

**BEFORE THE INDEPENDENT COMMISSIONERS APPOINTED BY
CANTERBURY REGIONAL COUNCIL AND CHRISTCHURCH CITY COUNCIL**

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Applications by **SOL Quarries Limited** for all resource consents necessary to establish, operate, maintain and close an aggregate quarry at 93 Conservators Road and 133 Conservators Road, Yaldhurst, as an extension to an existing quarry at 81 Conservators Road, Yaldhurst.

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PAGINATED BUNDLE OF PLANNING DOCUMENTS:

CANTERBURY REGIONAL COUNCIL

CHRISTCHURCH CITY COUNCIL

4th December 2020



Canterbury Regional Policy Statement (CRPS)	
Reference (Objective / Policy)	Page #
Objective 5.2.1	1
Policy 5.3.2	3
Objective 6.2.1	5
Objective 7.2.1	7
Objective 7.2.4	9
Policy 7.3.6	10
Policy 7.3.7	12
Policy 7.3.12	14
Objective 9.2.3	16
Objective 14.2.1	16
Objective 14.2.2	17
Policy 14.3.1	18
Policy 14.3.3	20
Policy 14.3.5	21
Objective 15.2.1	23
Objective 17.2.1	24
Policy 17.3.1	25
Canterbury Land and Water Plan (CLWRP)	
Reference (Objective / Policy)	Page #
Objective 3.1	26
Objective 3.2	26
Objective 3.3	26



Objective 3.5	26
Objective 3.6	26
Objective 3.8	26
Objective 3.8A	26
Objective 3.13	26
Objective 3.24	27
Policy 4.1	27
Policy 4.2	27
Policy 4.4	27
Policy 4.7	27
Policy 4.11	29
Policy 4.13	29
Policy 4.14	29
Policy 4.18	30
Policy 4.19	30
Policy 4.23	30
Policy 4.27	30
Policy 4.93	30
Policy 4.94	30
Policy 4.103 (PC7)	31
Policy 9.4.1	31



Canterbury Regional Air Plan (CARP)	
Reference (Objective/Policy)	Page #
Objective 5.1	32
Objective 5.2	32
Objective 5.4	32
Objective 5.5	32
Objective 5.6	32
Objective 5.7	32
Objective 5.8	32
Objective 5.9	32
Policy 6.1	33
Policy 6.2	33
Policy 6.5	33
Policy 6.6	33
Policy 6.8	33
Policy 6.9	33
Policy 6.10	33
Policy 6.11	33
Policy 6.12	34
Policy 6.13	34
Policy 6.14	34
Policy 6.22	34
Policy 6.25	34
Policy 6.26	34



National Policy Statement for Freshwater Management 2020	
Reference (Objective/Policy)	Page #
Objective 2.1	35
Policy 1	35
Policy 2	35
Policy 3	35
Policy 5	35
Policy 9	35
Policy 13	35
Policy 14	35
Policy 15	35
National Environmental Standard Freshwater 2020	
Reference (Objective/Policy)	Page #
Purpose of this Subpart (58)	36
Objective 3.3	36
National Environmental Standards for Sources of Human Drinking Water	
Reference (Objective/Policy)	Page #
7	36
Resource Management (National Environmental Standards for Air Quality) Regulations 2004	
Regulation	Page #
13	36



Regulation 14	37
Regulation 17	37
Christchurch District Plan	
Reference (Objective/Policy)	
Objective 3.3.1	39
Objective 3.3.5	39
Objective 3.3.14	39
Objective 3.3.16	39
Objective 4.2.2.1	40
Policy 4.2.2.1.1	40
Policy 4.2.2.1.2	40
Objective 6.1.2.1	40
Policy 6.1.2.1.2	40
Policy 6.1.2.1.1	41
Objective 6.6.2.1	41
Policy 6.6.2.1.2	42
Policy 6.6.2.1.3	43
Policy 6.7.2.1	44
Policy 6.7.2.1.2	44
Policy 7.2.1.2	44
Objective 7.2.2	44
Policy 8.2.4.1	45
Policy 8.2.4.3	45



Policy 8.2.4.4	45
Policy 9.2.2.2.5	45
Policy 9.2.2.2.9	45
Policy 11.2.2.2	46
Objective 17.2.1.1	46
Policy 17.2.2.1	46
Policy 17.2.2.2	46
Policy 17.2.2.3	47
Policy 17.2.2.4	47
Policy 17.2.2.5	47
Policy 17.2.2.12	48
Policy 17.2.2.13	49
Canterbury Regional Council – Map Overlays	Page #
Bores/Wells	50
Community Drinking Water Protection Zones	51
Groundwater Protection Zones	52
Gazetted Air Shed	52
Christchurch City Council – Map Overlays	Page #
93 Conservators Road	54
113 Conservators Road	55



Paparua Stockwater Race	Page #
Paparua Stockwater Race – Selwyn District Council	56

STATUTORY PLANNING DOCUMENTS

CANTERBURY REGIONAL POLICY STATEMENT (CRPS)

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 following policies implement this objective:

Policy 5.3.1, Policy 5.3.2, Policy 5.3.3, Policy 5.3.4, Policy 5.3.5, Policy 5.3.6, Policy 5.3.7, Policy 5.3.8, Policy 5.3.9, Policy 5.3.10, Policy 5.3.11, Policy 5.3.12 and Policy 5.3.13

Principal reasons and explanation

Development, including papakāinga and marae, offers significant social, economic and cultural benefits for the people residing and working in Canterbury. However, it may result in environmental change that is a threat to valued natural and physical resources. Natural resources can be finite and the effects of development, particularly on land resources, can be irreversible. The effects may be direct (for example replacement of rural by urban use or the intensification of the activity) or indirect (off-site or "spill-over" effects).

The pattern of development in the region strongly influences the use of energy, whether this is as a result of the demand for transport or energy required to establish and undertake the activity. As development intensifies and spreads, the demand for transport and energy use increases.

A consolidated pattern of urban development, as the primary focus for accommodating the region's growth, together with a limitation on the extent of areas of rural-residential activity, will:

1. minimise energy use;
2. promote more sustainable forms of development;
3. encourage greater modal choice, reduced trip distances and promote healthier transport options;
4. provide for the efficient use of existing infrastructure; and
5. maintain regional identity and character.

New development also provides the opportunity to enhance the quality of the environment in appropriate circumstances, such as through the provision of open spaces, community facilities, and restoration of ecosystems.

Primary production from Canterbury's rural areas is of significance to the economic and social well-being of Canterbury's people and communities. It is foreseeable that the well-being of future generations will also be strongly influenced by the ability to continue with such primary production. It is important to manage resources and activities in rural areas so that the foreseeable potential of the rural primary base of Canterbury is maintained.

This includes maintaining the primary production resource and the efficient provision of infrastructure and use of other natural resources such as water, in appropriate locations to support primary production.

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.

This policy implements the following objectives:

Objective 5.2.1, Objective 5.2.2, Objective 5.2.3, Objective 11.2.1 Objective 15.2.1, Objective 16.2.1 and Objective 16.2.2

Methods

The Canterbury Regional Council:

Will:

1. Through the Canterbury Regional Land Transport Strategy, implement policies to integrate the development and use of the land transport network infrastructure with land-use.
2. Set out objectives, policies and may include methods in regional plans to control the adverse effects of development on water bodies, including their value as sources of drinking water.

Territorial authorities:

Will:

3. Set out objectives and policies, and may include methods in district plans, particular to each district:
 - a. that establish a comprehensive approach to the management of the location of urban and rural-residential development within the territorial authority area, including provisions requiring consideration as to how new land use will be appropriately serviced by transport and other infrastructure; and
 - b. to avoid subdivision, use and development that does not meet the criteria set out in Policy 11.3.1 clauses (1) to (5) for known high hazard areas.

Local authorities:

Will:

4. Engage with Ngāi Tahu as Tāngata whenua, including by recognising iwi management plans, when determining Ngāi Tahu values.
5. Work together where appropriate, with adjoining local authorities and, with providers of regionally significant infrastructure when identifying patterns and locations of development.
6. Set out objectives and policies, and may include methods in regional and district plans:
 - a. that identifies regionally significant infrastructure, and recognises its economic and social benefits;
 - b. that manage the adverse effects of, and from, the installation, operation, maintenance and/or development of regionally significant infrastructure.

