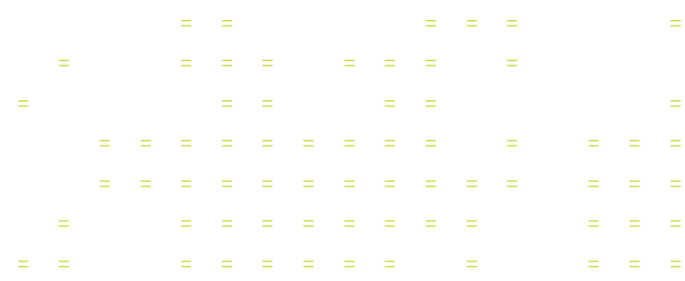


Appendix 11: Assessment of Canterbury Regional Policy Statement Objectives and Policies



The following is an assessment of the Plan Change against the objectives and policies of the Canterbury Regional Policy Statement.

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.*

The Plan Change will provide for the long-term future growth needs for Leeston beyond 2031. The Plan Change will lift the deferral of the Living 1 and Living 2 zones by providing appropriate stormwater management guidelines as part of the ODP including land to vest to Council for the Leeston North Stormwater Bypass. The Living 1 zone will be extended to align with the existing and partially developed Living XA zone south of High Street, and the proposed Living 2 zone will provide a buffer and transition (in part) between the Living 1 zone and the (Outer Plains zone. The site is located west of the existing Living 1 zone in Leeston and will be an extension of the existing urban form of the township.

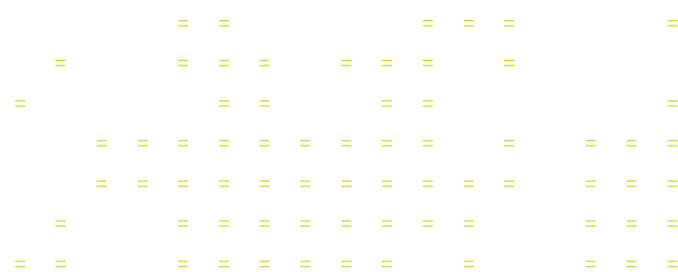
The ODP outlines the requirement for walkways, reserves and stormwater management areas, thereby providing a high level of amenity within the Plan Change neighbourhood. The Plan Change includes Living 1 and Living 2 zones, providing for a range of section sizes and lifestyle choices. Because the site adjoins an existing Living 1 zone, residential development of the site will be within close proximity to community and education facilities, reserves and the commercial centre.

Many Living 1 or Living XA zoned sites in Leeston directly adjoin the Outer Plains zone, and it is common for the Living 1 zone to create the towns boundary between the urban and rural areas. Therefore, based on the existing form of Leeston between the urban and rural areas, the Plan Change is considered to be compatible with the rural zone and is consistent with the existing rural/urban boundaries in Leeston.

Objective 5.2.2 – Integration of land-use and regionally significant infrastructure

In relation to the integration of land use and regionally significant infrastructure:

1. *To recognise the benefits of enabling people and communities to provide for their social, economical and cultural well-being and health and safety and to provide for infrastructure that is regionally significant to the extent that it promotes sustainable management in accordance with the RMA.*



2. *To achieve patterns and sequencing of land-use with regionally significant infrastructure in the wider region so that:*
 - a. *development does not result in adverse effects on the operation, use and development of regionally significant.*
 - b. *adverse effects resulting from the development or operation of regionally significant infrastructure are avoided, remedied or mitigated as fully as practicable.*
 - c. *there is increased sustainability, efficiency and liveability.*

The subsequent residential development arising from the implementation of the Plan Change can be serviced with connections to the Leeston wastewater network as outlined in the Servicing Report. The Transport Assessment has concluded the proposed re-zoning and subsequent development will not adversely affect the local Leeston transport network or wider Selwyn roading network. The ODP requires pedestrian and cycle links throughout the future development of the site, both to the existing township and Ellesmere College / Te Kāreti o Waihora. The naturalisation of Leeston Creek along with the pedestrian and cycle links will provide liveability and encourage walking, cycling and non-vehicular modes of transport.

