

## Appendix 5: Plan Change: Assessment of Canterbury Regional Policy Statement Objectives and Policies

West Melton Holdings Ltd, West Melton

**Note:** Chapters not considered relevant:

Chapter 7 - Fresh Water

Chapter 8 - The Coastal Environment

Chapter 10 - Beds of Rivers and Lakes and their Riparian Zones

Chapter 13 - Historic Heritage

Chapter 14 - Air Quality

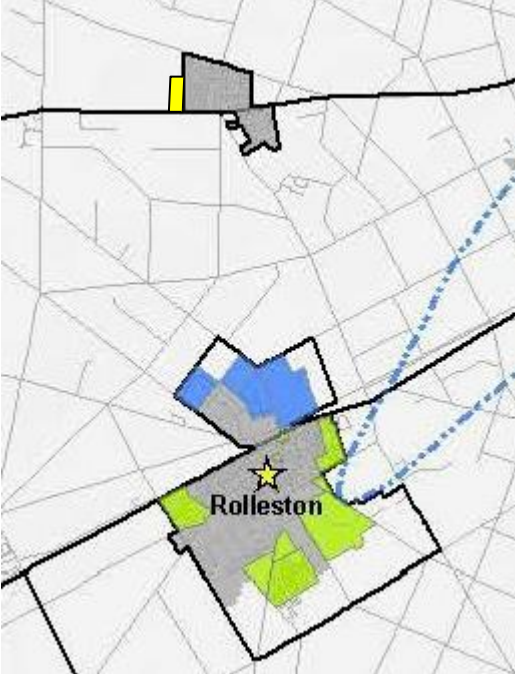
Chapter 16 - Energy

Chapter 18 - Hazardous Substances

Chapter 19 - Waste Minimisation and Management

Objective/Policy	Assessment
<p><b>CHAPTER 5- LAND-USE AND INFRASTRUCTURE</b></p> <p><b>5.2 OBJECTIVES</b></p> <p><b>5.2.1 Location, design and function of development (Entire Region)</b></p> <p>Development is located and designed so that it functions in a way that:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which: <ol style="list-style-type: none"> <li>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;</li> <li>b. provides sufficient housing choice to meet the region's housing needs;</li> <li>c. encourages sustainable economic development by enabling business activities in appropriate locations;</li> <li>d. minimises energy use and/or improves energy efficiency;</li> <li>e. enables rural activities that support the rural environment including primary production;</li> <li>f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</li> <li>g. avoids adverse effects on significant natural</li> </ol> </li> </ol>	<p>The Site is on the western edge of West Melton and adjoining new residential development. The proposed development will contribute towards a consolidated and sustainable urban form in and around the existing West Melton urban area. It is a logical extension of a well-established township that has undergone significant recent growth.</p> <p>The proposal will assist the Greater Christchurch community to provide for their social, economic and cultural wellbeing through provision of additional retirement housing as part of an established town. The development will serve a current demand and need, i.e. a short to medium term need that, once established, will form part of the housing stock and supply for the benefit of future generations.</p> <p>With respect to clause 2:</p> <ol style="list-style-type: none"> <li>1. There are no areas within the land to be rezoned which have particular or significant natural values, nor is there any significant regional infrastructure.</li> <li>2. The area being rezoned has as its primary purpose the provision of housing choice for people and communities.</li> <li>3. The rezoned land is conveniently located to the centre of West Melton and local facilities and amenities.</li> <li>4. The land being rezoned is currently used for limited primary production purposes.</li> <li>5. There is no prospect of conflicts between incompatible uses as the Site mostly adjoins urban land used residentially.</li> </ol>

