve soil quality.

CHAPTER 18 - HAZARDOUS SUBSTANCES

18.2 OBJECTIVES

18.2.1 Avoid, remedy or mitigate adverse effects

Adverse effects on the environment from the storage, use, disposal and transportation of hazardous substances are avoided, remedied or mitigated.

18.2.2 New contamination of land

To avoid contamination of land.

18.3 POLICIES

18.3.1 Protection of sensitive areas and activities

Avoid actual or potential adverse effects, resulting from the use, storage or disposal of hazardous substances, in the following locations:

1. High hazard areas
2. Within a community drinking water protection zone, or within such a distance from a community drinking water supply that there is a risk of contamination of that drinking water source
3. In areas of unconfined or semi-confined aquifer, where the depth to groundwater is such that there is a risk of contamination of that groundwater
4. Within the coastal marine area and in the beds of lakes and rivers
5. Within any area identified by a district or regional plan as being sensitive to the potential effects of hazardous substances, which may include, but are not limited to, areas such as wāhi tapu, urupā, institutions and residential areas.

18.3.2 Avoid, remedy or mitigate adverse effects

To avoid, remedy or mitigate adverse effects on the environment, including contamination of land, air and water, associated with the storage, use, transportation or disposal of hazardous substances.

Canterbury Land and Water Regional Plan

Objectives and Policies

Section 3 - Objectives

3.1 Land and water are managed as integrated natural resources to recognise and enable Ngāi Tahu culture, traditions, customary uses and relationships with land and water.

3.2 Water management applies the ethic of ki uta ki tai – from the mountains to the sea – and land and water are managed as integrated natural resources recognising the connectivity between surface water and groundwater, and between fresh water, land and the coast.

3.5 Land uses continue to develop and change in response to socio-economic and community demand.

3.8 The quality and quantity of water in fresh water bodies and their catchments is managed to safeguard the life-supporting capacity of ecosystems and ecosystem processes, including ensuring sufficient flow and quality of water to support the habitat and feeding, breeding, migratory and other behavioural requirements of indigenous species, nesting birds and, where appropriate, trout and salmon.

3.8A High quality fresh water is available to meet actual and reasonably foreseeable needs for community drinking water supplies.

3.10 Water is available for sustainable abstraction or use to support social and economic activities and social and economic benefits are maximised by the efficient storage, distribution and use of the water made available within the allocation limits or management regimes which are set in this Plan.

3.11 Water is recognised as an enabler of the economic and social wellbeing of the region.

3.13 Groundwater resources remain a sustainable source of high quality water which is available for abstraction while supporting base flows or levels in surface water bodies, springs and wetlands and avoiding salt-water intrusion.

3.24 All activities operate at good environmental practice or better to optimise efficient resource use and protect the region's fresh water resources from quality and quantity degradation.

Section 4 – Policies

4.1 Lakes, rivers, wetlands and aquifers will meet the fresh water outcomes set in Sections 6 to 15 within the specified timeframes. If outcomes have not been established for a catchment, then each type of lake, river or aquifer should meet the outcomes set out in Table 1 by 2030.

4.2 The management of lakes, rivers, wetlands and aquifers will take account of the fresh water outcomes, water quantity limits and the individual and cumulative effects of land uses, discharges and abstractions will meet the water quality limits set in Sections 6 to 15 or Schedule 8 and the individual and cumulative effects of abstractions will meet the water quantity limits in Sections 6 to 15.

4.4 Groundwater is managed so that:

….

(e) overall water quality in aquifers does not decline; and

(f) the exercise of customary uses and values is supported.

4.7 Resource consents for new or existing activities will not be granted if the granting would cause a water quality or quantity limit set in Sections 6 to 15 to be breached or further over allocation (water quality and/or water quantity) to occur or in the absence of any water quality standards in Sections 6 to 15, the limits set in Schedule 8 to be breached. Replacement consents, or new consents for existing activities may be granted to:

(a) allow the continuation of existing activities at the same or lesser rate or scale, provided the consent contains conditions that contribute to the phasing out of the over allocation (water quality and/or water quantity) within a specified timeframe; or

(b) exceed the allocation limit (water quality and/or water quantity) to a minor extent and in the short-term if that exceedance is part of a proposal to phase out the overallocation within a specified timeframe included in Sections 6 to 15 of this Plan.

4.8A [From National Policy Statement on Freshwater Management 2014]

1. When considering any application for a discharge the consent authority must have regard to the following matters:

(a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water and

(b) the extent to which it is feasible and dependable that any more than minor adverse effect on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided.

2. When considering any application for a discharge the consent authority must have regard to the following matters:

(a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their contact with freshwater; and

(b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their contact with fresh water resulting from the discharge would be avoided.

3. This policy applies to the following discharges (including a diffuse discharge by any person or animal):

(a) a new discharge or

(b) a change or increase in any discharge – of any contaminant into fresh water, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering fresh water.