Principal reasons and explanation

This policy establishes the standards to be met for development within the wider region, regardless of whether such development is located within, or outside of, existing urban areas. These qualities and attributes collectively promote sustainable management of natural and physical resources and the social, cultural and economic well-being of people throughout Canterbury.

The approach in Policy 5.3.1 seeks to ensure that urban and rural residential development outside of existing urban areas is to be avoided and limited respectively, so as not to compromise the efficient form and development of existing settlements as the primary focus for meeting the region's growth needs. District plans have a role in providing an appropriate and comprehensive zoned approach to new rural-residential development and new urban development to manage effects arising from these based on the demands, constraints and opportunities within the respective districts.

The standards under Policy 5.3.2(1) address a range of the implications resulting from development that require careful management so as to avoid the potential for adverse effects. This includes the need to avoid the encroachment of sensitive activities into rural areas that may result in reverse sensitivity effects on established rural activities or regionally significant infrastructure. Regard is also to be had to the prospect of the reduced productivity of the region's soil resources, through further fragmentation or a move to a more urban character. The policies also recognise that protecting historic heritage such as historic buildings, as well as areas of high natural character and significant landscape values are important parts of promoting sustainable development.

Policy 5.3.2(2) seeks that development should seek to avoid or mitigate natural and other hazards.

Policy 5.3.2(3) requires the integration of infrastructure with land use to ensure that adverse effects on the environment do not arise from inadequate infrastructure (such as stormwater sewerage, water or roading infrastructure). This may be achieved through infrastructure planning, land use controls, or a combination of both. The integration of transport networks and modes can promote sustainable development by enhancing accessibility and social interaction, promoting health and safety and reducing environmental impacts.

Objective 6.2.1 Recovery framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

1. identifies priority areas for urban development within Greater Christchurch;
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;
3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;
4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;
5. protects and enhances indigenous biodiversity and public space;
6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
7. maintains the character and amenity of rural areas and settlements;
8. protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
9. integrates strategic and other infrastructure and services with land use development;
10. achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
11. optimises use of existing infrastructure; and
12. provides for development opportunities on Māori Reserves in Greater Christchurch.

The following policies implement this objective:

Policies [6.3.1](#), [6.3.2](#), [6.3.3](#), [6.3.4](#), [6.3.5](#), [6.3.6](#), [6.3.7](#), [6.3.8](#), [6.3.9](#), [6.3.10](#), [6.3.11](#)

Principal reasons and explanation

The purpose of this objective is to provide for an outcome where appropriate urban development is enabled within specified spatial areas around Greater Christchurch, so that resources can be focused on rebuilding, and delivering growth and recovery to those priority areas. This provides certainty to all resource users as to locations for development, enabling long-term planning and funding for strategic, network and social infrastructure (such as schooling and healthcare), and protection of Greater Christchurch's natural and physical resources.

The recognition of existing constraints in terms of natural and physical resources is a critical part of successful growth management. This objective identifies the key elements of natural and physical resources in Greater Christchurch that must be protected in order to ensure that harm to the natural environment is minimised.

6.2.1a Targets for sufficient, feasible development capacity for housing

[Inserted in accordance with sections 55(2) and 55(A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]

For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in Greater Christchurch in accordance with Table 6.1.

Table 6.1 Targets for housing development capacity in Greater Christchurch, 2018-2048

	Development capacity to be enabled (number of dwellings)		
	Medium Term ¹ (2018-2028)	Long Term ² (2028-2048)	Total 30 Year Period (2018-2048)
Christchurch City	17,400	38,550	55,950
Selwyn	8,600	8,690	17,290
Waimakariri	6,300	7,060	13,360
Greater Christchurch	32,300	54,300	86,600

¹NPS-UDC, Policy PA1: Development capacity must be feasible, zoned and either serviced with development infrastructure, or the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002 (NPS-UDC, PA1).

²NPS-UDC, Policy PA1 Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002 (NPS-UDC, PA1).

The following policies implement this objective:

Policies [6.3.1](#), [6.3.2](#), [6.3.3](#), [6.3.7](#), [6.3.8](#), [6.3.11](#)

Principal reasons and explanation

The National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) requires local authorities that have part, or all of a high-growth urban area within their district or region to set minimum targets for development capacity for housing over the medium (next 10 years) and long term (10 to 30 years).

The targets in Table 6.1 refer to the development capacity for housing that must be enabled, rather than the amount of housing that is built in any given period. They represent the development capacity that the Christchurch City Council, Selwyn District Council and Waimakariri District Council will, over the medium term, zone and otherwise enable through their relevant planning processes and mechanisms, including district plans, structure plans and outline development plans and over the long term, identify in relevant plans and strategies.

Objective 7.2.1 Sustainable management of fresh water

The region's fresh water resources are sustainably managed to enable people and communities to provide for their economic and social well-being through abstracting and/or using water for irrigation, hydro-electricity generation and other economic activities, and for recreational and amenity values, and any economic and social activities associated with those values, providing:

1. the life-supporting capacity ecosystem processes, and indigenous species and their associated freshwater ecosystems and mauri of the fresh water is safe-guarded;
2. the natural character values of wetlands, lakes and rivers and their margins are preserved and these areas are protected from inappropriate subdivision, use and development and where appropriate restored or enhanced; and
3. any actual or reasonably foreseeable requirements for community and stockwater supplies and customary uses, are provided for.

The following policies implement this objective:

7.3.1 to 7.3.7, and 7.3.9 to 7.3.12.

Principal reasons and explanation

Objectives are the goals for freshwater management in the region, to achieve the purpose of the RMA. They are achieved by implementing the policies in this chapter. There is a strong emphasis on setting the framework for water management in the region through the use of regional plans based on community involvement through the Regional Implementation Programme (RIP) and the Zone Implementation programmes (ZIPs) developed by the Regional and Zone committees under the CWMS.

Objective 7.2.1 identifies the values and uses of fresh water that must be provided for and their relativity, to promote sustainable management of fresh water.

Objectives 7.2.2 and 7.2.3 set further goals for how water will be managed to provide for the values and uses set out in Objective 7.2.1.

To promote the sustainable management of fresh water, it is necessary to resolve the competing uses and values of fresh water, set out in the issues. Under Objective 7.2.1 fresh water in the region is managed firstly to safeguard its life-supporting capacity (being the need to sustain aquatic ecosystems), to provide drinking water, to enable the exercise of customary uses, and to preserve the mauri and natural character values of fresh water and protecting lakes, rivers, wetlands and their margins from inappropriate subdivision, use and development. Ngāi Tahu, as tāngata whenua, has, and continues to use, fresh water for customary purposes. For Ngāi Tahu, customary use is about sustainable use, and includes the need to manage, protect and improve habitats and ecosystems to enable the mahinga kai resource to be sustained.

Within a framework that ensures these first order uses and values are provided for, fresh water is then managed to provide for its other values and uses. These other values and uses include the need to abstract and/or use water to support a variety of economic activities, and the need to provide for recreational and amenity values and activities associated with those values. There is no hierarchy or preference between abstraction and recreation or other activities – they are all important for the

economic and social well-being of people and communities. Ideally, a freshwater body should be managed to provide for a wide range of these uses and values, but where this cannot be achieved, an assessment of the relative importance of these activities in achieving the purpose of the RMA, will need to be made in each catchment.

Objective 7.2.4 Integrated management of freshwater resources

Fresh water is sustainably managed in an integrated way within and across catchments, between activities, and between agencies and people with interests in water management in the community, considering:

1. the Ngāi Tahu ethic of Ki Uta Ki Tai (from the mountains to the sea);
2. the interconnectivity of surface water and groundwater;
3. the effects of land uses and intensification of land uses on demand for water and on water quality; and
4. kaitiakitanga and the ethic of stewardship; and
5. any net benefits of using water, and water infrastructure, and the significance of those benefits to the Canterbury region.

The following policies implement this objective

7.3.4 to 7.3.7, 7.3.9 and 7.3.13

Principal reasons and explanation

Objective 7.2.4 requires water to be managed in an integrated way that recognises fresh water as part of an interconnected hydrological system; and as part of a larger environment. Managing water in an integrated way, rather than as a single resource at a single point in time, facilitates improved management of cumulative effects of multiple activities and the links between water takes, land uses and discharges. Water harvesting and storage development can facilitate integrated management by encouraging different ways of using water that have lower environmental impacts. Some of this infrastructure represents a substantial level of investment which has a long productive life.

