APPENDIX K

Five waters sustainability assessment

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The Prebbleton Plan Change Application has been assessed against the Selwyn District Council (SDC) "Five Waters Strategy" sustainability principals:

Principle 1: *Make Decisions based on the four aspects of well-being (social, economic, environmental and cultural)*

The proposed Plan Change will attract new residents to the region which will generate additional economic wealth for local business during and following construction and will bring new businesses and services to the community, resulting in improved community facilities. Social benefits of the new residents to the area include additional or improved community facilities such as education, health and recreational facilities (both passive and active). The development has no known adverse cultural impacts on either the proposed site or the region. The Plan change has been designed to minimise any environmental footprint through measures such as discharging stormwater runoff into the underlying soil via stormwater infiltration trenches so there will not be any increased flows in the natural waterways leading to scour, sedimentation or flooding of existing downstream properties.

The provision of additional residential allotments directly adjacent to the existing urban area will boost local population levels with a likely increase in patronage of local businesses thereby strengthening their viability. There will also be temporary positive benefits during construction for future development of the site such as utilisation of local skills and labour and other flow-on effects on the local economy

Principle 2: *Observe the Precautionary Principle to provide contingency and enable adaptability of our community*

The proposed Plan Change will not cause severe or irreversible harm to the public or to the environment. The application site is of moderate size, stormwater will be treated for potential contaminants and discharged back through the soil to recharge groundwater levels, potable water can be easily provided from the existing network and wastewater will be discharged to the existing reticulated sewer system.

Principle 3: *Seek "intra-generational" and inter-generational" equity*

The benefits from attracting new residents to the region will improve the quality of life and create opportunity for the current community through improved facilities and services. The proposed development has minimal impact on the environment therefore; it does not compromise the quality of life and opportunity for future generations.

The provision of additional residential allotments directly adjacent to the existing urban area will boost local population levels with a likely increase in patronage of local businesses thereby strengthening their viability. There will also be temporary positive benefits during construction for future development of the site such as utilisation of local skills and labour and other flow-on effects on the local economy

Principle 4: *Internalise environmental and social costs*

The proposed Plan Change will generate additional income for the community in general both pre and post construction. The inclusion of infiltration ponds will provide an artificial habitat for birds and other wildlife as well as enhancing the amenities of the area in general. Costs associated with associated infrastructure will be borne by the Applicant.

Principle 5: *Foster Community Welfare*

The proposed Plan Change request seeks to provide for a form and density of development that helps to ensure that there is a range of housing choices available in sustainable and strategic locations to meet the projected growth patterns for Greater Christchurch.

The proposed Plan Change will enable a strategic ad coordinated approach to development. Such a coordinated approach of which will enhance lifestyles, environments, manage growth and promote prosperous economies, thereby fostering community welfare.

Further to this the proposed Plan Change will enhance both passive and recreational amenities through the provision of an extended active recreational area and inclusion of a passive recreation area based around stormwater retention ponds.

Principe 6: *Act to halt the decline of our indigenous biodiversity, and maintain and restore remaining ecosystems.*

The development has no known adverse impacts on indigenous biodiversity due to the site consisting of cleared agricultural land. There are no natural ecosystems, stream or the like on the proposed site.

Principe 7: *Consider, and promote the sustainability of our neighboring communities and work with governing bodies for sustainable outcomes.*

The proposed Plan Change will promote the sustainable use of water resources within the community by collecting and treating stormwater from the new development prior to recharging groundwater onsite. The treatment of stormwater using WSUD techniques such as manmade wetlands promotes environmental awareness. The new development can be used to promote sustainable and water efficient appliances within the household for the whole community. Attenuation of stormwater peaks to prevent adverse impact on downstream ecosystems resulting from scour, sedimentation and worsening flooding impacts from increased flows.

Look at ways in which future subdivisions may be able to factor in education to homeowners on water demand managements and other household sustainability ideas.

Subdivision design should encourage the use of water efficient practices through design, construction, council facilities and education programs including the following:

- Every facet of the subdivision should be planned to reduce impact on the environment

- Local government rebates for water efficient practices including rainwater tanks, water efficient shower robes, water efficient appliances including washing machines, dishwashers and toilets. Rebates encourage home owners to purchase water efficient products which are usually very expensive. These water efficient products could also be made mandatory for all new properties
- Plan new subdivisions to promote walking, cycling and public transport by the inclusion of footpaths, bike ways and bus stops
- Landscaping to allow rainwater to percolate through parking areas to replenish the groundwater
- Community facilities to encourage recycling
- Education programs to set community targets for water consumption per person per day