4. Paragraph 1 of this policy does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.

5. Paragraph 2 of this policy does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2014 takes effect. 4.8B [From NPS-FM 2014].

1. When considering any application the consent authority must have regard to the following matters:

(a) the extent to which the change would adversely affect safeguarding the life-supporting capacity of fresh water and of any associated ecosystem and

(b) the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of fresh water and of any associated ecosystem resulting from the change would be avoided.

2. This policy applies to:

(a) any new activity and

(b) any change in the character, intensity or scale of any established activity – that involves any taking, using, damming or diverting of fresh water or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out).

3. This policy does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.

4.11 The setting and attainment of catchment specific water quality and quantity outcomes and limits is enabled through:

(a) limiting the duration of any resource consent granted under the region-wide rules in this Plan to a period not exceeding five years past the expected notification date (a set out in the Council's Progressive Implementation Programme) of any plan change that will introduce water quality or water quantity provisions into Sections 6 – 15 of this Plan; but

(b) allowing, where appropriate, a longer resource consent duration for discharge permit granted to irrigation schemes or principal water suppliers under the region-wide nutrient management rules in this Plan, provided those permits include conditions that restrict the nitrogen loss from the land and enable a review of the consent under section 128(1) of the RMA.

Activity and Resource Policies

Discharges of Contaminants to land or water

4.12 There are no direct discharges to surface water bodies or groundwater of:

(a) untreated sewage, wastewater (except as a result of extreme weather-related overflows or system failures) or bio-solids;

(b) solid or hazardous waste or solid animal waste;

(c) animal effluent from an effluent storage facility or a stock holding area;

(d) organic waste or leachate from storage of organic material; and

(e) untreated industrial or trade waste.

4.13 For other discharges of contaminants into or onto land where it may enter water or to surface water bodies or groundwater (excluding those passive discharges to which Policy 4.26 applies), the effects of any discharge are minimised by the use of measures that:

(a) first, avoid the production of the contaminant;

(b) secondly, reuse, recovers or recycles the contaminant;

(c) thirdly, minimise the volume or amount of the discharge; or

(d) finally, wherever practical utilise land-based treatment, a wetland constructed to treat contaminants or a designed treatment system prior to discharge; and

(e) in the case of surface water, results in a discharge that after reasonable mixing meets the receiving water standards in Schedule 5 or does not result in any further degradation in water quality in any receiving surface waterbody that does not meet the water quality standards in Schedule 5 or any applicable water conservation order.

4.14 Any discharge of a contaminant into or onto land where it may enter groundwater (excluding those passive discharges to which Policy 4.26 applies):

(a) will not exceed the natural capacity of the soil to treat or remove the contaminant; and

(b) will not exceed available water storage capacity of the soil; and

(c) where meeting (a) and (b) is not practicable, the discharge will:

(i) meet any nutrient limits in Schedule 8 or Sections 6 to 15 of this Plan; and

(ii) utilise the best practicable option to ensure the size of any contaminant plume is as small as is reasonably practicable; and

(iia) ensure there is sufficient distance between the point of discharge, any other discharge and drinking-water supplies to allow for the natural decay or attenuation of pathogenic micro-organisms in the contaminant plume; and

(iii) not result in the accumulation of pathogens, or a persistent or toxic contaminant that would render the land unsuitable for agriculture, commercial, domestic, cultural or recreational use or water unsuitable as a source of potable water or for agriculture; and

(iv) not raise groundwater levels so that land drainage is impeded.

4.14B Have regard to Ngāi Tahu values, and in particular those expressed within an iwi management plan, when considering applications for discharges which may adversely affect statutory acknowledgement areas, nohoanga sites, surface waterbodies, silent file areas, culturally significant sites, Heritage New Zealand sites, any listed archaeological sites, and cultural landscapes, identified in this Plan, any relevant district plan, or in any iwi management plan.

Stormwater and community wastewater systems

4.17 Stormwater run-off volumes and peak flows are managed so that they do not cause or exacerbate the risk of inundation, erosion or damage to property or infrastructure downstream or risks to human safety.

Earthworks, land excavation and deposition of material into land over aquifers

4.18 The loss or discharge of sediment or sediment-laden water and other contaminants to surface water from earthworks, including roading, works in the bed of a river or lake, land

development or construction, is avoided, and if this is not achievable, the best practicable option is used to minimise the loss or discharge to water.

4.19 The discharge of contaminants to groundwater from earthworks, excavation, waste collection or disposal sites and contaminated land is avoided or minimised by ensuring that:

(a) activities are sited, designed and managed to avoid the contamination of groundwater;

(b) existing or closed landfills and contaminated land are managed and monitored where appropriate to minimise any contamination of groundwater; and

(c) there is sufficient thickness of undisturbed sediment in the confining layer over the Coastal Confined Aquifer System to prevent the entry of contaminants into the aquifer or an upward hydraulic gradient is present which would prevent aquifer contamination.