The approach in Objective 7.2.4 also enables water management to better consider the Ngāi Tahu ethic of Ki Uta Ki Tai from the mountains to the sea; which, as well as helping ensure whole catchment management of water resources, helps recognise and provide for Ngāi Tahu's cultural relationship with its tāonga (water) as required under Section 6(e) of the RMA.

Objective 7.2.4 also reflects the aspirations expressed in the CWMS to move from a fragmented and contested form of freshwater management to a collaborative management system to satisfy the multiplicity of important values and uses fresh water has. To do this successfully, Objective 7.2.3 envisages a water management regime that facilitates community stewardship of water resources and enables Ngāi Tahu, as tāngata whenua to exercise kaitiaki. As part of promoting sustainable management, particular regard is to be had to kaitiakitanga and the ethic of stewardship under Sections 7(a) and 7(aa) of the RMA.

Policy 7.3.6 Freshwater quality

In relation to water quality:

1. to establish and implement minimum water quality standards for surface water and groundwater resources in the region, which are appropriate for each water body considering:
 - a. the values associated with maintaining life supporting capacity, ecosystem processes and indigenous species including their associated ecosystems, and natural character of the water body;
 - b. any current and reasonably foreseeable requirement to use the water for individual, marae or community drinking water or stockwater supplies, customary uses or contact recreation;
 - c. the cultural significance of the freshwater body and any conditions or restrictions on the discharge of contaminants that may be necessary or appropriate to protect those values; and
 - d. any other current or reasonably foreseeable values or uses; and
2. to manage activities which may affect water quality (including land uses), singularly or cumulatively, to maintain water quality at or above the minimum standard set for that water body; and
3. where water quality is below the minimum water quality standard set for that water body, to avoid any additional allocation of water for abstraction from that water body and any additional discharge of contaminants to that water body, where any further abstraction or discharges, either singularly or cumulatively, may further adversely affect the water quality in that water body:
 - a. until the water quality standards for that water body are met; or
 - b. unless the activities are undertaken as part of an integrated solution to water management in the catchment in accordance with Policy 7.3.9, which provides for the redress of water quality within that water body within a specified timeframe.

This policy implements the following objectives:

7.2.1, 7.2.2 and 7.2.3

Methods

The Canterbury Regional Council:

Will:

1. Set out objectives and policies, and may include methods in regional plans to:
 - a. Set water quality standards for surface water and groundwater resources considering the matters set out in Policy 7.3.6(1); and
 - b. Control the discharge of contaminants into water or on to land where it may enter water, to ensure achievement of water quality standards in the catchment within a specified timeframe.
2. Engage with Ngāi Tahu, as Tāngata whenua in the setting of water quality standards to identify fresh water bodies with significant cultural values and any associated restrictions on the discharge of contaminants.

Local authorities:*Will:*

3. Seek and have regard to recommendations from the Regional Water Management Committee and Zone Water Management committees relating to:
 - a. Identifying and implementing actions to improve water quality in catchments with degraded water quality.
 - b. Identifying freshwater bodies which require water quality standards to be reviewed in a regional plan.
 - c. Establishing the current or reasonably foreseeable values or uses.

Should:

4. Support industry-led guidelines, codes of practice and environmental accords where these would lead to the achievement of objectives in the Regional Policy Statement.

Principal reasons and explanation

Policy 7.3.6(1) manages water quality by requiring the setting and implementation of water quality standards for freshwater bodies in the region. Deteriorating water quality is arguably the single biggest issue with freshwater management in the region over the last 10 years. Water quality standards are set considering the matters set out in Policy 7.3.6(1), including the values associated with maintaining life-supporting capacity, ecosystem processes and indigenous species including their associated ecosystems, and natural character of the water body and its associated values, any actual or likely demand for high water quality for drinking or stockwater supplies, customary uses or contact recreation; the cultural values of the fresh water body and any discharges of contaminants which may be inappropriate; and any other values or uses of the water body. There are some contaminants which can be treated and discharged to water in ways which do not adversely affect the chemical composition or physical condition of the water, but due to the nature of the contaminant are culturally inappropriate. Examples include human ashes or treated sewage or effluent being discharged into water bodies which are used for mahinga kai.

In a similar way to environmental flow and water allocation regimes, water quality standards are a tool to manage the cumulative effects of land uses and discharges on water quality. Therefore it is important that the minimum standards are adhered to and that any changes required to water quality standards are made through amending or exempting the standard in the relevant regional plan, rather than breaching it.

Policy 7.3.6(2) provides for managing activities in catchments where water bodies do not meet the minimum water quality standard set. Two alternatives are offered. There is no further abstraction from or discharges of contaminants into that water body, if these activities may make the water quality worse. Alternatively, further abstraction or discharge can occur if it is part of an integrated solution to water management in the catchment which is addressing the degraded water quality. This latter approach recognises that new development can be a catalyst for improvements in the status quo, whereas preventing new activities does not, in itself, provide an incentive to address issues resulting from the effects of existing activities. What is an appropriate timeframe for improving water quality will vary in each catchment, depending on the extent of water quality degradation and its effects, and the costs of remedial options. Therefore, this matter needs to be addressed as part of a regional plan for that catchment.

Policy 7.3.7 Water quality and land uses

To avoid, remedy or mitigate adverse effects of changes in land uses on the quality of fresh water (surface or ground) by:

1. identifying catchments where water quality may be adversely affected, either singularly or cumulatively, by increases in the application of nutrients to land or other changes in land use; and
2. controlling changes in land uses to ensure water quality standards are maintained or where water quality is already below the minimum standard for the water body, it is improved to the minimum standard within an appropriate timeframe.

This policy implements the following objectives:

7.2.1, 7.2.2, 7.2.3 and 7.2.4

Methods

The Canterbury Regional Council:

Will:

1. Set out objectives and policies, and may include methods in regional plans to:
 - a. Establish water quality standards, and, where appropriate, catchment contaminant load thresholds and controlling contaminants entering fresh water within surface water catchments or groundwater zones.
 - b. Provide for the adoption of management practices and techniques (including the use of incentives) which manage the effects of land-uses on fresh water in both urban and rural environments.
 - c. Manage activities which affect water quality, singularly or cumulatively.

Local authorities:

Will:

2. Work together to manage the adverse effects of land uses on freshwater quality including appropriate controls on land uses in district or regional This may include adopting a holistic approach to the management of the impacts of development such as low-impact urban design and development principles, and riparian management.
3. Seek and have regard to recommendations from the Regional Water Management Committee and Zone Water Management Committees relating to land use practices in their zones which are adversely affecting water quality, and actions, including landholder, community-based, or industry initiatives (for example audited self-management), which could be undertaken to reduce the effects of these land uses on water bodies

Principal reasons and explanation

Many land uses produce or use contaminants such as nutrients, pathogenic microorganisms, toxins and sediments, which can enter water via diffuse (non-point source) pathways, causing water quality to decline. Contamination of water can occur from rural, industrial and urban land uses, and is often associated with the intensification of land uses with changing farming practices or urban expansion. A single contaminant may have little effect, but cumulative effects of multiple sources of contamination can result in significant reductions in water quality. Intensifying land uses can involve increasing the input of fertiliser and/or water on rural land to increase production, increased use of agrichemicals on higher value crops, or increasing the amount of sediment or chemicals in stormwater run-off from urban or industrial development.

These forms of water contamination are known as non-point source or diffuse discharges, and are best controlled by managing the land uses which cause them. Managing land uses enables landholders to make proactive decisions about land management from the outset, including how they are going to manage their activities to comply with any water quality standards set for a catchment.

Any controls on land uses to manage non-point source or diffuse discharges need to relate to the land use(s) which cause(s) the effects, and address cumulative effects. However, it is also important that where effects of land uses on water quality are uncertain or unproven, that a precautionary approach is taken in accordance with [Policy 7.3.12](#).

In urban areas, diffuse sources of contaminants entering rivers and groundwater can be managed using tools such as low-impact urban design and catchment management approaches; for example, minimising sediment and stormwater run-off from impervious areas, minimising earthworks in construction, and use of vegetation to assist in trapping sediment and pollutants. Measures in rural areas can include: the use of riparian margins and wetlands to trap and filter rainfall run-off before it enters waterways; managing the timing and application rate of fertilisers to plant uptake; siting silage pits, offal pits and other facilities where contaminants may concentrate away from water bodies or flow paths; and keeping livestock, especially cattle and deer, out of waterways.

