

To Selwyn District Council

Proposed Variation 2 to the Partially Operative Selwyn District Plan (157 Levi Road)

Canterbury Regional Council (CRC) further submission on this proposal, in response to a submission by Te Ngai Tuahuriri Runanga and Te Taumutu Runanga.

The purpose of this further submission is to:

- Support the recommendations of this submitter where they align with CRPS direction
- Identify whether the recommendations should be addressed at this stage or via regional plan rules and consenting processes
- Provide further context from our Science staff on the likely relevance of the submitter's recommendations to this specific proposal.

CRC does not need to be heard in support of this further submission, but we can make ourselves available to be heard, or provide other support, if this is helpful.



Amanda Thompson

Team Lead, Plan Alignment

(Authorised under delegation from the Canterbury Regional Council)

18 December 2024

Electronic address for service of person making further submission:

kate.williman@ecan.govt.nz

Telephone: +64 27 259 5549

Environment Canterbury, 200 Tuam Street, Christchurch 8011

Contact person: Kate Williman, Senior Planner

Submitter recommendations	CRC position	Explanation
<p>1. There should be a survey undertaken to identify springs and/or wetlands on the site. This should be undertaken by a suitably qualified expert. Springs and wetlands should be protected and enhanced with suitable setbacks and indigenous riparian planting.</p>	<p>Support in principle; Managed by regional plan rules and NES-Freshwater rules</p>	<p>CRC supports in general the recommendation to protect and enhance springs and wetlands on the site. CRPS Policy 7.3.3 directs local authorities to identify and protect wetlands; and to work with Ngāi Tahu to identify freshwater sites of significance to Ngāi Tahu and the ways to enhance Ngāi Tahu values.</p> <p>CRC notes that the development will also need to comply with regional plan rules and consent processes in alignment with CRPS Policy 7.3.3 and with rules for the protection of wetlands under the National Environmental Standard for Freshwater.</p> <p>We note that CRC Groundwater Science staff consider that the highest water table on this site is at least 5 to 10 m below ground surface.</p>
<p>2. Areas identified as culturally sensitive should be protected and enhanced. Consultation with the Papatipu Rūnanga may be required to determine culturally appropriate methods of enhancement.</p>	<p>Support in general</p>	<p>CRC supports in general the protection and enhancement of culturally sensitive areas, in particular freshwater and coastal sites of significance to Ngāi Tahu. For example, CRPS Policy 7.3.3 directs local authorities to work with Ngāi Tahu to identify these sites and ways of protecting and enhancing them.</p> <p>The proposed development site sits within the catchment of Te Waihora / Lake Ellesmere. The CRPS recognises Te Waihora as a culturally sensitive area and statutory acknowledgement area, and that its bed is owned by Ngāi Tahu. Te Waihora is also affected by the Ngāi Tahu Claims Settlement Act 1998.</p>
<p>3. Low impact design methods, such as, the use of rain and greywater collection and re-use systems, and minimising impervious surface area is encouraged. Refer to Ngāi Tahu Subdivision and Development Guidelines for low impact design methods endorsed by mana whenua.</p>	<p>Support</p>	<p>CRC support this recommendation. It is consistent with CRPS policy 7.3.7, which notes that local authorities' control of freshwater quality may include low-impact urban design principles.</p>

Submitter recommendations	CRC position	Explanation
4. Contaminated land should be remediated. All contaminated material should be removed from the site and disposed of at a licensed facility.	Not considered relevant; Managed by regional plan rules	CRC considers that remediation of contaminated land is not required as part of this plan change. We note that a detailed site investigation has already been carried out, as directed by CRPS Policy 17.3.2. This investigation only identified background levels of contamination. We note that should the proposal proceed, the development would need to comply with regional plan rules that manage the risks of contaminant discharges.
5. Measures to minimise earthworks should be considered at the design phase of development.	Support	CRC support this recommendation. It is consistent with CRPS policy 15.3.2, which encourages territorial authorities to require earthworks that could cause soil erosion to minimise the extent of exposed soil at any time.
6. Earthworks in areas with shallow depth to groundwater and/or over an aquifer can have significant cultural impacts and are of concern.	Support in general; Managed by regional plan rules	<p>CRC supports the recommendation in general. It is consistent with direction in the CRPS policy 7.3.6.3 to avoid further discharges, including cumulatively, that may adversely affect the water quality in a water body that is below the minimum water quality standard.</p> <p>CRC notes that the effects of earthworks associated with the proposed development will also need to comply with regional plan rules and consent processes, in alignment with CRPS policy 7.3.6.</p> <p>CRC Groundwater Science staff advise that the highest water table is at least 5 to 10m below ground surface. There are four community water supply wells mapped across Lincoln Rolleston Road from the site, but they are all very deep, screened at around 180m below ground surface, so they are unlikely to be affected by the stormwater discharge.</p>
7. The site should be surveyed by a suitably qualified person(s) to determine whether there are taonga/indigenous species that require protection.	Not considered relevant	CRC does not consider this area likely to contain taonga/indigenous species that require protection. The proposed development site is not part of overlays for indigenous biodiversity management or significant natural areas.
8. Refer to Ngāi Tahu Subdivision and Development Guidelines for guidance on	Support	CRC supports this recommendation. These Guidelines are part of the Mahaanui Iwi Management Plan for Selwyn District. The RPS directs TAs to take into account iwi management plans during plan development (4.17).

Submitter recommendations	CRC position	Explanation
stormwater, water supply and wastewater servicing.		
9. The development and re-zoning of land should not result in a decrease in stormwater capacity and should not result in negative cumulative effects on water quantity or quality to protect the mauri of the Te Waihora catchment.	Support in general; managed by regional plan rules	<p>CRC supports this recommendation in general as consistent with RPS direction. For example, it is consistent with RPS direction in Policy 5.3.5 to manage the effects of stormwater discharges on water quality, water quantity, receiving environments and flood risk. The RPS also sets out Te Waihora as an outstanding natural landscape with key values that are to be maintained and protected under RPS Policy 7.3.1.</p> <p>CRC notes that the effects of stormwater discharges associated with the proposed development will also need comply with regional plan rules and consent processes in alignment with CRPS policies 5.3.5 and 7.3.1.</p>
10. It is highly encouraged that the stormwater system for the future land use is designed to adequately treat heavy metals originating from hardstand areas to ensure that contaminants do not enter Te Waihora.	Support in general; managed by regional plan rules	<p>CRC supports this recommendation. It is consistent with RPS Policy 7.3.1 to protect water bodies, such as Te Waihora, that are valued, of cultural significance, and/or unacceptably degraded.</p> <p>CRC notes that the effects of stormwater discharges, including of heavy metals, associated with the proposed development will also need comply with regional plan rules and consent processes in alignment with CRPS Policy 7.3.1.</p>