Soil stability

4.22 Sedimentation of water bodies as a result of land clearance, earthworks and cultivation is avoided or minimised by the adoption of control methods and technologies, such as maintaining continuous vegetation cover adjacent to water bodies or capturing surface run-off to remove sediment and other contaminants or by methods such as direct drilling crops and cultivation that follows the contours of a paddock.

Protect sources of drinking-water

4.23 Any water source used for drinking-water supply is protected from any discharge of contaminants that may have any actual or potential adverse effect on the quality of the drinking-water supply including its taste, clarity and smell and community drinking water supplies are protected so that they align with the CWMS drinking-water targets and meet the drinking-water standards for New Zealand.

4.23A The quality of water abstracted from community drinking-water supply sources is protected through:

(a) the application of a provisional protection zone around the source of any existing community drinking-water supply, unless a specific protection zone is included as a condition in the permit to take or use water; and…..

Hazardous Substances & hazardous activities

4.25 Unless the substance is approved under the Hazardous Substances and New Organisms Act 1996 to be applied onto land or into water, activities involving the use, storage or discharge of hazardous substances will be undertaken using the best practicable option to:

(a) as a first priority, avoid the discharge (including accidental spillage) of hazardous substances onto land or into water, including reticulated stormwater systems; and

(b) as a second priority, ensure, where there is a residual risk of a discharge of hazardous substances including any accidental spillage, it is contained on-site and does not enter surface water bodies, groundwater or stormwater systems.

Gravel Extraction

4.93 Recognise the value of gravel extraction for construction and maintenance of infrastructure, for economic activity, for flood management purposes and for the re-build of Christchurch.

4.94 Enable the extraction of gravel from land, provided adverse effects on groundwater quality are minimised and remediation is undertaken to minimise any ongoing risk of groundwater contamination.

Selwyn Te Waihora sub-section

11.4 Policies

The following policies apply in the Selwyn Te Waihora sub-region in addition to those set out in Section 4 of the Plan.

11.4.1 Manage water abstraction and discharges of contaminants within the entire Selwyn Te Waihora sub-region to avoid, remedy or mitigate adverse cumulative effects on the water quality of Te Waihora/Lake Ellesmere, rivers and shallow groundwater; and the flow of water in springs and tributaries flowing into Te Waihora/Lake Ellesmere and achieve, in combination with non-regulatory actions, the freshwater objectives and outcomes for the sub-region.

11.4.2 In recognition of the importance of the entire catchment to Ngāi Tahu, actively manage the Selwyn Te Waihora sub-region to enable Ngāi Tahu to exercise kaitiakitanga in the management of fresh water.

Managing Land Use to Improve Water Quality

11.4.11 Require any person discharging wastewater, liquid waste or sludge waste from an industrial or trade process into or onto land to adopt the best practicable option to manage the treatment and discharge of contaminants and not exceed the nitrogen load limit for industrial and trade processes in Table 11(i) unless Policy 11.4.12 applies.

11.4.12 Enable the discharge of wastewater, liquid waste or sludge waste from an industrial or trade process into or onto land which cumulatively will result in the exceedance of the nitrogen load limit for industrial and trade processes in Table 11(i) only in circumstances where the loss of nitrogen from the land, being from both the discharge and any farming activity occurring on the land, does not exceed any authorised discharge of nitrogen from the land that was occurring prior to the discharge of wastewater.

Current information, monitoring and review

11.4.38 Making decisions on the best available current information, including monitoring and periodic review of the effectiveness of the water quality limits and targets.

Canterbury Air Regional Plan

Objectives and Policies

Definitions:

Sensitive activity

means an activity undertaken in:

a. the area within 20m of the façade of an occupied dwelling; or
b. a residential area or zone as defined in a district plan; or
c. a public amenity area, including those parts of any building and associated outdoor areas normally available for use by the general public, excluding any areas used for services or access areas; or
d. a place, outside of the Coastal Marine Area, of public assembly for recreation, education, worship, cultural or deliberation purposes.

Objectives

5.1 Air quality protects the mauri and life supporting capacity of the environment.

5.2 Ambient air quality provides for the health and wellbeing of the people of Canterbury.

5.3 Competing demands for the use of the air resource of Canterbury are accommodated while unacceptable degradation of ambient air quality is avoided.

5.4 Degraded ambient air quality is improved over time and where ambient air quality is acceptable it is maintained.

5.5 Air quality is managed in a way that provides for the cultural values and traditions of Ngāi Tahu.

5.6 Amenity values of the receiving environment are maintained.

5.7 Discharges from new activities are appropriately located to take account of adjacent land uses and sensitive activities.

5.9 Offensive and objectionable effects and noxious or dangerous effects on the environment are generally avoided.

5.10 Developments and innovation in technology that have the potential to improve air quality are enabled.

Policies

Central policies applying to all activities

6.1 Discharges of contaminants into air, either individually or in combination with other discharges, do not cause:

a. adverse effects on human health and wellbeing; or
b. adverse effects on the mauri and life supporting capacity of ecosystems, plants or animals; or
c. significantly diminished visibility; or
d. significant soiling or corrosion of structures or property.