<p>and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;</p> <p>h. facilitates the establishment of papakāinga and marae; and</p> <p>i. avoids conflicts between incompatible activities</p>	
<p><b>5.3.7 Strategic land transport network and arterial roads (Entire Region)</b></p> <p>In relation to strategic land transport network and arterial roads, the avoidance of development which:</p> <ol style="list-style-type: none"> <li>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</li> <li>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</li> </ol>	<p>The Infrastructure report and ODP sets out the roading proposals for the Site and how interconnecting roads ensure linkages to adjoining and future development area.</p> <p>The ITA notes there is no access onto SH 73 other for emergencies.</p> <p>Limiting access point into the site will help ensure that the proposal will not give rise to traffic safety issues by limiting access points in to the Site.</p> <p>The ITA concludes that the traffic effects of the proposed 218 lot development is considered to be able to be managed within the exiting road network</p> <p>The rezoning will be consistent with Objective 5.3.7.</p>
<p><b>RECOVERY AND REBUILDING OF GREATER CHRISTCHURCH</b></p> <p><b>6.2 OBJECTIVES</b></p> <p><b>6.2.1 Recovery framework</b></p> <p><i>Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:</i></p> <ol style="list-style-type: none"> <li>1. identifies priority areas for urban development within Greater Christchurch;</li> <li>2. identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;</li> <li>3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;</li> <li>4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;</li> <li>5. protects and enhances indigenous biodiversity and public space;</li> <li>6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;</li> <li>7. maintains the character and amenity of rural areas and settlements;</li> </ol>	<p>This Objective is largely given effect to by Map A (reproduced below) of Chapter 6 RPS and Policy 6.3.1.</p> <p>However this Objective is focussed on setting up a recovery framework after the Christchurch earthquakes on the basis of the anticipated demand primarily created by the recovery and rebuilding process immediately following the Canterbury earthquakes.</p> <p>That process is largely complete, and the planning issue now is on creating the opportunity to reconsider future needs associated with natural growth in the population and their housing needs.</p> <p>While the proposed rezoning is for a site not consistent with this policy in regard to Map A, being outside the greenfield priority areas, it remains a tenable proposition for re-zoning when the NPS-UD 2020 is addressed (Objective 6(c) and Policy 8) and the RPS is reviewed to reflect the new urban growth planning drivers of the NPS-UD 2020.</p> <p>The environmental effects assessment in the application establish that the proposed development is consistent and will not give rise to any concerns with respect to any of the matters listed in 4. to 11.</p>

<ol style="list-style-type: none"> <li>8. <i>protects people from unacceptable risk from natural hazards and the effects of sea-level rise;</i></li> <li>9. <i>integrates strategic and other infrastructure and services with land use development;</i></li> <li>10. <i>achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;</i></li> <li>11. <i>optimises use of existing infrastructure; and</i></li> <li>12. <i>N/A</i></li> </ol>	 <p><b>Map A: CRPS – Rolleston – West Melton Area</b> Site in yellow</p>
<p><b>6.2.2 Urban form and settlement pattern</b> <i>The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:</i></p> <ol style="list-style-type: none"> <li>1. <i>aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:</i> <ol style="list-style-type: none"> <li>a. <i>35% averaged over the period between 2013 and 2016</i></li> <li>b. <i>45% averaged over the period between 2016 to 2021</i></li> <li>c. <i>55% averaged over the period between 2022 and 2028;</i></li> </ol> </li> <li>2. <i>providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and in greenfield priority areas and brownfield sites;</i></li> <li>3. <i>reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;</i></li> <li>4. <i>providing for the development of greenfield priority areas on the periphery of</i></li> </ol>	<p>The development for a retirement village forms a logical extension to West Melton and will continue to provide a compact and consolidated urban form for the town, linking to the existing and planned urban residential area. The Site is not an isolated pocket sitting in a rural setting.</p> <p>The Proposed Selwyn District Plan identifies eight development areas to cater for known and future urban growth (these are existing Map A greenfield priority areas) so to that extent the Site is unplanned but is consistent with the Policy intent of the NPS-UD 2020 Policy 8 where Councils are expected to be responsive to plan change requests that would contribute to well-functioning urban environments and supply significant additional capacity</p> <p>Additional capacity to match the needs for housing over the 10 year life of the District Plan will provide a necessary foundation to enable future growth. This 12.5 ha application will better enable the intent of subclause 5 of the Policy in encouraging sustainable and consolidated growth of West Melton.</p> <p>The Site will meet a minimum density of around 25-35-plus households per ha which contrasts markedly with the existing dwelling density at West Melton (10 hh/ha for LZ areas and less for other existing urban areas). The development will provide a point of difference in the overall urban form and housing choice in West Melton.</p>

