

Appendix 10: Assessment of Statutory Framework

Selwyn District Plan

The following relevant objectives and policies of the Townships Volume of the Selwyn District Plan have been considered in the context of the proposed plan change:

B1 – Natural Resources

Objective B1.1.1: Adverse effects on people, and their activities, ecosystems and land and soil resources from contaminated soil or unstable land, are minimised.

Policy B1.1.1: Ensure activities do not contaminate soil.

Policy B1.1.3: Avoid adverse effects on people's health or wellbeing from exposure to contaminated soil.

The proposed plan change will enable residential sections to establish on the site. It is unlikely that this will result in activities which are likely to contaminate land. A preliminary site investigation has been prepared for the site which demonstrates that there is unlikely to be a risk to human health from any activities undertaken on the site. Therefore it is considered that the proposed is consistent with objective B1.1.1, and policies B1.1.1 and B1.1.3.

Objective B1.1.2: New residential or business activities do not create shortages of land or soil resources for other activities in the future.

Policy B1.1.8: Avoid rezoning land which contains versatile soils for new residential or business development if:

- the land is appropriate for other activities; and*
- there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.*

The area immediately surrounding the current built form of Darfield is made up of Lismore shallow silty loam, a well-drained soil. The area is considered as versatile and supports a wide range of agricultural activities including cropping and dairy farming (with irrigation). However

the site is small with 13.5ha divided between 3 landowners currently. The site adjoins an existing Living 1 zone to the north and a Living 2A zone to the east. The site is not of a sufficient size to support extensive agricultural activities when compared to other more suitable areas in the Selwyn District. Additionally the site has already been identified as suitable for development subject to specific conditions being met, and was zoned with a deferred status. Given these factors, it is considered that the loss of the versatile soils in this instance is acceptable and will not be inconsistent with objective B1.1.2 and policy B1.1.8.

Objective B1.2.1 Expansion of townships in Selwyn District maintains or enhances the quality of ground or surface water resources.

Policy B1.2.2 Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.

Policy B1.2.3 Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

The proposal includes the disposal of stormwater and wastewater to ground in a manner consistent with the provisions of Environment Canterbury's Land and Water Regional Plan. This will ensure there any adverse effects on groundwater are appropriately managed. Water supply to the site will be made from the existing reticulated town supply for Darfield in which there is currently capacity to accommodate the anticipated maximum number of allotments. This supply currently meets New Zealand Drinking Water Standards. It is considered that the proposal is consistent with objective B1.2.1 and policies B1.2.2 and B1.2.3.

B2 – Physical Resources

Transport

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.

Objective B2.1.2 An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.

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 B2.1.3 Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to ensure the safe and efficient flow of 'through' traffic en-route to its destination.

The Transport Assessment for the proposed plan change has identified that the effects on the surrounding road network will be insignificant, and that there is ample capacity in the network to accommodate the anticipated additional traffic generated from the site in conjunction with traffic anticipated from land rezoned under PC24.

The proposal will not compromise the efficient functioning of Telegraph Road, an arterial road, in providing a connection between Darfield and Rolleston. Overall it is considered that the proposal is consistent with the above transport related objectives and policies.

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 B2.1.4(b) Avoid adverse effects on the safe flow of traffic along State Highways and Arterial Roads from new property access, where the speed limit is more than 70 km/hr.

The proposal will enable all future allotments to have access to a legal road. The proposed new road through the site will provide access for most of the internal allotments to a local road. A number of other sections will use Creyke Road with only a few sections required to use Telegraph Road, including existing access to the existing dwelling on Telegraph Road. The proposal is there consistent with policies B2.1.4(a) and (b).

Policy B2.1.5 Ensure the development of new roads is:

- *integrated with existing and future transport networks and landuses; and*
- *is designed and located to maximise permeability and accessibility;*

through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.

One new road is proposed to link the existing Telegraph Road through to anticipated future roads to the east of the site associated with the ODP for Plan Change 24. This provides for a co-ordinated and integrated roading network which provides for the site, and the surrounding existing and anticipated road network, flowing back into Darfield's town centre. The proposal is therefore consistent with policy B2.1.5.