6.2 Recognise the value of air quality as a taonga to Tāngata whenua and manage adverse effects of discharges into air on wāhi tapu, wāhi taonga, and places of significance to Ngāi Tahu.

6.3 Manage the effects of discharges into air on ambient air quality by:

a. the spatial division of the Canterbury Region into areas inside and outside Clean Air Zones;
b. setting a 2ha property area threshold; and
c. setting thresholds for effects above which resource consents are required.

6.4 Reduce adverse effects of discharges on people where ambient air quality does not meet the value set in a national ambient air quality standard or guideline.

6.5 Minimise adverse effects on people where ambient air quality is degraded when assessed against a national ambient air quality standard or guideline.

6.6 Maintain ambient air quality in locations where the quality is acceptable when assessed against an ambient air quality standard set in a national ambient air quality standard or guideline.

6.8 Offensive and objectionable effects are unacceptable and actively managed by plan provisions and the implementation of management plans.

6.9 Discharges into air from new activities are appropriately located and adequately separated from sensitive activities, taking into account land use anticipated by a proposed or operative district plan and the sensitivity of the receiving environment.

6.10 If the sensitivity of the receiving environment is altered by authorised land use change, so that an existing discharge results in significant adverse effects on the receiving environment, require the effects of that discharge to be reduced and provide a reasonable timeframe for achieving that reduction.

6.11 When evaluating resource consent applications recognise locational constraints on activities, when imposing terms and conditions.

6.12 Where activities locate appropriately to mitigate adverse effects on air quality a longer consent duration may be available to provide on-going operational certainty.

6.13 Minimise the cumulative effects of discharges of contaminants into air by requiring:

a. permitted discharges to apply good environmental practices; and

b. discharges allowed by a resource consent to apply the best practicable option.

6.15 Recognise that changes in technology may allow for improvements in the quality of a discharge over the term of the consent and acknowledge this by imposing management and review conditions on new and replacement resource consents.

6.17 Where a discharge causes effects that are unpredictable because of scientific uncertainty or an absence of information adopt a precautionary approach to assessing the effects if there is a risk of high probability or high potential impact.

Industrial and trade activities and large-scale fuel burning devices

6.22 Applications for resource consent for discharges of contaminants into air from large scale fuel burning devices and industrial or trade activities shall identify the best practicable option to be adopted to minimise effects.

6.25 Applications for resource consent for discharges into air from industrial or trade activities or large-scale fuel burning devices classified as discretionary shall address:

a. where the discharge includes PM10, the mass emission rate of the proposed discharge relative to the total emission rate of all discharges within the Clean Air Zone; and the degree to which the proposed discharge exacerbates cumulative effects within the Clean Air Zone; and
b. localised effects of the proposed discharge and the location of sensitive receptors; and
c. available mitigation and emission control options; and
d. the duration of consent being sought and the practicability for the effects of the discharge to be reduced over time.

6.26 When considering applications for resource consent for the discharge of contaminants into air from large scale fuel burning devices or from industrial, trade or commercial activities, the CRC will consider the combined effect of all consented discharges into air occurring on the property.

6.28 Manage discharges of odour and dust from the storage, transfer, handling, treatment or disposal of liquid or solid waste, by ensuring that any discharges from those activities are appropriately located.

Operative Selwyn District Plan

Objectives and Policies

B1 NATURAL RESOURCES

B1 NATURAL RESOURCES

LAND AND SOIL — OBJECTIVES

Objective B1.1.1

Adverse effects of activities on the District's land and soil resources are avoided, remedied or mitigated.

Objective B1.1.2

People and their property are not affected by contaminated soil or unstable land and any adverse effects on the environment are avoided, remedied or mitigated.

Objective B1.1.3

Promote the sustainable management of the soil resources of the District.

LAND AND SOIL — POLICIES AND METHODS

CONTAMINATED LAND

Policy B1.1.1

Ensure any activity involving hazardous substance or waste disposal is carried out in a way which reduces the risk of contaminating land or soil.

Policy B1.1.2

Avoid adverse effects on people through exposure to contaminated land and mitigate or remedy any adverse effects on the environment.

Policy B1.1.3

Encourage the management of contaminated sites so that effects on peoples' health or on the environment are avoided.

SOIL DAMAGE

Policy B1.1.6

Encourage initiatives by Environment Canterbury and landowners to reduce the adverse effects of activities on soil structure and soil erosion.

Policy B1.1.7

Avoid removing large quantities of topsoil from sites unless:

- The site will be covered in hardstanding; or
- The topsoil will be replaced, and the site replanted, when the activity ceases.

VEGETATION AND ECOSYSTEMS – OBJECTIVES

Objectives B1.2.1

Significant areas of indigenous vegetation and habitats of indigenous fauna are recognised and protected and enhancing areas of indigenous vegetation is encouraged.

Objective B1.2.4

The potential adverse effects from activities on areas of indigenous vegetation, habitats of indigenous fauna, and indigenous biodiversity and functioning are avoided, remedied or mitigated.