Collaboration between Canterbury Regional Council, territorial authorities and land managers (rural or urban) is vital to manage this issue. The significance of the water quality issue in each catchment, its cause(s), and whether existing activities need to adopt new practices well as new activities, are all matters which need to be considered in determining whether and to what extent land uses are managed. These matters are specific to each water quality issue and so are best determined on a catchment-by-catchment basis. Where a land use is managed through a regional plan to address effects on water quality, district plans will need consistent provisions, such as the identification of appropriate land use zones.

Policy 7.3.12 Precautionary approach and allocation without a planning framework

To take a precautionary approach to the allocation of water for abstraction, the damming or diversion of water, or the intensification of land uses or discharge of contaminants, in circumstances where the effects of these activities on freshwater bodies, singularly or cumulatively, are unknown or uncertain.

This policy implements the following objectives:

7.2.1, 7.2.2, 7.2.3 and 7.2.4

Methods

The Canterbury Regional Council:

Will:

1. Set objectives, policies and methods in regional plans to:
 - a. Identify areas where information is unknown or uncertain, and identify what steps may be taken to address the knowledge gap and how resources shall be managed in the interim.
 - b. Manage activities where there is no catchment specific information or provisions.
 - c. Consider the use of adaptive management conditions on resource consents where potential effects can be managed by adjusting the quantity, rate or timing when water can be abstracted or used or contaminants discharged, relative to the conditions of the water body or receiving environment.
2. Manage its investigation and monitoring programmes to address gaps in knowledge and information, and prioritise work programmes accordingly.
3. Liaise with other stakeholders and organisations to facilitate research and information sharing.
4. Seek and have regard to recommendations from the Regional Water Management Committee and Zone Water Management Committees in implementing Policy 7.3.12 and its methods.

Principal reasons and explanation

Incomplete knowledge about the state of fresh water resources in Canterbury and the relationship between activities and effects was discussed as part of Issue 7.1.1. Sustainable management of natural and physical resources under the RMA is difficult to achieve when effects are unknown or uncertain.

Many activities involving water or the discharge of contaminants are essential for our health and our economic and social well-being; and many of the gaps in the knowledge will take lengthy research to fill. However, it is usually more difficult to remedy adverse effects of activities after the fact, than to avoid them in the first instance.

Policy 7.3.11 signals a precautionary approach to dealing with fresh water issues where information is incomplete or relationships not well understood. A precautionary approach does not mean that all activities should be prevented. The degree of caution in a precautionary approach will vary, depending on the significance of the activity for people's well-being, the potential effects of the activity, the extent of knowledge, and the degree of concern over potential effects; and will require a case-by-case judgment to be made. A precautionary approach need not be applied where a sufficient level of certainty exists in relation to the receiving environment and/ or effects on that receiving environment.

One tool that can be used to facilitate activities when effects are unknown or uncertain is adaptive management conditions. These are conditions whereby consent holders have to adjust the scale or timing of their activity, or change other practices, to suit the conditions of the fresh water resource or

the receiving environment, at any time. For these conditions to work, the consent holder needs to be able to adapt to the changing conditions under which they can operate, and also there needs to be clear expectations, communication, and an agreed monitoring regime. Audited self-management may also be appropriate.

The methods to implement this policy include the use of regional plans to both identify information gaps in relation to fresh water management in catchments in the region and to guide how activities should be managed in those cases.

Objective 9.2.3 Protection of significant indigenous vegetation and habitats

Areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified, and their values and ecosystem functions protected.

The following policies implement this objective:

Policy 9.3.1, Policy 9.3.2, Policy 9.3.3, Policy 9.3.5, and Policy 9.3.6.

Principal reasons and explanation

The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna are matters of national importance under Section 6(c) of the RMA that must be recognised and provided for. One of the major impediments to their protection is the limited information available for their identification and requirements for protection. Many areas are already protected but there are other areas of significant vegetation and habitats that remain at risk.

Objective 14.2.1 Maintain or improve ambient air quality

Maintain or improve ambient air quality so that it is not a danger to people's health and safety, and reduce the nuisance effects of low ambient air quality.

The following policies implement this objective:

Policy 14.3.1, Policy 14.3.2

Principal reasons and explanation

Our air must be safe to breathe. For Ngāi Tahu, air is a taonga. People and communities should not have to live with the unhealthy and unpleasant effects of low ambient air quality. Canterbury generally has good ambient air quality, with the exception of a number of urban areas that have low PM10 ambient air quality. PM10 is so small that it travels deep into people's lungs, causing respiratory difficulties and resulting in health problems.

Central government has the role of setting standards for vehicle emissions, however local and regional authorities can create patterns of urban form that reduce reliance on motor vehicle use, reduce trip distances and encourage greater modal choice, such as walking, cycling and public transport. These can indirectly contribute to reductions in motor vehicle emissions.

Objective 14.2.2 Localised adverse effects of discharges on air quality

Enable the discharges of contaminants into air provided there are no significant localised adverse effects on social, cultural and amenity values, flora and fauna, and other natural and physical resources.

The following policies implement this objective:

Policy 14.3.3, Policy 14.3.4, Policy 14.3.5

Principal reasons and explanation

Under Section 15 of the Resource Management Act 1991 (RMA) there is no automatic right to discharge contaminants to air from an industrial or trade premise, and such activities have to be enabled either via an air discharge permit or via a rule in a regional plan or other regulation. Restrictions also apply in relation to contravening national environmental standards and rules in regional plans. Many industries that are important to the social and economic wellbeing of the community involve discharges to air. While the ability to discharge needs to be provided for, it is important that these discharges do not cause significant adverse effects on people and other values.

Most air management issues relate to the localised effects of discharges on the environment and generally involve smoke, odour, dust, agrichemical spray and other contaminants. These can cause significant, health, nuisance and amenity effects. Where there are localised adverse effects from discharges, an appropriate response to avoid, remedy or mitigate those effects needs to be found.

The objective also recognises that good air quality is of significance to tāngata whenua. To tāngata whenua, air is a taonga. Certain types of discharges such as those from crematoria and hospitals can be culturally offensive, especially if such discharges occur in close proximity to cultural facilities or sites of significance.

Policy 14.3.1 Maintain and improve ambient air quality

In relation to ambient air quality:

1. To set standards to maintain ambient air quality in Canterbury based on concentrations of contaminants that cause adverse health effects and nuisance
2. Where existing ambient air quality is higher than required by the standards set, to only allow the discharge of contaminants into air where the adverse effects of the discharge on ambient air quality are minor.
3. To give priority to ensuring that PM10 ambient air quality improvements are achieved in Rangiora, Kaiapoi, Christchurch, Ashburton, Timaru, Geraldine and Waimate.

This policy implements the following objective:

Objective 14.2.1

Methods

The Canterbury Regional Council:

Will:

1. Set out objectives, policies and methods in regional plans to control the discharge to air of contaminants, including setting standards that at least achieve the requirements of any national environmental standards or resource management regulations promulgated by central government
2. In consultation with industry, Ngāi Tahu as tāngata whenua, territorial authorities and other interested parties, develop a framework for managing industry offsets in terms of the National Environmental Standard for Air Quality, and if appropriate, initiate a plan change.

Should:

3. Engage with territorial authorities, Ngāi Tahu as tāngata whenua, interested parties and the community about how to maintain or improve ambient air quality.
4. As appropriate, provide financial assistance and incentives in areas with low ambient air quality in order to meet the ambient air quality standards.

Principal reasons and explanation

Ambient air quality can affect entire communities. Maintaining or improving ambient air quality is therefore important to achieving the health and well-being of communities. Ambient air quality standards need to recognise this. Maintaining ambient air quality will require the control of discharges to air as well as implementation of other measures.

Ambient air quality standards are currently specified within the Resource Management (National Environmental Standards for Air Quality) Regulations 2004. The operative Canterbury Natural Resources Regional Plan also specifies standards in relation to the control of air discharges, and activities that result in air discharges.

Canterbury generally meets all of these specified ambient air quality standards with the exception of a number of urban areas that do not currently meet the PM10 ambient air quality standard. Where communities currently enjoy high ambient air quality, generally this should be protected by ensuring air is not used as a significant pollution sink.