<p><i>Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;</i></p> <p>5. <i>encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Rolleston and consolidation of the existing settlement of West Melton;</i></p> <p>6. <i>N/A Rural Residential</i></p> <p>7. <i>N/A Māori Reserves</i></p>	<p>The Council has confirmed that there is infrastructure capacity to service the proposal at urban residential standards.</p>
<p><b>6.2.3 Sustainability</b> <i>Recovery and rebuilding is undertaken in Greater Christchurch that:</i></p> <p>1. <i>provides for quality living environments incorporating good urban design;</i></p> <p>2. <i>retains identified areas of special amenity and historic heritage value;</i></p> <p>3. <i>retains values of importance to Tāngata Whenua;</i></p> <p>4. <i>provides a range of densities and uses; and</i></p> <p>5. <i>is healthy, environmentally sustainable, functionally efficient, and prosperous.</i></p>	<p>The Assessment of Environmental Effects addresses the matters of good urban design, densities and uses and the adoption of sustainable infrastructure services consistent with this objective. The proposal is underpinned by good urban design reflected in and managed by the ODP to create quality living environments that will be functionally efficient with linkage and road access in to the existing urban fabric of West Melton.</p> <p>The development will incorporate sustainable development principles including e.g. infrastructure, energy conservation</p> <p>A number of reserves through the development will create areas of openness and amenity for nearby residents.</p>
<p><b>6.2.4 Integration of transport infrastructure and land use</b> <i>Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:</i></p> <p>1. <i>managing network congestion;</i></p> <p>2. <i>reducing dependency on private motor vehicles;</i></p> <p>3. <i>reducing emission of contaminants to air and energy use;</i></p> <p>4. <i>promoting the use of active and public transport modes;</i></p> <p>5. <i>optimising use of existing capacity within the network; and</i></p> <p>6. <i>enhancing transport safety.</i></p>	<p>The Site will be designed to satisfy the requirements of this Policy, and this is confirmed by the urban structural elements on the ODP.</p>
<p><b>6.3 POLICIES</b> <b>6.3.1 Development within the Greater Christchurch area</b></p>	<p>The NPS UD allows for the plan change to be considered regardless of its inconsistency with the</p>

<p><i>In relation to recovery and rebuilding for Greater Christchurch:</i></p> <ol style="list-style-type: none"> <li>1. <i>give effect to the urban form identified in <a href="#">Map A</a>, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;</i></li> <li>2. <i>give effect to the urban form identified in <a href="#">Map A</a> (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;</i></li> <li>3. <i>enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;</i></li> <li>4. <i>ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on <a href="#">Map A</a>, unless they are otherwise expressly provided for in the CRPS;</i></li> <li>5. <i>N/A educational facilities in rural areas</i></li> <li>6. <i>N/A metropolitan recreation facility and</i></li> <li>7. <i>avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.</i></li> </ol>	<p>CRPS direction that urban development only occur within identified priority areas.</p> <p>The CRPS does not give effect to the NPS in that</p> <ol style="list-style-type: none"> <li>a) it does not contain criteria to assess proposals against Policy 8 of the NPS as required by Section 3.8.</li> <li>b) its methodology is inconsistent with the approach adopted by the NPS-2020.</li> </ol> <p>The proposal can be seen as implementing Policy 8 NPS-UD 2020 and is a live proposition to avoid a delay in meeting housing demand at West Melton. Not moving now in to the statutory re-zone process will create a delay of a minimum of two years from when the District Plan is made operative. If that happens then the current shortage of development land at West Melton will be aggravated, which will in turn exacerbate housing pressure including on price of land and houses.</p>
<p><b>6.3.2 Development form and urban design</b>  <i>Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:</i></p> <ol style="list-style-type: none"> <li>1. <i>Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.</i></li> <li>2. <i>Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.</i></li> <li>3. <i>Connectivity – the provision of efficient and</i></li> </ol>	<p>Good urban design underpins the development concept in the ODP. The application is supported by an Urban Design Statement.</p> <p>The assessment of environmental effects concludes that the Site to be rezoned will achieve a high level of amenity and efficiency for residents and for the neighbourhood.</p> <p>The application is consistent with, and will give effect to, the outcomes sought by this Policy.</p>