VEGETATION AND ECOSYSTEMS — POLICIES AND METHODS

Policy B1.2.6

Adverse effects on indigenous ecosystems, vegetation and habitat should be avoided, remedied or mitigated where these areas are important for maintaining the indigenous biodiversity and ecosystem functions and natural character of the District.

WATER — OBJECTIVES

Objective B1.3.1

Contamination of ground water or surface water is avoided and/or mitigated and water quality improved in degraded waterbodies through changes in land management practices and controls on land uses likely to cause waterbody contamination.

WATER — POLICIES AND METHODS

POLICIES

Policy B1.3.2

Recognise and provide for the special interest of Tāngata whenua in resource management issues relating to water.

GROUND AND SURFACE WATER

Policy B1.3.4

Manage land to protect water resources and avoid, remedy, or mitigate adverse effects on surface water quality and quantity, and aquatic habitat from activities and development, including:

- Activities locating close to waterbodies; or
- Activities which may result in surface run-off of contaminants, or leaching of contaminants into groundwater.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES

Objective B1.4.1

The Outstanding Natural Features and Landscapes of the District are recognised and protected from inappropriate use and development while still enabling people to provide for their economic and social well-being.

Policy B1.4.2

Recognise that landscapes will change over time and allow changes to landscapes provided that they complement the landscape and retain its core values.

PHYSICAL RESOURCES

TRANSPORT NETWORKS — OBJECTIVES

ROAD, PATHWAYS, RAIL AND AIRFIELDS

Objective B2.1.1

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

TRANSPORT NETWORKS — POLICIES AND METHODS

ROADS AND PATHWAYS

Policy B2.1.2

Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.

Policy B2.1.4(a)

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- the number and type of vehicle movements generated by the activity;
- the road classification and function; and
- any pedestrian, cycle, public transport or other access required by the activity.

Policy B2.1.13

Avoid planting trees or hedges in positions or allow them to grow to heights where they will shade roads for prolonged periods during winter.

Policy B2.1.14

Ensure property gates are designed and positioned to leave adequate space for motor vehicles to move off the carriageway before stopping to open them.

3 PEOPLE'S HEALTH, SAFETY AND VALUES

DISTRICT-WIDE NATURAL HAZARDS

NATURAL HAZARDS — OBJECTIVES

Objective B3.1.1
Activities do not cause or exacerbate natural hazards.

Objective B3.1.2
Measures to mitigate natural hazards do not cause or exacerbate adverse effects on the environment.

NATURAL HAZARDS — POLICIES AND METHODS

Policy B3.1.7

Ensure the risk of damage from avalanche, earthquakes or slips is minor when locating buildings, other structures or recreational facilities at high altitudes or on steep slopes.

Policy B3.1.8

Ensure any measures proposed to mitigate a potential natural hazard:

- Do not lead to or intensify a potential natural hazard elsewhere; and
- Any other adverse effects on the environment being avoided, remedied or mitigated.

HAZARDOUS SUBSTANCES — OBJECTIVES

Objective B3.2.1
To ensure that adequate measures are taken to avoid, remedy or mitigate any adverse effects to human health, to the amenity of townships, the rural environment and to the natural environment arising from the manufacture, storage, transport on water bodies and disposal of hazardous substances.

Objective B3.2.2
To ensure that adequate measures are taken during the manufacture, storage and disposal of hazardous substances to avoid, remedy or mitigate any adverse effects to the health of livestock and other farm animals, to domestic animals, to flora and fauna, and to the life-sustaining capacity and amenity values of waterbodies, land and soil resources.

HAZARDOUS SUBSTANCES — POLICIES AND METHODS

MANUFACTURE AND STORAGE

Policy B3.2.1(a)
Allow appropriate quantities and classes of hazardous substances to be stored in the rural area to provide for land use activities that are consistent with the District Plan objectives and policies for those areas; and

Policy B3.2.1(b)
Ensure hazardous substances are used and stored under conditions which reduce the risk of any leaks or spills contaminating land or water.

QUALITY OF THE ENVIRONMENT — OBJECTIVES

Objective B3.4.1

The District's rural area is a pleasant place to live and work in.

Objective B3.4.2

A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.

QUALITY OF THE ENVIRONMENT — POLICIES AND METHODS

RURAL CHARACTER

Policy B3.4.1

Recognise the Rural zone as an area where a variety of activities occur and maintain environmental standards that allows for primary production and other business activities to operate.

Policy B3.4.3

Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.

Policy B3.4.4

Ensure that any adverse effects arising from "rural based" industrial activities in the Rural (Inner Plains) Zone of a size and scale beyond what is permitted by the District Plan and "other" types of industrial activities in all Rural zones are avoided, remedied or mitigated to the extent that the adverse effects are no more than minor.

Policy B3.4.6

Maintain low levels of building density in the Rural zone and the predominance of vegetation cover.

