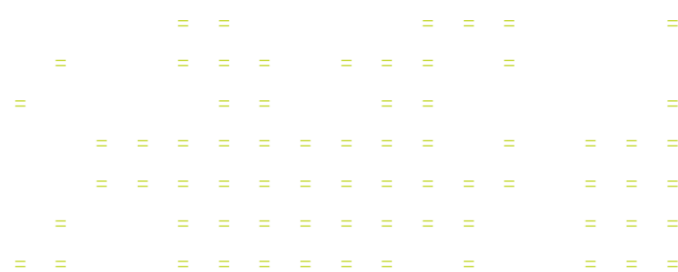


Appendix 13: Assessment of the Land and Water Regional Plan



The following is an assessment of the Plan Change against the relevant objectives and policies of the Land and Water Regional Plan ("LWRP").

Section 3 – Objectives

The following is an assessment of the Plan Change against the objectives in Section 3 of the LWRP.

Policy 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.

Policy 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.

Policy 3.5

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

Policy 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.

Policy 3.8A

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

Policy 3.19

Natural character values of freshwater bodies, including braided rivers and their margins, wetlands, hāpua and coastal lagoons, are protected.

Policy 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.

The ODP includes stormwater management areas and for Leeston Creek and its margins to be vested to Council. Stormwater management will enable the land to be used in a more sustainable and efficient manner by reducing managing the flows in the Leeston Creek and reducing the chance of flooding in high rainfall events.

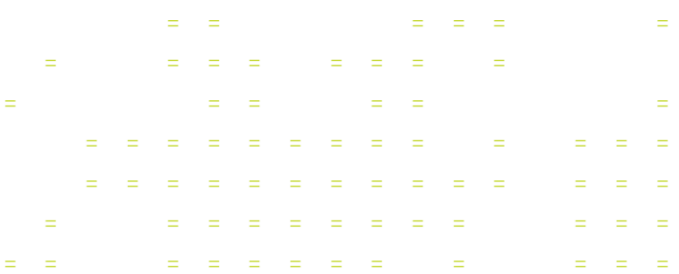
The Plan Change will enable the development of potentially 410 residential allotments and will cater for future residential development and housing for future generations. The catchment of the Leeston Creek will be managed in a manner that will reduce the risk of flooding through the stormwater management. The servicing report has confirmed the site and future development can be serviced with potable water.

Section 11 – Te Waihora

The following is an assessment of the Plan Change against the policies in Section 11 – Te Waihora of the LWRP.

Policy 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.



Policy 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.

Policy 11.4.5
Recognise the value of the Te Waihora/Lake Ellesmere catchment for its recreational and amenity values.

A PSI has been undertaken on the site which has concluded there are areas on the site where HAIL activities have taken place. A Detailed Site Investigation will be required at the time of subdivision and any remediation as required. If the site is required to be remediated for residential development, the only contaminants anticipated to enter water are contaminants from stormwater runoff, which can be appropriately managed through conditions of any future subdivision consent. Selwyn District Council have purchased an area of the Plan Change site for the purpose of water abstraction. A zone of influence is noted on the ODP to ensure the water abstracted from this point is protected.

The application was submitted to Mahaanui Kurataiao Limited to consult with the local Rūnanga, Taumutu, and provide comments and recommendations. The consultation report is attached in Appendix 9. The recommendation to consult with Taumutu at the time of development (subdivision) has been included in the ODP.

The Plan Change will enable residential development in Leeston, in close proximity to Te Waihora and a short drive will enable residents to enjoy the lake.

Managing Land Use to Improve Water Quality

Policy 11.4.7
Reduce the total nitrogen load entering Te Waihora/Lake Ellesmere by restricting the losses of nitrogen from farming activities, industrial and trade processes and community sewerage systems in accordance with the target (the limit to be met over time) and limits in Tables 11(i) and 11(j).

The Plan Change will rezone land currently utilised for grazing and pasture for residential activity, reducing the agriculture practises that are currently being undertaken on the site. The servicing report has confirmed the reticulated wastewater network can accommodate future development of the site.

Overall, the Plan Change is considered to be consistent with the objectives and policies of the LWRP.