<p><i>safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of</i></p> <ol style="list-style-type: none"> <li>4. <i>Safety – recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.</i></li> <li>5. <i>Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.</i></li> <li>6. <i>Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.</i></li> <li>7. <i>Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.</i></li> </ol>	
<p><b>6.3.3 Development in accordance with Outline Development Plans</b>  <i>Development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will: (list of specific matters)</i></p>	<p>The development will be managed through an ODP.</p> <p>The application is consistent with, and will give effect to, the outcomes sought by this Policy.</p>
<p><b>6.3.4 Transport effectiveness</b>  <i>Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:</i></p> <ol style="list-style-type: none"> <li>1. <i>avoiding development that will overload strategic freight routes;</i></li> <li>2. <i>providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;</i></li> </ol>	<p>The Site will not directly affect the existing arterial and local roading network; the continuation of a grid form to the roading and limiting access points to arterial roads will minimise and control the effects of those connections.</p> <p>NZTA proposals for upgrading the State Highway/Weedons Ross Road intersection are an important part of providing an effective, efficient and safe network in the West Melton vicinity.</p> <p>The proposed rezoning is consistent with, and will give effect to, the outcomes sought by this Policy.</p>

<ol style="list-style-type: none"> <li>3. <i>providing opportunities for travel demand management;</i></li> <li>4. <i>requiring integrated transport assessment for substantial developments; and</i></li> <li>5. <i>improving road user safety.</i></li> </ol>	
<p><b>6.3.5 Integration of land use and infrastructure</b>  <i>Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by:</i></p> <ol style="list-style-type: none"> <li>1. <i>Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;</i></li> <li>2. <i>Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:</i> <ol style="list-style-type: none"> <li>a. <i>optimise the efficient and affordable provision of both the development and the infrastructure;</i></li> <li>b. <i>maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</i></li> <li>c. <i>protect investment in existing and planned infrastructure; and</i></li> <li>d. <i>ensure new development does not occur until provision for appropriate infrastructure is in place;</i></li> </ol> </li> <li>3. <i>Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;</i></li> <li>4. <i>Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in <a href="#">Map A</a> (page 6-28); and</i></li> <li>5. <i>Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.</i></li> </ol>	<p>The factors and outcomes sought in Policy 6.3.5 have formed the basis for identification of growth areas with Greater Christchurch as reflected in Map A and the setting of the infrastructure boundary.</p> <p>The servicing of the proposed development area is addressed in the Infrastructure Report. It concludes that the proposed areas will make efficient use of existing infrastructure and confirms discussions held with Council Services staff.</p> <p>The proposal gives effect to this Policy.</p>



<p><b>6.3.7 Residential location, yield and intensification</b></p> <ol style="list-style-type: none"> <li><i>In relation to residential development opportunities in Greater Christchurch:</i></li> <li><i>Subject to <a href="#">Policy 5.3.4</a>, residential greenfield priority area development shall occur in accordance with <a href="#">Map A</a>. These areas are sufficient for both growth and residential relocation through to 2028.</i></li> <li><i>Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.</i></li> <li><i>Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):</i></li> <li><i>10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;</i></li> <li><i>15 household units per hectare in greenfield areas in Christchurch City;</i></li> <li><i>Intensification development within Christchurch City to achieve an average of:</i></li> <li><i>50 household units per hectare for intensification development within the Central City;</i></li> <li><i>30 household units per hectare for intensification development elsewhere.</i></li> <li><i>Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.</i></li> <li><i>Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.</i></li> </ol>	<p>See assessment for Policy 6.3.1.</p> <p>Greenfield areas identified on Map A were developed on the primary basis of anticipated demand created by the recovery and rebuilding process following the Canterbury earthquakes. While these were stated to apply through to 2028, recent analysis of population growth and take-up of land for new housing has shown that the growth requirements were underestimated and land availability overestimated.</p> <p>This has been recognised in the update to the Urban Development Strategy which is contained in the report “Our Space 2018-2018 – Greater Christchurch Settlement Pattern Update”. The Update resulted in Change 1 to the CRPS enabling residential development out to the Projected Infrastructure Boundary in Rolleston and Rangiora but did not consider the development capacities in individual townships those other Selwyn townships that are within Greater Christchurch.</p> <p>The objectives and policies of Chapter 6 RPS do not recognise that housing needs of Greater Christchurch have moved on from responding to the impacts of the earthquakes. In particular there is a demand for residential land for housing created primarily now by natural growth in the population, particularly for those people downsizing or seeking to re-settle in Greater Christchurch generally. Planning instruments have not responded in a timely way to this demand in an efficient manner and there is evidence that that situation is causing the price of land and new housing to increase significantly.</p> <p>Planning for this demand can be by way of changes to, and review of, the RPS and District Plans or legitimately by way of Private Plan changes and submissions on the Proposed District Plan. Private initiatives provide opportunities for planning responses to provide timely planning interventions to help meet the changed circumstances driving demand for urban and housing.</p> <p>Private requests are generally a much faster and therefore more responsive process. The OSDP has identified ODP areas in Appendix 38 but that supply of land is now running short.</p> <p>The medium term shortfall in capacity has been confirmed by the Council in the Capacity Update Report it adopted at its 9 December 2020 meeting.</p> <p>The yield of a minimum of 25-35 ha/ha satisfies the criteria of Policy 6.3.7.</p>
<p><b>CHAPTER 9- ECOSYSTEMS AND INDIGENOUS BIODIVERSITY</b></p>	<p>There is no indigenous biodiversity of any particular value on the Site proposed to be rezoned.</p>