Policy B2.1.12 Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

The proposal will result in a slight increase in the number of vehicles likely to use Telegraph Road from the site. There will be a very small number of additional vehicles at peak time beyond that which was considered for PC24 under the Living 2A zoning. Given the small size of the site, the likely effects will be conversely small, and will not have a negative impact on the road network. The proposal is therefore consistent with policy B2.1.12.

Utilities

Objective B2.2.1 Access to utilities to enable people and communities to carry out their activities.

Policy B2.2.1 Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.

A servicing report has been prepared which demonstrates that the proposal site can feasibly be serviced for water supply, wastewater and stormwater disposal, and with power and telecommunications services. Given this, the proposal is consistent with objective B2.2.1 and policy B2.2.1.

Community facilities

Objective B2.3.1 Residents have access to adequate community facilities.

Policy B2.3.1 Encourage co-ordination between the provision of community facilities, and new residential and business development.

The site will provide for a relatively small number of dwellings across the site in addition to the existing three dwellings on the site. Development of this size on the outer edge of the urban area does not warrant providing additional community facilities. The existing facilities of Darfield are considered adequate to cater for the additional needs potentially generated from the site, which includes the recently upgraded community service centre and Library. The plan change is consistent with objective B2.3.1 and policy B2.3.1.

B3 – Peoples Health Safety and Values

Natural hazards

Objective B3.1.1 Ensure activities do not lead to or intensify the effects of natural hazards.

Policy B3.1.2 Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.

Policy B3.1.7 Ensure any new residential or business development does not adversely affect the efficiency of the District's land drainage system or the risk of flooding from waterbodies.

The site is not known to be subject to flood risk, and has been identified as having a stable ground condition. It is therefore considered that the proposal is consistent with objective B3.1.1 and policies B3.1.2 and B3.1.7.

Quality of the environment

Objective B3.4.1 The District's townships are pleasant places to live and work in.

Objective B3.4.2 A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

Objective B3.4.3 "Reverse sensitivity" effects between activities are avoided.

Objective B3.4.4 Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.

Objective B3.4.5 Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

Policy B3.4.3 To provide Living zones which:

- are pleasant places to live in and provide for the health and safety of people and their communities;*
- are less busy and more spacious than residential areas in metropolitan centres; – have safe and easy access for residents to associated services and facilities;*

- *provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;*
- *ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and*⁶

The development of the site is somewhat limited in the range of housing choice it can provide because of its location on the edge of Darfield's urban form. However the proposal includes slightly larger sections furthest from the town centre, and relatively smaller sections closer to the town centre. This slight graduation in density is consistent with the aim of the above objectives and policies. Larger sections form a buffer between the Living 1 zone to the north of the site and the Outer Plains rural areas to the south of the site. This will positively contribute to ensuring that Darfield is a pleasant place to live and work, and contribute to spacious residential areas.

The proposal includes the anticipated through road from the Living 2A land to the east connecting back to Telegraph Road which will ensure appropriate access connections for residents both within the site and within adjoining land to the east of the site.

Reverse sensitivity matters have been considered in the overall design of the plan change. New rules are proposed to ensure new dwellings do not experience adverse effects arising from noise generated by the Gun Club. Also the retention boundary hedging and location of larger sections will mitigate potential reverse sensitivity effects with rural farm land across Crekye and Telegraph Roads.

Noise

Policy B3.4.10 Ensure noise in all zones does not adversely affect the health or well-being of people.

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⁶ This policy has been not been provided in full, with the latter part relating to medium density areas on ODP which is not relevant in this case

Policy B3.4.39 Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.

The proposal site is located across the intersection of Telegraph and Creyke Roads from the Darfield Shot Gun Club. This club meets on an infrequent basis. Mitigation measures to ensure any new residential development on the site is not adversely affected by the existing noise environment in the area include rules which seek acoustic insulation of dwellings and orientation of outdoor living spaces on northern sides of dwellings (away from the Gun Club to ensure the dwelling shields noise effects). Appropriate mitigation measures will ensure that the infrequent Gun Club noise is not incompatible with future residential activities.