Objective 5.2.3 – Transport network (Wider Region)

A safe, efficient and effective transport system to meet local regional, inter-regional and natural needs for transport, which:

1. *supports a consolidated and sustainable urban form;*
2. *avoids, remedies or mitigates the adverse effects of transport use and its provision;*
3. *provides an acceptable level of accessibility; and*
4. *is consistent with the regional roading hierarchy identified in the Regional Land Transport Strategy.*

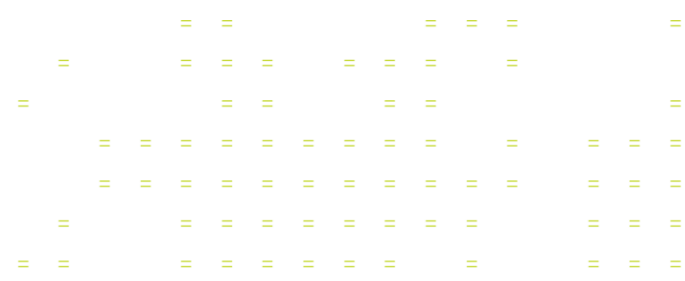
The ODP outlines the primary and secondary roads and connections for the future development of the site. The roading network will provide for connections throughout the site as well as provide for walking and cycle networks and connections. Future roading connections are required as part of the ODP to ensure the development can connect to future development of adjoining allotments. The proposed roading network is considered to be appropriate for the development of the site.

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**occurs 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 site is located on the western edge of Leeston township and seeks to provide an area of mixed residential densities with clear links to the township and wider community. The use of the Living 2 zoning will create an appropriate transition between the rural zone and urban environment when travelling to and from Leeston along High Street and Leeston Dunsandel Road. Use of the Living 1 zone encourages a continuation of the existing township character. By developing this area, there will be greater choice for housing types within the township, and the



development will provide for future growth of the area while promoting energy efficiency through links to transport networks and appropriate urban form.

Policy 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.*

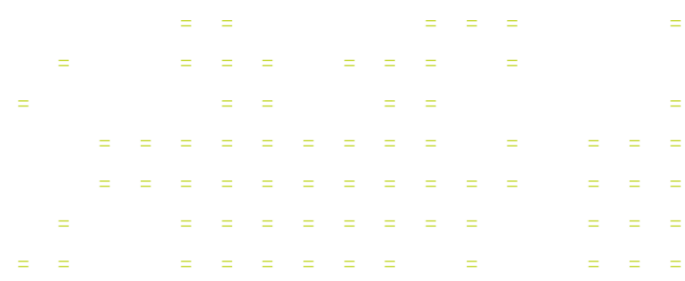
The proposal adjoins the existing urban form of Leeston, thus not fragmenting rural land. It is noted that the Plan Change will result in a block of rural land zoned Outer Plains (Lot 2 DP 82846) being surrounded on the east and south boundaries by residential zoned land. However, the rural block will be adjacent to existing rural land to the north and west and the block will be 22 ha, providing adequate land area for rural activities. Therefore, the proposal is not considered to fragment rural land. The site can be connected to Council’s potable water and wastewater networks, as detailed in the Servicing Report. Wastewater will be discharged to the Ellesmere Treatment Plant and will not adversely affect the potable water network. The site is located outside any identified natural hazard area, and the larger residential sections, required setbacks and existing rules for the Living 2 zone will mitigate potential reserves sensitivity effects. The proposal includes opportunities for linkages to existing infrastructure and current transport networks.