The urban areas that are known to not currently meet the ambient air quality standards are Rangiora, Kaiapoi, Christchurch, Ashburton, Timaru, Geraldine and Waimate. Significant progress has been made to resolve the ambient air quality issue at these locations. Comprehensive PM10 reduction strategies are being implemented for Rangiora, Kaiapoi, Christchurch and Ashburton. These strategies include regional plan regulation of discharges to air and, where it is still appropriate, incentives for households to change the way homes are heated. An incentive package is also being implemented in Timaru. It is predicted that the PM10 ambient air quality issues in Geraldine and Waimate will be resolved by households progressively upgrading their home heating device.

Policy 14.3.3 Avoid, remedy or mitigate localised adverse effects on air quality

To set standards, conditions and terms for discharges of contaminants into the air to avoid, remedy or mitigate localised adverse effects on air quality.

This policy implements the following objective

Objective 14.2.2

Methods

The Canterbury Regional Council:

Will:

1. Set out objectives and policies, and may include methods in regional plans to control the discharge to air of contaminants.

Should:

2. Engage with Ngāi Tahu as tāngata whenua, including by recognising iwi management plans, when determining localised adverse effects on cultural values

Principal reasons and explanation

Localised adverse effects are those effects on air quality that occur in the vicinity of the contaminant discharge.

A large number of discharges occur as a result of everyday commercial activities in Canterbury. Many discharges may be acceptable if procedures or methods are followed which avoid localised adverse effects on people, flora and fauna, cultural values and natural and physical resources.

Policy 14.3.5 Relationship between discharges to air and sensitive land-uses

In relation to the proximity of discharges to air and sensitive land-uses:

1. To avoid encroachment of new development on existing activities discharging to air where the new development is sensitive to those discharges, unless any reverse sensitivity effects of the new development can be avoided or mitigated.
2. Existing activities that require resource consents to discharge contaminants into air, particularly where reverse sensitivity is an issue, are to adopt the best practicable option to prevent or minimise any actual or likely adverse effect on the environment.
3. New activities which require resource consents to discharge contaminants into air are to locate away from sensitive land uses and receiving environments unless adverse effects of the discharge can be avoided or mitigated.

This policy implements the following objective

Objective 14.2.2

Methods

The Canterbury Regional Council:

Will:

1. Set out objectives and policies, and may include methods in regional plans to control the discharge to air of contaminants.
2. Engage with Ngāi Tahu as tāngata whenua, including by recognising Iwi management plans, when determining culturally sensitive receiving environments for inclusion in regional plans.

Should:

3. Engage with territorial authorities, interested parties and the community to manage the relationship between discharges to air and sensitive land-uses.
4. Where appropriate, under Section 128 of the RMA, serve notice on consent holders of its intention to review the conditions of consent to establish that the best practicable options are being adopted to avoid or mitigate any adverse effects on the environment.
5. Collect information identifying existing consented activities discharging contaminants to air that have adopted best practicable options and make this available to territorial authorities.

Territorial authorities:

Will:

6. Set out objectives and policies, and may include methods in district plans to ensure that:
 - a. Activities discharging contaminants to air are appropriately located.
 - b. Provision is made to protect established activities discharging contaminants to air from adverse reverse sensitivity effects resulting from encroachment by sensitive land-uses if the established activity has adopted the best practicable option to prevent or minimise any actual or likely adverse effects.

Principal reasons and explanation

The concept of reverse sensitivity describes the situation where an existing activity has deliberately located away from landuses that may be sensitive to the discharge, but is subsequently encroached on, resulting in pressure for that activity to cease or change the way it operates. Examples include residential areas encroaching on activities that produce odour, for example airports or certain industries.

Sensitive land uses, receiving environments or developments which are vulnerable to adverse effects from the discharge of contaminants into air include residential dwellings, sites or places of cultural significance, educational and cultural facilities, hospitals, shops, other similar public buildings, and vulnerable flora and fauna.

Many adverse effects can be avoided if new activities discharging contaminants are not located near existing sensitive land uses and receiving environments, or conversely, if sensitive activities (such as dwellings, health facilities and schools) are not placed near existing areas or activities where contaminants are likely to be discharged (such as industrial zones). However, it may be possible for adverse effects to be avoided or mitigated by other means.

Situations can, and have, arise where the receiving environment of existing discharges to air changes, resulting in it being more sensitive to the adverse effects of those discharges. The discharger should adopt the best practicable option to control the adverse effects of the discharge in order to reduce reverse sensitivity effects, thereby limiting the potential impact on the dischargers continued operation and ongoing viability.

The best practicable option to prevent or minimise adverse effects from the discharge, as defined in Section 2 of the RMA, is the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to:

1. The nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects.
2. The financial implications and the effects on the environment, of that option compared with other options.
3. The current state of technical knowledge and the likelihood that the option can be successfully applied.

Odour, spray drift, dust or other emissions which adversely affect people who unwittingly expose themselves to risks of contamination need to be avoided, or mitigated. Air quality in a place of work that is affected by discharges from that workplace is covered by occupational health and safety legislation.

Objective 15.2.1 Maintenance of soil quality

Maintenance and improvement of the quality of Canterbury's soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity.

The following policies implement this objective:

Policy 15.3.1, Policy 5.3.1, Policy 5.3.2 and Policy 5.3.11

Principal reasons and explanation

The objective seeks to maintain, and where practicable and desirable, improve soil quality to safeguard its mauri, its life-supporting capacity and/or mauri, and its productive capacity. The maintenance of the quality, life-supporting capacity and/or mauri or health of soils is fundamental to the sustainable management of those soils. For example, the loss of the natural mineral component of soil is effectively irreversible given its very slow rate of formation.

Soil quality includes the depth of the mineral fraction, its structure, nutrients, organic matter, water-holding capacity, presence or absence of contaminants, its suitability for cultural uses, and its versatility for intensive pastoral or cropping agricultural use. Soil quality can be improved through practices such as the addition of fertiliser, organic matter and water, but should be done so in a way that minimises nutrient run-off and leaching.

Objective 17.2.1**Protection from adverse effects of contaminated land**

Protection of people and the environment from both on-site and off-site adverse effects of contaminated land.

The following policies implement this objective:

Policy 17.3.1, Policy 17.3.2, Policy 17.3.3 and Policy 17.3.4

Principal reasons and explanation

Contaminated land can have adverse effects on the health, safety and well-being of the people using that land. Contaminated land may also have adverse effects on the wider environment as contaminants may be spread through water, mechanical distribution, or wind-blown soil. The life-supporting capacity and/or mauri of soil that is contaminated may be limited. These adverse effects must be managed or long-term flow-on effects can result. Consequences could include, but are not limited to:

1. Adverse effects on human health and safety
2. Adverse effects on ecosystems
3. The production of food not meeting health standards or being subject to market restrictions due to the presence of contaminants, or contaminants leaching through the soil and into groundwater
4. Contaminants leaching through the soil and into ground or surface water (a particular issue for Ngāi Tahu)
5. Adverse effects on cultural values and activities.

Policy 17.3.1 Identify potentially contaminated land

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.

This policy implements the following objectives:

Objective 17.2.1

Methods

The Canterbury Regional Council:

Should:

1. Develop and implement strategies and codes of practice, working with key agencies including territorial authorities, Ngāi Tahu, industry and land-owners to identify all land that has historically been, or is presently used for hazardous activities or industries.
2. Work with industry, Ngāi Tahu, territorial authorities and central government to have land, which has been identified as having been used for a hazardous activity or industry, investigated to verify the existence of, and/or levels of, contamination.
3. Hold and maintain a register that will include the following information:
 - a. all land used (presently or historically) for a hazardous activity or industry;
 - b. land that is confirmed as being contaminated; and
 - c. land that was contaminated but has been remedied.
4. Provide any information held on its register to territorial authorities or interested parties upon request.
5. Seek assistance from government agencies to improve information sharing between agencies, including industry, Ngāi Tahu, territorial authorities, regional councils and the Environmental Risk Management Authority (ERMA). This improved information sharing will assist in identifying land where hazardous activities or industries have taken place.
6. Seek funding from central government to assist with further investigation and assessment of potentially contaminated land.

Territorial Authorities:

Should:

7. Use the information provided by the Canterbury Regional Council from the listed land-use register to determine if land has been or is subject to a hazardous activity or industry when preparing Land Information Memoranda or prior to making a decision on a resource consent application.

Principal reasons and explanation

Section 30(1)(ca) of the RMA requires the Canterbury Regional Council to investigate land for the purpose of identifying and monitoring contaminated land. This policy seeks to identify potentially contaminated land and, where appropriate, verify the contamination. The methods broadly set out how that investigation will occur and how the information will be used. The methods reflect the importance of cooperation between agencies in the management of contaminated land.