B4 – Growth of Townships

Residential Density

Objective B4.1.1 A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

Objective B4.1.2 New residential areas are pleasant places to live and add to the character and amenity values of townships.

Policy B4.1.2 Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.

Policy B4.1.7 Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m² and in the Living 3 Zone at the lesser of 10% or 500m², unless any adverse effects on the spacious character of the area will be minor.

Policy B4.1.11 Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

– Retaining existing trees, bush, or other natural features on sites; and

– *Landscaping public places.*

The proposal seeks to include the Living 2 zone which has a minimum density of 5000m². The ODP allows a 1ha section and a 2ha block in the south east corner of the site. This will contribute to the spacious character anticipated for this part of Darfield, and will ensure there is sufficient space to achieve the anticipated site coverage for the Living 2 zone.

The proposal also includes the retention of much of the existing boundary planting which will ensure the rural character of the immediate area is appropriately maintained. Given this it is considered that the proposal is consistent with the above objectives and policies relating to residential density.

Residential Development

Objective B4.3.1 The expansion of townships does not adversely affect:

- *Natural or physical resources;*
- *Other activities;*
- *Amenity values of the township or the rural area; or*
- *Sites with special ecological, cultural, heritage or landscape values.*

Objective B4.3.2 For townships outside the Greater Christchurch area, new residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

Objective B4.3.4 New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.

Policy B4.3.1 Ensure new residential, rural residential or business development either:

- *Complies with the Plan policies for the Rural Zone; or*

- *The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or*
- *The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.*

Policy B4.3.2 In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

The proposal site is located outside the greater Christchurch area, and adjoins the Living 1 Zone along the northern boundary of the site. The proposal site is the last area contained within the block of land formed by Darfield township, Telegraph Road and Creyke Road to be rezoned. The proposal provides a logical compact township shape. Additionally an ODP is proposed. Given this the proposal is consistent with objectives B4.3.1, B4.3.2 and B4.3.4, and policies B4.3.1 and B4.3.2.

Policy B4.3.3 Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

Policy B4.3.6 Encourage townships to expand in a compact shape where practical.

The proposal will not result in rural land being surrounded by living or business zoned land, and assists with consolidation of the compact shape of Darfield. Therefore the proposal is considered to be consistent with policies B4.3.3 and B4.3.6.

Darfield Specific Growth Policies

Policy B4.3.24 To encourage the provision of large residential allotments within the Living 2 Zones.

Policy B4.3.28 To provide for mixed densities in the Living X Zone, and rural residential development around the township in the Living 2A (Deferred) Zone to a minimum average area of 1ha, and in the Living 2A1 Zone to a minimum average area of 2ha, subject to the following:

- That all new allotments are able to be serviced with a reticulated potable water supply;*
- That outline development plans have been incorporated into the Plan for the coordinated development of four identified areas of land in the Living 2A Zone, the Living X Zone and part of the Living 2 Zone to address roading, reserve, and pedestrian/cycle linkages;*
- Where applicable, provision has been made to address any reverse sensitivity issues.*

This policy has two clear parts to it. The first part seeks to enable development to specific densities, while the second part seeks to ensure that development occurs in a manner which achieves particular outcomes.

As part of the proposed Plan Change, a minor amendment to Policy B4.3.28 is sought to be amended to enable development across the site to the living 2 zone densities, rather than the prescribed 1ha average density for the Living 2A (deferred) zone. This Darfield specific policy implements objectives a number of objectives including B4.3.1, B4.3.2 and B4.3.4 which generally seek to ensure development occurs adjoining existing townships in a compact form and provides for the integrated development of infrastructure including roading. The proposed amendments will continue to ensure that Policy B4.3.28 efficiently implements the relevant objectives of the District Plan.

The provision of water supply to the site can now be achieved and confirmation of availability of the infrastructure to provide this to the site has been provided.