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.*

If implemented, the Plan Change could accommodate over 400 allotments with varying densities on the urban edge of Leeston, attracting a range of employment opportunities both within the immediate environment and beyond. Walk and cycle linkages will ensure that recreational opportunities will contribute to the overall high-quality design of the area. The proposal maintains amenity values, the quality of the environment and the character of the area by providing



for a range of allotment sizes 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.*

Policy 5.3.6 – Sewerage, stormwater and potable water infrastructure (Wider Region)

Within the wider region:

- 1. Avoid development, which constrains the ongoing ability of the existing sewerage, stormwater and potable water supply infrastructure to be developed and used.*
- 2. Enable sewerage, stormwater and potable water infrastructure to be developed and used, provided that, as a result of its location and design:*
 - (a) the adverse effects on significant natural and physical resources are avoided, or where this is not practicable, mitigated; and*
 - (b) other adverse effects on the environment are appropriately controlled.*
- 1. Discourage sewerage, stormwater and potable water supply infrastructure which will promote development in locations which do not meet Policy 5.3.1*

Options for servicing future development of the site are identified and discussed in the Servicing Report. The Servicing Report concludes the site can be connected to reticulated potable water and wastewater, subject to the required upgrades. Stormwater management is required as part of the ODP to mitigate stormwater effects and reduce the risk of flooding. It is considered that the proposed plan change gives effect to Policy 5.3.5 and 5.3.6.

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;*
- 1. that avoids or mitigates conflicts with incompatible activities; and*
- 2. 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 proposal has been designed to connect to and integrate pedestrian and cycle ways into existing transport networks. The Transport Assessment concludes the existing roading network, including intersections will be able to accommodate the development of the site without any upgrades or improvements. It is therefore considered that the proposal gives effect to Policy 5.3.8.

ing to Canterbury's overall rural productive economy
primary production, by:

- of that land for primary production; and / or
r precludes primary production.
ment in rural areas, provided that it:
activities, and an open rural environment;
rural activities, rural resources or raw material inputs
t (including that associated with industrial activities)
sourced from within the rural area; and
ry focus for accommodating growth in consolidated,
atterns. and;
ntribute to significant cumulative adverse effects on

High Street. While one allotment zoned Outer Plains
development of the site is not considered to preclude rural
will adjoin rural land north of Leeston Dunsandel Road
ed land to adjoin the Outer Plains zone. Southeast of
A land directly adjoins the Outer Plains one. Directly
s zone. Therefore, it is considered that the proposed
atible.

to enable people and communities to provide for their
 rising water for irrigation, hydro-electricity generation
 energy values, and any economic and social activities

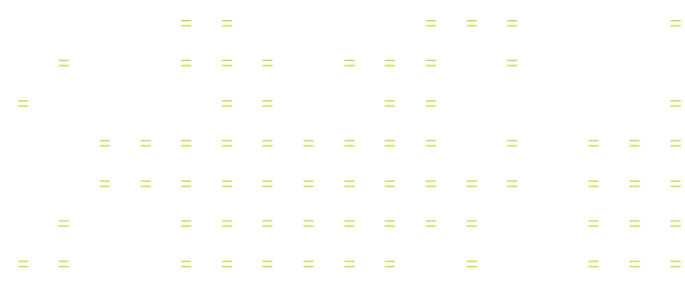
- indigenous species and their associated freshwater
ed;
s and their margins are preserved and these areas are
opment and where appropriate restored or enhanced;
community and stockwater supplies and customary

Character of fresh water

and their margins in the region and to:

- state of natural character;
- valued but highly degraded; and
- degraded to unacceptable levels;

water body is provided for as part of an integrated plan with Policy 7.3.9, which addresses remedying and enhancing character values.



Policy 7.3.3 Enhancing fresh water environments and biodiversity

To promote, and where appropriate require the protection, restoration and improvement of lakes, rivers, wetlands and their riparian zones and associated Ngāi Tahu values, and to:

- 1. identify and protect areas of significant indigenous vegetation and significant habitats, sites of significant cultural value, wetlands, lakes and lagoons/Hapūa, and other outstanding water bodies; and*
- 2. require the maintenance and promote the enhancement of indigenous biodiversity, inland basin ecosystems and riparian zones; and*
- 3. promote, facilitate or undertake pest control.*

The Leeston Creek currently runs through the site and is on private land. Public cannot access the creek and the banks are grassed and fenced. The ODP requires the Leeston Creek to be vested to Council as a reserve, providing a high level of amenity for residents.