Policy B3.4.9

Require signs and noticeboards to be located on the site to which the sign or notice board relates except for:

- Temporary signs; and
- Signs and noticeboards located close to townships on the Plains area.

Policy B3.4.10

Ensure signs and noticeboards are designed and positioned to avoid:

- Restricting people's visibility along roads;
- Impeding access to or past sites;
- Nuisance effects from sound effects, moving parts, glare or reflectivity;
- Large structures protruding above rooftops.

GLARE AND NIGHTGLOW

Policy B3.4.11

Avoid night lighting shining directly into houses, other than a house located on the same site as the activity, or from vehicles using roads in the District.

NOISE AND VIBRATION

Policy B3.4.13

Recognise temporary noise associated with short-term, seasonal activities as part of the rural environment, but ensure continuous or regular noise is at a level which does not disturb people indoors on adjoining properties.

DUST

Policy B3.4.16

Mitigate nuisance effects on adjoining dwellings caused by dust from earthworks, or stockpiled material.

SHADING

Policy B3.4.17

Ensure buildings and trees do not excessively shade adjoining properties.

REVERSE SENSITIVITY EFFECTS

Policy B3.4.20

Ensure new or upgraded road infrastructure and new or expanding activities, which may have adverse effects on surrounding properties, are located and managed to mitigate these potential effects.

Proposed Selwyn District Plan (Decisions Version), August 2023

Objectives and Policies

DISTRICT IDENTITY

SD-O1 Sensational Selwyn

Selwyn is an attractive and pleasant place to live, work, and visit, where development:

1. takes into account the existing and anticipated character of individual communities;
2. is well-connected, safe, accessible, and resilient; and
3. enhances environmental, economic, cultural, social and health outcomes for the benefit of the entire District.

SD-02 District Wellbeing and Prosperity

Selwyn's prosperous economy and community well-being are supported through the efficient use of land, resources, and infrastructure, while ensuring existing activities are protected from incompatible activities and reverse sensitivity effects.

SD-DI-06 Thriving Rural Communities

Outside of defined urban growth areas Selwyn's highly productive land is retained for rural production activities and rural communities retain their rural character.

TRANSPORT

TRAN-Objectives

TRAN-O1

People and places are connected through safe, efficient, and effective land transport corridors and land transport infrastructure for all transport modes, which are well integrated with land use activities and subdivision development and reduce dependency on private motor vehicles.

TRAN-Policies

TRAN-P3

Require Integrated Transport Assessments to assess the effects of high trip generating activities on the surrounding land transport network to:

1. Maintain the safety and efficiency of land transport infrastructure by ensuring there is sufficient capacity in land transport corridors, and
2. Establish whether the high trip generating activity can be supported by active transport modes, including accessibility to safe and convenient walking and cycling connections and access to public transport and public transport facilities.

TRAN-P4

Manage the adverse effects of activities within the General Rural Zone that exceed the maximum number of vehicle movements for each site.

Recognising and protecting land transport networks and systems

TRAN P7

Recognise and protect the function of the District's land transport network and systems by managing land use activities and subdivision development to ensure the safe and efficient movement of people and goods by:

1. Avoiding significant adverse effects and minimising other adverse effects from activities on the safe, efficient and effective operation of land transport corridors and land transport infrastructure, particularly where it may reduce safe and efficient traffic flows within the strategic transport network and links with Christchurch City;

2. Ensuring land transport corridors and land transport infrastructure can efficiently and effectively provide for the volume and type of transport movements based on the network road classifications; and

3. Requiring the design, positioning, and maintenance of accessways, corner splays, vehicle crossings, intersections, footpaths, plantings, and signs to ensure appropriate sightline visibility is provided to road users to support safe and efficient vehicle, pedestrian, and cycle movements.

TRAN-P11

Manage vehicle access, vehicle crossings and manoeuvring areas to maintain the safe and efficient operation of land transport corridors and land transport infrastructure by:

1. Requiring all sites to have access to a road and to ensure that this access is constructed to the appropriate formation standards and is compatible with the network road classification;
2. Avoiding the need to reverse vehicles onto the strategic transport network;
3. Avoiding the establishment of new accessways and vehicle crossings to roads that require access across a rail line; and
4. Minimising the need to reverse onto Collector Roads through the provision of appropriate on-site manoeuvring areas.

HAZARDS AND RISKS

CONTAMINATED LAND

CL-OBJECTIVES

CL-O1

Human health and the environment are protected from the adverse effects of the use of contaminated land.

CL-P1

Require any proposal for subdivision, development, or use of contaminated land or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect people and the environment.

NATURAL HAZARDS

NH-Objectives

NH- O1

New subdivision, use, and development, (except for new important infrastructure and land transport infrastructure where NH-O2 applies instead):

1. is avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and
2. in all other areas, is undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are appropriately mitigated.

NH-O3

Methods to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure, or the environment.

NH-O4

The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.