The proposal includes and Outline Development Plan which is sought to be included into the District Plan. This ODP includes roading connections with on-road cycle opportunities as anticipated under PC24, and which provide a logical connection from Telegraph Road to the Living 2A land to the east of the site.

As discussed elsewhere, provisions to avoid the opportunity for reverse sensitivity effects relating to rural activities and the Gun Club activities to arise, are included within the proposed plan change.

Given the above provisions, the proposal can provide for the specific matters outlined in the second part of Policy B4.3.28. Therefore the proposed plan change is consistent with the provisions of policy B4.3.28 as sought to be amended by this Plan Change, and is more appropriate than the retention of the existing Living 2A deferred zoning.

Canterbury Regional Policy Statement 2013

The following objectives and policies of the Canterbury Regional Policy Statement have been considered in the context of the proposed plan change:

Chapter 5 Land use and infrastructure

Objective 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.

Policy 5.3.1 – Regional growth (Wider Region) To provide, as the primary focus for meeting the wider region’s growth needs, sustainable development patterns that:

(1) ensure that any

(a) urban growth; and

(b) limited rural residential development

occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;

(2) encourage within urban areas, housing choice recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;

(3) promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;

(4) maintain and enhance the sense of identity and character of the region’s urban areas; and

(5) encourage high quality urban design, including the maintenance and enhancement of amenity values.

The proposal contributes to housing choice by providing larger section sizes on the urban edge of Darfield consistent with the anticipated growth of the township. The location of the site adjoining existing Living 1 and Living 2A zoned land and the fact that it is essentially the last piece of the block contained by Telegraph and Creyke Roads to develop, ensures it contributes to the overall and anticipated consolidated township form.

Consideration of the effects likely to arise from implementing this plan change have been explored in section 9 of the application. This assessment concludes that the proposal will

maintain the quality of the natural environment and will avoid adverse effects on significant natural and physical resources.

Overall the proposal is considered to be consistent with Objective 5.2.1 and Policy 5.3.1.

Policy 5.3.3 – Management of development (Wider Region), To ensure that substantial developments are designed and built to be of a high-quality, and are robust and resilient:

- (1) through promoting, where appropriate, a diversity of residential, employment and recreational choices, for individuals and communities associated with the substantial development; and*
- (2) where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced.*

While not considered to be a substantial development for the purposes of Policy 5.3.3, the proposal nevertheless maintains amenity values, the quality of the environment and the character of the area by providing for a density of development and associated landscaping provisions that are consistent with development of the surrounding environment. Therefore the proposal is consistent with policy 5.3.3.

Policy 5.3.5 – Servicing development for potable water, and sewage and stormwater disposal (Wider Region). Within the wider region, ensure development is appropriately and efficiently served for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water, by:

- (1) avoiding development which will not be served in a timely manner to avoid or mitigate adverse effects on the environment and human health; and*
- (2) requiring these services to be designed, built, managed or upgraded to maximise their ongoing effectiveness.*

The site can be fully serviced for wastewater, stormwater and water supply. The proposed servicing methods are generally accepted practice in Darfield. Therefore the proposal is consistent with policy 5.3.5

Policy 5.3.7 – Strategic land transport network and arterial roads (Entire Region). In relation to strategic land transport network and arterial roads, the avoidance of development which:

- (1) 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.*

Policy 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.*

The Traffic Assessment prepared to assess the likely effects of the proposal has identified that the development is unlikely to have any noticeable effect on the traffic volumes experienced on Telegraph Road (an arterial road) and that the design and layout of the proposed road network will not impeded the safe and efficient functioning of the network. Therefore it is considered that the proposal is consistent with policies 5.3.7 and 5.3.8.

Chapter 11 Natural Hazards

Objective 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.

Policy 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) is proposed to be located in an area zoned or identified in a district plan or Chapter 6 of the CRPS 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.*

The proposal site is not located in an area of known high flood hazard risk. Future sections on this site are extremely unlikely to be subject to any flooding events. The Darfield area has excellent soakage and on-site stormwater systems will ensure that future development of the

site does not exacerbate flood effects on any other sites during high rainfall events. Therefore the proposal is consistent with objective 11.2.1 and policy 11.3.1.