Birdlings Brook also runs through the site in the south west corner. The banks in this area have been planted and a public walkway runs along the northern bank. The area south west of Birdlings Brook is required to be vested to Council as reserve.

The reserves required as part of the ODP are considered to provide for and enhance the well-being of residents by providing recreation areas and a high level of amenity.

Policy 7.3.5 Water quality and land uses

To avoid, remedy or mitigate adverse effects of land uses on the flow of water in surface water bodies or the recharge of groundwater by:

- 1. controlling the diversion of rainfall run-off over land, and changes in land uses, site coverage or land drainage patterns that will, either singularly or cumulatively, adversely affect the quantity or rate of water flowing into surface water bodies or the rate of groundwater recharge; and*
- 2. managing the planting or spread of exotic vegetation species in catchments where, either singularly or cumulatively, those species are or are likely to have significant adverse effects on flows in surface water bodies.*

The flow of Leeston Creek will be less than the pre-development flow rates as a result of implementing the Plan Change. This will be achieved through vesting a piece of land on the site to enable the Leeston North Stormwater Bypass, stormwater management areas around the Creek and in the southern quadrant of the site. The stormwater management areas will control the flow of Leeston Creek and reduce the risk of flooding from high rainfall events.

Chapter 11 – Natural Hazards

Objective 11.2.1 Avoid new subdivisions, 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, mitigate measures minimise risks.

Policy 11.3.1 Avoidance of inappropriate development in high hazard area

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.

Policy 11.3.2 Avoid development in area 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).

When determining areas subject to inundation, climate change projections including sea level rise are to be taken into account.

The Leeston Creek flows through the site. Due to stormwater constraints, the Leeston Creek can overflow and flood in high rainfall and flood events. The ODP requires stormwater management areas to be provided prior to any residential development of the site. The proposed stormwater management within the ODP will provide a stormwater basin in the southern portion of the site. The proposed Leeston North Stormwater Bypass will significantly lessen the prospect of water from Killinchy entering the proposal site and the township as a whole. It is considered that the flooding natural hazard can be mitigated through the stormwater diversion and stormwater management areas required by the ODP, and therefore the proposal is consistent with Objective 11.2.1.

It is difficult to determine whether the proposal site is classified as a High Hazard Area, as Environment Canterbury does not hold any data to determine the water depth (metres) and velocity (metres per second) for a 1 in 500 year event. As mentioned above the proposed Leeston North Stormwater Bypass, will establish a hydrological bypass for any overflow of water entering the Leeston Creek from the Killinchy area, thereby significantly reducing the velocity and volume of water travelling through Leeston Creek and the Market Street Culvert. Given this, it is considered that the proposal is consistent with Policy 11.3.1.

The ECan Flood Risk Report, attached in Appendix 6 shows parts of the site being subject to inundation in high rainfall and flood events. The policy seeks to avoid development in areas subject to inundation by the 0.5% AEP unless there is no increased risk to life. The policy states development can occur where the development meets the criteria listed in clause 3(a) and (b) of the policy inferring that by meeting these conditions there will not be an increased risk to life. The proposed additional rule (see section 3 – Proposed Amendments to the Selwyn District Plan) requiring minimum floor levels will ensure any development of the site will meet subclause (a) of the policy. With regards to subclause (b), no hazardous substances are anticipated to be stored on site as a result of any future residential development, thus will not be inundated during flooding. Taking into account the above, the plan change is considered to be consistent with Policy 11.3.2.

Conclusion

Overall, the proposal is considered to be consistent with the objectives and policies of the Canterbury Regional Policy Statement.