<p><b>9.2 Objectives</b>  <b>9.2.1 Halting the decline of Canterbury's ecosystems and indigenous biodiversity</b>  The decline in the quality and quantity of Canterbury's ecosystems and indigenous biodiversity is halted and their life supporting capacity and mauri safeguarded</p>	
<p><b>CHAPTER 11- NATURAL HAZARDS</b>  <b>1.2 Objectives</b>  <b>11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards</b>  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.</p>	<p>The Plan Change adopts the identification of parts of the Site (potential flood channels) within the PSDP Plains Flood Management Area. All dwellings will have an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level, as required by the SPRDP rules.</p> <p>The geotechnical assessment shows vary low risk of liquefaction.</p>
<p><b>CHAPTER 12- LANDSCAPE</b>  <b>2.2 OBJECTIVES</b>  <b>12.2.1 Identification and protection of outstanding natural features and landscapes</b>  Outstanding natural features and landscapes within the Canterbury region are identified and their values are specifically recognised and protected from inappropriate subdivision, use, and development.  <b>12.2.2 Identification and management of other landscapes</b>  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</p>	<p>There are no outstanding natural landscapes or features or other amenity landscapes that could be impacted by development of the Site.</p>
<p><b>CHAPTER 15-</b>  <b>SOILS 15.2</b>  <b>OBJECTIVES 15.2.1 Maintenance of soil quality</b>  Maintenance and improvement of the quality of Canterbury's soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity.  <b>15.3 POLICIES</b>  <b>15.3.1 Avoid remedy or mitigate soil degradation</b>  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.  <b>15.3.2 Avoid and remedy significant induced soil erosion</b>  To avoid significant new induced soil erosion</p>	<p>This objective and its policies relate to the quality of soil and potential impacts on this quality by land management practices associated with activities such as intensive farming.</p> <p>It is not therefore relevant to the proposed rezoning for urban and residential purposes.  In any event the Site contains mostly Class 3 soils with only some Class 2 soils.</p>

<p>resulting from the use of land and as far as practicable remedy or mitigate significant induced soil erosion where it has occurred. Particular focus is to be given to the desirability of maintaining vegetative cover on non-arable land.</p>	
<p><b>CHAPTER 17- CONTAMINATED LAND</b>  <b>17.2 OBJECTIVES</b>  <b>17.2.1 Protection from adverse effects of contaminated land</b>          Protection of people and the environment from both on-site and off-site adverse effects of contaminated land.  <b>7.3 POLICIES</b>  <b>17.3.1 Identify potentially contaminated land</b>          To seek to identify all land in the region that was historically, or is presently, being used for an activity that has, or could have, resulted in the contamination of that land, and where appropriate, verify the existence and nature of contamination.  <b>17.3.2 Development of, or discharge from contaminated land</b>          In relation to actually or potentially contaminated land, where new subdivision, use or development is proposed on that land, or where there is a discharge of the contaminant from that land:          1. a site investigation is to be undertaken to determine the nature and extent of any contamination; and          2. if it is found that the land is contaminated, except as provided for in Policy 17.3.3, the actual or potential adverse effects of that contamination, or discharges from the contaminated land shall be avoided, remedied or mitigated in a manner that does not lead to further significant adverse effects.</p>	<p>The Preliminary Site Investigation drew on site histories and walkovers of the site. The findings were that there are two small pockets of potential contamination at 1234 West Coast Road that require a DSI to determine the nature of contamination, and any remediation necessary.</p> <p>Any minor level of contamination can be simply managed and removed at the time of development.</p> <p>The proposal therefore satisfies this objective and policies.</p>