Any future dwellings will be required to comply with current building codes relating to earthquake strength. The existing ground conditions do not preclude this from occurring. Therefore the proposal is considered to be consistent with policy 11.3.3.

Mahaanui Iwi Management Plan

The relevant policies of the Iwi Management Plan are considered as follows:

Aquifers

WM8.6 To require that aquifers are recognised and protected as wāhi taonga. This means:

- (a) The protection of groundwater quality and quantity, including shallow aquifers;*
- (b) The protection of aquifer recharge;*
- (c) ensuring a higher rate of recharge than abstraction, over the long term;*
- (d) Continuing to improve our understandings of the groundwater resource, and the relationship between groundwater and surface water.*

Discharges

WM6.11 Consented discharge to land activities must be subject to appropriate consent conditions to protect ground and surface water, including but not limited to:

- (a) Application rates that avoid over saturation and nutrient loading;*
- (b) Set backs or buffers from waterways, wetlands and springs;*
- (c) Use of native plant species to absorb and filter contaminants; including riparian and wetland establishment and the use of planted swales; and*
- (d) Monitoring requirements to enable assessment of the effects of the activity.*

Water supply is to be taken from the existing Council consented volume, meaning that consideration of the level of abstraction from ground water has been made under the existing consented take and deemed to be of a sustainable level by the Regional Council.

Groundwater quality is protected through the provisions of the Land and Water Regional Plan, the development of which has taken into account the Iwi Management Plan. Future development of the land will be required to be in accordance with this Regional Plan.

Darfield is in the unique position of not having a reticulated wastewater system, requiring all new dwellings to provide on-site wastewater solutions. Consents from Environment Canterbury are required to be sought, and these take into consideration the location of discharges in relation to water, appropriate treatment systems, maintenance schedules, appropriate application rates, and ongoing monitoring requirements. It is considered that with appropriate consents from Environment Canterbury, the wastewater discharges to land can achieve the outcomes sought by Policies WM8.6 and WM6.11.

Controls on land use activities to protect water quality

WM6.16 To require, in the first instance, that all potential contaminants that may enter water (e.g. nutrients, sediments and chemicals) are managed on site and at source rather than discharged off site. This applies to both rural and urban activities.

Stormwater and wastewater are proposed to be managed within each allotment, and therefore are consistent with WM6.16.

Urban and Township Planning

P3.1 To require that local government recognise and provide for the particular interest of Ngāi Tahu Papatipu Rūnanga in urban and township planning.

P3.2 To ensure early, appropriate and effective involvement of Papatipu Rūnanga in the development and implementation of urban and township development plans and strategies, including but not limited to:

- (a) Urban development strategies;*

- (b) Plan changes and Outline Development Plans;*
- (c) Area plans;*
- (d) Urban planning guides, including landscape plans, design guides and sustainable building guides;*
- (e) Integrated catchment management plans (ICMP) for stormwater management;*
- (f) Infrastructure and community facilities plans, including cemetery reserves; and*
- (g) Open space and reserves planning.*

P3.3 To require that the urban development plans and strategies as per Policy P3.2 give effect to the Mahaanui IMP and recognise and provide for the relationship of Ngāi Tahu and their culture and traditions with ancestral land, water and sites by:

- (a) Recognising Te Tiriti o Waitangi as the basis for the relationship between Ngāi Tahu and local government;*
- (b) Recognising and providing for sites and places of importance to tāngata whenua;*
- (c) Recognising and providing for specific values associated with places, and threats to those values;*
- (d) ensuring outcomes reflect Ngāi Tahu values and desired outcomes; and*
- (e) Supporting and providing for traditional marae based communities to maintain their relationship with ancestral land.*

Although there are no specific features of the site which suggest Maori would have a particular interest in the proposal site (ie no natural waterways or identified historical sites of significance), the applicant has engaged Mahaanui Kurataiao Ltd (MKT) to engage with appropriate Papatipu Rūnanga with respect to the proposed Plan Change. This has been undertaken prior to finalising any design or layout of the ODP to ensure appropriate input can be made. The plan change is therefore consistent with policies P3.1, P3.2 and P3.3.