NH-Policies

General

NH-P1

Avoid new subdivision, use, or development of land in high hazard areas (except for important infrastructure and land transport infrastructure where NH-P2 applies instead), unless the subdivision, use or development either:

1. is

a. not likely to result in loss of life or serious injuries; and b.
is not likely to suffer significant damage or loss; and c.
is not likely to require new or upgraded natural hazard mitigation works to mitigate or avoid the natural hazard; and either is: d.
not likely to exacerbate the effects of the natural hazard;

2. or, alternatively it is located in any of the following areas as at 6 December 2013, in which case the effects of the natural hazard must be avoided or appropriately mitigated.

a. Living 1 zone, Living X zone or Living Z zone;
b. in Lincoln, a Living B2 zone; or
c. a Business Zone.

NH-P3

Restrict new subdivision, use or development of land in areas outside high hazard areas but known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is appropriately mitigated.

NH-P4

Natural hazard mitigation works shall consider:

1. approaches to risk management that reduce the need for physical works and similar engineering interventions;

2. the nature of the natural hazard risk and how it might change over at least a 100-year timeframe, including the expected effects of climate change;
3. the potential for adverse effects on indigenous biodiversity, Ngāi Tahu cultural values, or sites of historic heritage or geological value;
4. identification of and a plan for transition mechanisms and timeframes for moving to more sustainable approaches; and
5. the physical works necessary to ensure that the form and location of any structure is designed to minimise adverse effects on the environment.

NH-P5

When determining if new subdivision, use, or development is appropriate and sustainable in relation to the potential risks from natural hazard events, have particular regard to the effects of climate change.

Flood Hazards

NH-P10

In areas within the Plains Flood Management Overlay that are not a high hazard area, provide for :

1. important infrastructure and land transport infrastructure; and 2.
any other new subdivision, use, and development only where every new residential unit or principal building has an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level.

NH-P12

Manage earthworks undertaken in the Waimakariri Flood Management Overlay and the Plains Flood Management Overlay to ensure that they do not exacerbate flooding on any other property by displacing or diverting floodwater on surrounding land.

Geotechnical Hazards

NH-P15

Within the Greendale Fault Avoidance Overlay, avoid the development or use of land, buildings or structures for any:

1. community facility; or
2. important infrastructure; or
3. land transport infrastructure; or
4. Major Hazard Facility

unless the activity:

a. does not pose a significant risk, or exacerbate an existing risk, to people or property; and
b. either:
    i. has a functional need or operational need to be in that location; or
    ii. is not vulnerable to the natural hazard; and
c. contributes to the resilience of the community in the event of a natural disaster.

NH-P17

Within the Fault Awareness Overlay, restrict the development of any:

1. important infrastructure and land transport infrastructure; or
2. Major Hazard Facility

unless the adverse effects of fault rupture can be mitigated so as to ensure that there is no greater risk to human health and safety during and after an earthquake.

HAZARDOUS SUBSTANCES

HAZS-Objectives

HAZS-O1

The benefits associated with activities involving the use, storage, disposal, and transportation of hazardous substances are recognised, while ensuring that risks to the environment and human health are minimised to acceptable levels.

HAZS-Policies

HAZS-P1

Enable activities involving the use, storage, disposal, and transportation of hazardous substances while managing the residual risk to people, property, and the environment to acceptable levels.

ECOSYSTEMS AND INDIGENOUS BIODIVERSITY

ECO-Objectives

ECO-O1

Indigenous biodiversity within the district is managed through the exercise of kaitiakitanga and stewardship, in order that:

1. Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected, and
2. Other indigenous biodiversity values are maintained and enhanced, and
3. The restoration and enhancement of areas of indigenous biodiversity is encouraged and supported.

ECO-O2

The relationship of Ngāi Tahu whānui, and their customs and traditions, with indigenous biodiversity is recognised and provided for, including through:

1. Facilitation and support for the exercise of kaitiakitanga in relation to indigenous species and habitats; and
2. Maintenance, enhancement, and restoration where degraded, of habitats that sustain mahinga kai; and
3. Enabling customary use of taonga species.

ECO-Policies

ECO-P11

Avoid planting pest tree and plant species that are listed in ECO-SCHEDI
Potential Pest Species} or in the Canterbury Regional Pest Management Plan 2018-2038.

ECO-P12

Ensure the maintenance of indigenous vegetation cover and habitat values in
extensive, dryland pastoral systems.

EARTHWORKS

EW-Objectives

EW-O1

Earthworks are undertaken in a manner that limits adverse effects on the surrounding environment.

EW-Policies

EW-P3

Manage earthworks to limit erosion, inundation or siltation so that it does not impede the functioning of natural biological and physical processes.

EW-P4

Minimise any adverse visual effects, loss of privacy, dust nuisance, or shading adverse effects during and on completion of earthworks.

LIGHT

LIGHT-Objectives

LIGHT-O1

Artificial outdoor lighting enables work, recreation, and entertainment activities to occur beyond daylight hours, while:

1. maintaining the health, safety, and amenity values of people; and
2. protecting the District's natural darkness and natural features.