In order to protect people and the environment from the adverse effects of contaminated land, the first task is to identify land that could be contaminated. The Ministry for the Environment's Hazardous

Activities and Industries List (HAIL) is a list of activities and industries that may have involved the use of hazardous substances. Such use of hazardous substances may have resulted in land becoming contaminated. Once “at risk” land has been identified, assessments can be made to prioritise on-site testing of soil and/or water to determine the nature or existence of contamination.

The policy states that “where appropriate” verification of the existence and nature of contamination will take place. It is intended that works to verify the existence and nature of contamination will be appropriate in instances where it has been determined there is a high risk of contamination and/or adverse effects potentially occurring as a result of contamination, where there are actual adverse effects occurring, where there has been a known spill of hazardous substances, or where a change in land use is proposed. It may also be appropriate for individuals to seek verification of existence or nature of land contamination during tenure change processes.

Canterbury Land and Water Regional Plan (CLWRP)

Objective 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.

Objective 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.

Objective 3.3

Nationally and regionally significant infrastructure is enabled and is resilient and positively contributes to economic, cultural and social wellbeing through its efficient and effective operation, on-going maintenance, repair, development and upgrading.

Objective 3.5

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

Objective 3.6

Water is recognised as essential to all life and is respected for its intrinsic values.

Objective 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.

Objective 3.8A

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

Objective 3.13

Groundwater resources remain a sustainable source of high-quality water which is available for abstraction while supporting base flows or levels in surface water bodies, springs and wetlands and avoiding salt-water intrusion.

Objective 3.24

All activities operate at good environmental practice or better to optimise efficient resource use and protect the region's freshwater resources from quality and quantity degradation.

Policy 4.1

Lakes, rivers, wetlands and aquifers will meet the freshwater outcomes set in Sections 6 to 15 within the specified timeframes. If outcomes have not been established for a catchment, then each type of lake, river or aquifer should meet the outcomes set out in Table 1 by 2030.

Policy 4.2

The management of lakes, rivers, wetlands and aquifers will take account of the fresh water outcomes, water quantity limits and the individual and cumulative effects of land uses, discharges and abstractions will meet the water quality limits set in Sections 6 to 15 or Schedule 8 and the individual and cumulative effects of abstractions will meet the water quantity limits in Sections 6 to 15.

Policy 4.4

Groundwater is managed so that:

- a) groundwater abstractions do not cause a continuing long-term decline in mean annual groundwater levels or artesian pressures;
- b) the individual and cumulative rate, duration and volume of water pumped from bores is controlled so as to prevent seawater contamination;
- c) the rate and duration of individual abstractions is controlled to ensure that individually or cumulatively, localised pressure reversal does not result in the downward movement of contaminants;
- d) in any location where an overall upwards pressure gradient exists, restrict the taking of groundwater so that at all times the overall upward pressure difference is maintained between any one aquifer and the next overlying aquifer;
- e) overall water quality in aquifers does not decline; and
- f) the exercise of customary uses and values is supported.

Policy 4.7

Resource consents for new or existing activities will not be granted if the granting would cause a water quality or quantity limit set in Sections 6 to 15 to be breached or further over allocation (water quality and/or water quantity) to occur or in the absence of any water quality standards in Sections 6 to 15, the limits set in Schedule 8 to be breached. Replacement consents, or new consents for existing activities may be granted to:

- a) allow the continuation of existing activities at the same or lesser rate or scale, provided the consent contains conditions that contribute to the phasing out of the over allocation (water quality and/or water quantity) within a specified timeframe; or
- b) exceed the allocation limit (water quality and/or water quantity) to a minor extent and in the short-term if that exceedance is part of a proposal to phase out the overallocation within a specified timeframe included in Sections 6 to 15 of this Plan.

Policy 4.11

The setting and attainment of catchment specific water quality and quantity outcomes and limits is enabled through:

- a) limiting the duration of any resource consent granted under the region-wide rules in this Plan to a period not exceeding five years past the expected notification date (as set out in the Council's Progressive Implementation Programme) of any plan change that will introduce water quality or water quantity provisions into Sections 6 – 15 of this Plan; but
- b) allowing, where appropriate, a longer resource consent duration for discharge permits granted to irrigation schemes or principal water suppliers under the region-wide nutrient management rules in this Plan, provided those permits include conditions that restrict the nitrogen loss from the land and enable a review of the consent under section 128(1) of the RMA.

Policy 4.13

For other discharges of contaminants into or onto land where it may enter water or to surface water bodies or groundwater (excluding those passive discharges to which Policy 4.26 applies), the effects of any discharge are minimised by the use of measures that:

- a) first, avoid the production of the contaminant;
- b) secondly, reuse, recovers or recycles the contaminant;
- c) thirdly, minimise the volume or amount of the discharge; or
- d) finally, wherever practical utilise land-based treatment, a wetland constructed to treat contaminants or a designed treatment system prior to discharge; and
- e) in the case of surface water, results in a discharge that after reasonable mixing meets the receiving water standards in Schedule 5 or does not result in any further degradation in water quality in any receiving surface waterbody that does not meet the water quality standards in Schedule 5 or any applicable water conservation order.

Policy 4.14

Any discharge of a contaminant into or onto land where it may enter groundwater (excluding those passive discharges to which Policy 4.26 applies):

- a) will not exceed the natural capacity of the soil to treat or remove the contaminant; and
- b) will not exceed available water storage capacity of the soil; and
- c) where meeting (a) and (b) is not practicable, the discharge will:
 - i. meet any nutrient limits in Schedule 8 or Sections 6 to 15 of this Plan; and
 - ii. utilise the best practicable option to ensure the size of any contaminant plume is as small as is reasonably practicable; and
- (iia) ensure there is sufficient distance between the point of discharge, any other discharge and drinking-water supplies to allow for the natural decay or attenuation of pathogenic micro-organisms in the contaminant plume; and
- iii. not result in the accumulation of pathogens, or a persistent or toxic contaminant that would render the land unsuitable for agriculture, commercial, domestic, cultural or recreational use or water unsuitable as a source of potable water or for agriculture; and
- iv. not raise groundwater levels so that land drainage is impeded.

Policy 4.18

The loss or discharge of sediment or sediment-laden water and other contaminants to surface water from earthworks, including roading, works in the bed of a river or lake, land development or construction, is avoided, and if this is not achievable, the best practicable option is used to minimise the loss or discharge to water.

Policy 4.19

The discharge of contaminants to groundwater from earthworks, excavation, waste collection or disposal sites and contaminated land is avoided or minimised by ensuring that:

- a) activities are sited, designed and managed to avoid the contamination of groundwater;
- b) existing or closed landfills and contaminated land are managed and monitored where appropriate to minimise any contamination of groundwater; and
- c) there is sufficient thickness of undisturbed sediment in the confining layer over the Coastal Confined Aquifer System to prevent the entry of contaminants into the aquifer or an upward hydraulic gradient is present which would prevent aquifer contamination.

Policy 4.23

Any water source used for drinking-water supply is protected from any discharge of contaminants that may have any actual or potential adverse effect on the quality of the drinking-water supply including its taste, clarity and smell and community drinking water supplies are protected so that they align with the CWMS drinking-water targets and meet the drinking-water standards for New Zealand.

Policy 4.27

Landfills and other waste collection or disposal sites are designed and sited to avoid the contamination of groundwater or surface water either through the direct discharge of hazardous substances to water or the leaching of contaminants into or onto land where they may enter water.

Policy 4.93

Recognise the value of gravel extraction for construction and maintenance of infrastructure, for economic activity, for flood management purposes and for the re-build of Christchurch.

Policy 4.94

Enable the extraction of gravel from land, provided adverse effects on groundwater quality are minimised and remediation is undertaken to minimise any ongoing risk of groundwater contamination.

Policy 4.103 (PC7)

Any resource consent granted with a consent condition requiring the collection of water quality samples, shall also include a condition requiring all water quality sample data to be submitted to the Canterbury Regional Council in a format suitable for automated upload to the Council's water quality database software.