Subdivision and Development

P4.1 To work with local authorities to ensure a consistent approach to the identification and consideration of Ngāi Tahu interests in subdivision and development activities, including:

- (a) encouraging developers to engage with Papatipu Rūnanga in the early stages of development planning to identify potential cultural issues; including the preparation of Cultural Impact Assessment reports;*
- (b) ensuring engagement with Papatipu Rūnanga at the Plan Change stage, where plan changes are required to enable subdivision;*
- (c) Requiring that resource consent applications assess actual and potential effects on tāngata whenua values and associations;*
- (d) ensuring that effects on tāngata whenua values are avoided, remedied or mitigated using culturally appropriate methods;*
- (e) ensuring that subdivision consents are applied for and evaluated alongside associated land use and discharge consents; and*
- (f) Requiring that 'additions' to existing subdivisions are assessed against the policies in this section.*

As set out above, engagement with MKT has been undertaken in the manner consistent with P4.1.

Stormwater

P6.1 To require on-site solutions to stormwater management in all new urban, commercial, industrial and rural developments (zero stormwater discharge off site) based on a multi-tiered approach to stormwater management:

- (a) Education - engaging greater general public awareness of stormwater and its interaction with the natural environment, encouraging them to take steps to protect their local environment and perhaps re-use stormwater where appropriate;*

(b) Reducing volume entering system - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);

(c) Reduce contaminants and sediments entering system - maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and

(d) Discharge to land based methods, including swales, stormwater basins, retention basins, and constructed wetponds and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

P6.2 To oppose the use of existing natural waterways and wetlands, and drains, for the treatment and discharge of stormwater in both urban and rural environments.

P6.3 Stormwater should not enter the wastewater reticulation system in existing urban environments.

P6.4 To require that the incremental and cumulative effects of stormwater discharge are recognised and provided for in local authority planning and assessments.

While a specific stormwater design has not yet been finalised, discharge of stormwater from house roof areas and hardstanding areas is likely to be made to ground, as is typical for Darfield. This is consistent with P6.1 and P6.2. No natural waterways will be immediate receiving environments for stormwater.

There is no reticulated wastewater in Darfield and therefore P6.3 is not relevant in this case.

The site has been identified as suitable for development under previous Council plan preparation processes, and consideration of the cumulative effects of stormwater discharge is likely to have been taken into consideration at that time. The development of the site can achieve the permitted standards of the Land and Water Regional Plan relating to discharges of stormwater, thus ensuring cumulative effects are avoided. Therefore it is considered that the proposal is consistent with P6.4.

Discharge to Land

P8.1 To require that discharge to land activities in the takiwā:

- (a) Are appropriate to the soil type and slope, and the assimilative capacity of the land on which the discharge activity occurs;*
- (b) Avoid over-saturation and therefore the contamination of soil, and/or run off and leaching; and*
- (c) Are accompanied by regular testing and monitoring of one or all of the following: soil, foliage, groundwater and surface water in the area.*

P8.2 In the event that that accumulation of contaminants in the soil is such that the mauri of the soil resource is compromised, then the discharge activity must change or cease as a matter of priority.

Darfield does not have a reticulated wastewater disposal system and so individual allotments are required to obtain on-site wastewater discharge consents for specific systems. This enables the Regional Council to maintain control over the type of system which is installed, its location and the likely adverse effects resulting from the discharge. These consents typically include maintenance requirements to ensure ongoing efficient operation of the system occurs, monitoring schedules to ensure maintenance and efficient operation occurs, and expiry dates so that consideration of the use of these systems can keep up with infrastructure provisions. Given these consenting requirements it is considered that the proposed plan change is not inconsistent with policies P8.1 and P8.2.