LIGHT-Policies

LIGHT-P1

Manage new artificial outdoor lighting to minimise light spill and glare onto adjoining sites and glare onto adjoining sites and roads to provide for the health and safety of people and the safe, effective and efficient operation of the land transport network.

LIGHT-P2A

Recognise that artificial lighting may be required to support the operational needs of activities, including their health and safety requirements, and those needing to operate on a 24-hour basis.

LIGHT-P3

Minimise potential upward light that causes sky glow, whilst ensuring the safe, effective, and efficient operation of roads, public pedestrian access and public sports courts and grounds, by controlling new artificial outdoor lighting to:

1. maintain people's ability to view the night sky; and
2. maintain the distinct character and amenity values of the district's night sky; and
3. protect the health and well-being of people and ecosystems.

NOISE

NOISE-Objectives

NOISE-O1

The health and wellbeing of people and communities and their amenity values are protected from adverse noise effects, consistent with the anticipated outcomes for the receiving environment. .

NOISE-Policies

NOISE-P1

Manage noise effects by setting:

1. Maximum noise limits to reflect the character and amenity of each zone;

2. Limits on the location, frequency, and duration of specific activities that generate noise;

3. A vibration standard.

NOISE-P8

Manage the frequency and duration of noise from temporary activities, including sound amplified activities.

SIGNS

SIGN-Objectives

SIGN-O1

Signs contribute to the District's economic and community wellbeing, and transport safety.

SIGN-Policies

SIGN-P1

Enable signs that are an integral component of industrial, commercial, and community activities and important infrastructure.

SIGN-P2

Manage the size, design, location, and number of signs to maintain transport safety and the character and amenity values of the surrounding environment, including the values of Outstanding Natural Landscapes, the coastal environment, and the heritage values of identified heritage items and settings.

GENERAL RURAL ZONE

GRUZ- Overview

"The majority of the District is classified as the General Rural Zone, with the primary purpose being to provide for primary production activities and other compatible activities.
Generally, character and amenity within the General Rural Zone is characterised by a landscape dominated by openness and vegetation, and with significant visual separation between neighbouring residential buildings. Rural landscapes include rural production activities, including plantation forestry, mineral extraction, farming (including research farming and associated facilities) and associated structures and buildings as well as rural support services and rural industry. These activities may have associated levels of noise, dust and odour.

The General Rural Zone also has large areas of highly productive land which are important for primary production purposes. Whilst residential activities are part of the General Rule Zone, they should not compromise the ability of the Zone to be used for primary production. Establishing new sensitive activities, such as educational and health facilities, is generally not appropriate in the General Rural Zone. **…"**

GRUZ-Objectives

GRUZ-O1

Subdivision, use, and development in rural areas that:

1. supports, maintains, or enhances the function and form, character, and amenity value of rural areas;
2. prioritises primary production, over other activities to recognise its importance to the economy and wellbeing of the district;
3. allows primary production, those activities that directly support primary production and have a functional or operational need to locate with the General Rural Zone and important infrastructure, to operate without being compromised by incompatible sensitive activities and reverse sensitivity effects; and
4. retains a contrast in character to urban areas; and
5. protects highly productive land.

GRUZ-Policies

GRUZ-P1

Maintain or enhance rural character and amenity values of rural areas by:

1. retaining a low overall building density;
2. enabling primary production while managing adverse effects of intensive primary production, and mineral extractive industries;
3. managing the density and location of residential development;
4. retaining a clear delineation and contrast between the district's rural areas and urban areas; and
5. recognising that primary production activities can produce noise, dust, odour and traffic that may be noticeable to residents and visitors to the General Rural Zone.

GRUZ-P4

Provide for the economic development potential of the rural area by enabling a range of activities that:
1. have a direct relationship with, or are dependent on, primary production;
2. have a functional need, or operational need to locate in the rural area;
3. represent an efficient use of natural and physical resources; and
4. maintain or enhance the character and amenity values of the surrounding area.

GRUZ-P7

Avoid reverse sensitivity effects on:

1. lawfully authorised or established primary production activities;
2. activities that have a direct relationship with, or are dependent, on primary production; and
3. important infrastructure.

GRUZ-P8

Enable mineral extraction in the General Rural Zone to meet the District's and region's supply needs, including by recognising the need for mineral extraction to locate where the mineral resource exists, while:

1. managing the spatial extent and effects of mineral extraction activities in order to maintain the amenity values of sensitive activities and residential activities; and
2. internalising adverse environmental effects as far as practicable, including by using industry best practice and management plans; and
3. avoiding mineral extraction on highly productive land unless there is a functional or operational need to locate it on that land and the mineral extraction provides either:
    a. a significant national public benefit; or
    b. in the case of aggregate extraction, a significant national or regional public benefit.

GRUZ-P9

Ensure that mineral extraction sites are progressively rehabilitated to:

1. mitigate erosion and subsidence risks; and
2. reinstate the land so that it is suitable for an alternative permitted or consented activity.