Policy 9.41

Protect the high quality, untreated groundwater sources available to Christchurch City as a potable water supply in the area shown on the Planning Maps as the Christchurch Groundwater Protection Zone by:

- a) Ensuring any abstraction of groundwater maintains upward hydraulic pressure gradients of groundwater where this pressure exists;
- b) Controlling the use of land where activities involve the aggregation of large quantities of hazardous substances to ensure risks of spill, leaching or other contamination of groundwater are appropriately mitigated;
- c) Preventing new landfills or any expansion of existing landfill disposal areas, except for the disposal of inert fill or clean fill only; and
- d) Ensuring any land uses maintain an overlying confining layer above the aquifer of at least 3 m thickness, or where the confining layer is less than 3 m thick, maintain the existing thickness of the confining layer. Where the confining layer is removed or reduced, including as part of site construction or gravel or mineral extraction, measures are put in place to mitigate the risk of contaminants from land uses entering groundwater once site construction or excavation ceases and any remaining excavations are rehabilitated using inert fill.

Canterbury Air Regional Plan (CARP)

Objective 5.1

Air quality protects the mauri and life supporting capacity of the environment.

Objective 5.2

Ambient air quality provides for the health and wellbeing of the people of Canterbury.

Objective 5.3

Competing demands for the use of the air resource of Canterbury are accommodated while unacceptable degradation of *ambient air* quality is avoided.

Objective 5.4

Degraded *ambient air* quality is improved over time and where *ambient air* quality is acceptable it is maintained.

Objective 5.5

Air quality is managed in a way that provides for the cultural values and traditions of Ngāi Tahu.

Objective 5.6

Amenity values of the receiving environment are maintained.

Objective 5.7

Discharges from new activities are appropriately located to take account of adjacent land uses and *sensitive activities*.

Objective 5.8

Discharges from existing activities are managed in response to evolving characteristics of the receiving environment.

Objective 5.9

Offensive and objectionable effects and *noxious or dangerous effects* on the environment are generally avoided.

Policy 6.1

Discharges of contaminants into air, either individually or in combination with other discharges, do not cause:

- a) diverse effects on human health and wellbeing; or
- b) adverse effects on the mauri and life supporting capacity of ecosystems, plants or animals; or
- c) significantly diminished visibility; or
- d) significant soiling or corrosion of structures or property.

Policy 6.2

Recognise the value of air quality as a taonga to Tangata Whenua and manage adverse effects of discharges into air on wāhi tapu, wāhi taonga, and places of significance to Ngāi Tahu.

Policy 6.5

Minimise adverse effects on people where *ambient air* quality is degraded when assessed against a national *ambient air* quality standard or guideline.

Policy 6.6

Maintain *ambient air* quality in locations where the quality is acceptable when assessed against an *ambient air* quality standard set in a national *ambient air* quality standard or guideline.

Policy 6.8

Offensive and objectionable effects are unacceptable and actively managed by plan provisions and the implementation of management plans.

Policy 6.9

Discharges into air from new activities are appropriately located and adequately separated from *sensitive activities*, taking into account land use anticipated by a proposed or operative district plan and the sensitivity of the receiving environment.

Policy 6.10

If the sensitivity of the receiving environment is altered by authorised land use change so that an existing discharge results in significant adverse effects on the receiving environment, require the effects of that discharge to be reduced and provide a reasonable timeframe for achieving that reduction.

Policy 6.11

When evaluating resource consent applications recognise locational constraints on activities, when imposing terms and conditions.

Policy 6.12

Where activities locate appropriately to mitigate adverse effects on air quality a longer consent duration may be available to provide on-going operational certainty.

Policy 6.13

Minimise the cumulative effects of discharges of contaminants into air by requiring:

- a) permitted discharges to apply good environmental practices; and
- b) discharges allowed by a resource consent to apply the best practicable option.

Policy 6.14

Recognise the contribution of nationally and *regionally significant infrastructure* to people's social and economic wellbeing and provide for discharges associated with the development, operation, and maintenance of that infrastructure.

Policy 6.22

Applications for resource consent for discharges of contaminants into air from *large scale fuel burning devices* and industrial or trade activities shall identify the best practicable option to be adopted to minimise effects.

Policy 6.25

Applications for resource consent for discharges into air from industrial or trade activities or *large scale fuel burning devices* classified as discretionary shall address:

- a) where the discharge includes PM10, the mass emission rate of the proposed discharge relative to the total emission rate of all discharges within the *Clean Air Zone*; and the degree to which the proposed discharge exacerbates cumulative effects within the *Clean Air Zone*; and
- b) localised effects of the proposed discharge and the location of sensitive receptors; and
- c) available mitigation and emission control options; and
- d) the duration of consent being sought and the practicability for the effects of the discharge to be reduced over time.

Policy 6.26

When considering applications for resource consent for the discharge of contaminants into air from *large scale fuel burning devices* or from industrial, trade or commercial activities, the CRC will consider the combined effect of all consented discharges into air occurring on the property.

National Policy Statement for Freshwater Management 2020

Objective 2.1

- (1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:
 - (a) first, the health and well-being of water bodies and freshwater ecosystems;
 - (b) second, the health needs of people (such as drinking water);
 - (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Policy 1

Freshwater is managed in a way that gives effect to Te Mana o Te Wai.

Policy 3

Freshwater is managed in an integrated way that considers the effect of the use and development of land on a whole-of-catchment basis, including the effects on the receiving environment.

Policy 5

Freshwater is managed through a National Objectives Framework to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.

Policy 9

The habitats of indigenous freshwater species are protected.

Policy 13

The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.

Policy 14

Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.

Policy 15

Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.

National Environmental Standards – Freshwater 2020

Purpose of this Subpart (58)

The purpose of this subpart is to deal with the effects on the passage of fish of the placement, use, alteration, extension, or reconstruction of any of the following structures in, on, over, or under the bed of any river or connected area:

- (a) a culvert:
- (b) a weir:
- (c) a flap gate (whether passive or non-passive):
- (d) a dam:
- (e) a ford.

Objective 3.3

Nationally and regionally significant infrastructure is enabled and is resilient and positively contributes to economic cultural and social wellbeing through its efficient and effective operation, on-going maintenance, repair, development and upgrading.

National Environmental Standards for Sources of Human Drinking Water

- # 7** Granting of water permit or discharge permit upstream of abstraction point where drinking water meets health quality criteria

A regional council must not grant a water permit or discharge permit for an activity that will occur upstream of an abstraction point where the drinking water concerned meets the health quality criteria if the activity is likely to:

- a) introduce or increase the concentration of any determinants in the drinking water, so that, after existing treatment, it no longer meets the health quality criteria; or
- b) introduce or increase the concentration of any aesthetic determinants in the drinking water so that, after existing treatment, it contains aesthetic determinants at values exceeding the guideline values.

Resource Management (National Environmental Standards for Air Quality) Regulations 2004

Regulation 13 Ambient Air Quality Standards

- (1) The ambient air quality standard for a contaminant specified in the first column of the Table in Schedule 1 is that the contaminant must not exceed its threshold concentration in an airshed unless the exceedance is a permissible exceedance.
- (2) The ambient air quality standard for a contaminant is breached if the contaminant exceeds its threshold concentration in an airshed and the exceedance is not a permissible exceedance.
- (3) In these regulations,

exceedance, for a contaminant, means an instance where the contaminant exceeds its threshold concentration in an airshed

permissible exceedance, for a contaminant, means 1 of the number of exceedances allowed for the contaminant in an airshed as specified in the third column of the table in Schedule 1

threshold concentration, for a contaminant, means the concentration of the contaminant specified in the second column of the table in Schedule 1 calculated as a mean for the time period specified in that column.

Regulation 14 Application of Standards

1. The ambient air quality standard for a contaminant applies at any place:
 - a) that is in an airshed; and
 - b) that is in the open air; and
 - c) where people are likely to be exposed to the contaminant.
2. However, if the discharge of a contaminant is expressly allowed by a resource consent, the ambient air quality standard for the contaminant does not apply to the site on which the resource consent is exercised.

Regulation 17 Certain applications must be declined unless other PM₁₀ discharges reduced

1. A consent authority must decline an application for a resource consent (the **proposed consent**) to discharge PM₁₀ if the discharge to be expressly allowed by the consent would be likely, at any time, to increase the concentration of PM₁₀ (calculated as a 24-hour mean under Schedule 1) by more than 2.5 micrograms per cubic metre in any part of a polluted airshed other than the site on which the consent would be exercised.
2. However, subclause (1) does not apply if:
 - a) the proposed consent is for the same activity on the same site as another resource consent (the **existing consent**) held by the applicant when the application was made; and
 - b) the amount and rate of PM₁₀ discharge to be expressly allowed by the proposed consent are the same as or less than under the existing consent; and
 - c) discharges would occur under the proposed consent only when discharges no longer occur under the existing consent.
3. Subclause (1) also does not apply if:
 - a) the consent authority is satisfied that the applicant can reduce the PM₁₀ discharged from another source or sources into each polluted airshed to which subclause (1) applies by the same or a greater amount than the amount likely to be discharged into the relevant airshed by the discharge to be expressly allowed by the proposed consent; and

- b) the consent authority, if it intends to grant the proposed consent, includes conditions in the consent that require the reduction or reductions to take effect within 12 months after the consent is granted and to then be effective for the remaining duration of the consent.
- 4. For the purposes of this regulation,
 - a) an airshed becomes a polluted airshed on and from 1 September 2012 or any later day if, for the immediately prior 5-year period,
 - i. the airshed has meaningful PM₁₀ data for at least a 12-month period; and
 - ii. the airshed's average exceedances of PM₁₀ (as calculated under regulation 16D) was more than 1 per year; and
 - b) an airshed stops being a polluted airshed on and from any day if the PM₁₀ standard was not breached in the airshed in the immediately prior 5-year period.
- 5. If an airshed is established by notice in the *Gazette*, the data (if any) that best applies to the new airshed from the 1 or more airsheds from which the new airshed derived must be treated as if it were the new airshed's data to determine, under subclause (4)
 - a) whether the new airshed immediately becomes a polluted airshed; or
 - b) whether the new airshed later becomes or stops being a polluted airshed.
- 6. To avoid doubt,
 - a. a polluted airshed to which subclause (1) applies may or may not be an airshed in the region of the consent authority considering an application; and
 - b. if an airshed stops being a polluted airshed under subclause (4)(b), it may later become a polluted airshed again under subclause (4)(a).

Notes:

- Regulation 17 of the National Environmental Standards for Air Quality (NESAQ) is not considered to be relevant.
- A PSI that recommended a Site Management Plan is prepared and submitted to CCC. A resource consent under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations is **not** required.
- Canterbury Water Management Strategy:
 - a. GW1: Groundwater quality is safeguarded for multiple uses; and
 - b. GW2: The quality of untreated drinking water from aquifers is safeguarded.

These priority outcomes are relevant to the application due to the potential effects on groundwater.

Christchurch District Plan (CDP)

3.3.1 Objective - Enabling recovery and facilitating the future enhancement of the district

1. The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:
 - a) Meets the community's immediate and longer term needs for housing, economic development, community facilities, infrastructure, transport, and social and cultural wellbeing; and
 - b) Fosters investment certainty; and
 - c) Sustains the important qualities and values of the natural environment.

3.3.5 Objective - Business and economic prosperity

1. The critical importance of business and economic prosperity to Christchurch's recovery and to community wellbeing and resilience is recognised and a range of opportunities provided for business activities to establish and prosper.

3.3.14 Objective - Incompatible activities

1. The location of activities is controlled, primarily by zoning, to minimise conflicts between incompatible activities; and
2. Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities.

3.3.16 Objective - A productive and diverse rural environment

1. A range of opportunities is enabled in the rural environment, primarily for rural productive activities, and also for other activities which use the rural resource efficiently and contribute positively to the economy.
2. The contribution of rural land to maintaining the values of the natural and cultural environment, including Ngai Tahu values, is recognised.

4.2.2.1 Objective - Contaminated land - managing effects

1. Land containing elevated levels of contaminants is managed to protect human health and the environment, which includes significant natural and Ngāi Tahu cultural values from the adverse effects of subdivision, development and use of contaminated land and natural hazards, including from site investigations, earthworks and soil disturbance, and to enable the land to be used in the future.

4.2.2.1.1 Policy - Best practice approach

1. Require any proposal to subdivide, use or develop contaminated land or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect people and the environment.

Advice note:

1. *The status of some activities will be determined by the requirements of the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Reference should be made to the Ministry for the Environment website for a copy of these regulations, a user's guide, and documents incorporated by reference in these regulations.*

4.2.2.1.2 Policy – Remediation

1. Remediation of contaminated land should not pose a more significant risk to human health or the environment than if remediation had not occurred.

6.1.2.1 Objective - Adverse noise effects

1. Adverse noise effects on the amenity values and health of people and communities are managed to levels consistent with the anticipated outcomes for the receiving environment.

6.1.2.1.2 Policy - Noise during night hours

1. Achieve lower noise levels during night hours to protect sleep, and the amenity values of residential and other sensitive environments, so far as is practicable.

6.1.2.1.1 Policy - Managing noise effects

1. Manage adverse noise effects by:
 - a) limitations on the sound level, location and duration of noisy activities;
 - b) requiring sound insulation for sensitive activities or limiting their location relative to activities with elevated noise levels.

6.6.2.1 Objective - Protection of water bodies and their margins from inappropriate use and development

1. Activities and development in water body margins are managed in a way that protects and/or enhances the following values and functions of the water body and its margins: flood management; water quality; riparian or aquatic ecosystems; the natural character and amenity values of the water body; historic heritage or cultural values; and access where appropriate for recreation activities, customary practices including mahinga kai, or maintenance.

6.6.2.1.2 Policy - Setbacks from water bodies

1. Manage adverse effects of activities on water bodies and their margins within water body setbacks in a manner that is consistent with the classification of the water body.

	Water body classification (The characteristics of each water body classification are described in Appendix 6.11.5.1)	Functions of the water body setback
i.	All	<ol style="list-style-type: none"> 1. Providing a buffer zone for natural erosion, sedimentation and land movement in the weak saturated soils that border water bodies; and minimising the risk that these processes pose to buildings or other structures. 2. Minimising flood risk and damage by providing flood storage capacity, dispersal and effective land drainage; and managing risk and damage from structures that transfer flood hazard. 3. Improving water quality and catchment-wide ecosystem health by filtering potential contaminants. 4. Allowing space for riparian planting where possible in a continuous corridor to improve ecological values, and bank and slope stability. 5. Providing access for the maintenance of water bodies and any associated hazard protection works.
ii.	Downstream waterway	<ol style="list-style-type: none"> 1. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants. 2. Encouraging the establishment, retention and maintenance of significant appropriate riparian vegetation. 3. Contributing to the open space character and amenity values of the surrounding area. 4. Supporting customary uses, including mahinga kai, within the water body, its margins and catchment. 5. Providing recreational opportunities for the public where this is consistent with the other functions of the water body setback.
iii.	Upstream waterway	
iv.	Environmental asset waterway	<ol style="list-style-type: none"> 1. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants. 2. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation. 3. Contributing to the open space character and amenity values of the immediate area.
v.	Network waterway	<ol style="list-style-type: none"> 1. Where feasible, creating or enhancing ecological corridors for terrestrial and aquatic animals and plants.
vi.	Hill waterway	<ol style="list-style-type: none"> 1. Contributing to the open space character and amenity values of the surrounding area. 2. Maintaining or enhancing habitat for terrestrial and aquatic animals and plants.
vii.	Environmental asset standing water body	<ol style="list-style-type: none"> 1. Providing habitat for a wide range of terrestrial and aquatic animals and plants. 2. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation. 3. Contributing to the open space character and amenity values of the surrounding area. 4. Supporting customary uses including mahinga kai within the water body, its margins and catchment. 5. Providing recreational opportunities for the public where this is consistent with the other functions of the water body setback.
viii.	Banks Peninsula waterway	<ol style="list-style-type: none"> 1. Providing interim protection of values for waterways on Banks Peninsula that have not yet been classified. 2. Maintaining or enhancing habitat for terrestrial, and aquatic animals and plants. 3. Encouraging the establishment, retention and maintenance of appropriate riparian vegetation. 4. Contributing to the open space character and amenity values of the immediate area.

6.6.2.1.3 Policy - Management of activities in water body setbacks

1. Where buildings, earthworks, other structures, impervious surfaces, or maintenance and enhancement works are undertaken within a water body setback, manage the activity so that:
 - i. any identified cultural significance of the water body to tangata whenua is appropriately recognised and provided for, including provision for customary access and use where applicable;
 - ii. water quality, biodiversity, and mahinga kai values are maintained or enhanced;
 - iii. connectivity between land, natural freshwater systems and the coast are retained or enhanced;
 - iv. the stability of water body banks and adjacent land is maintained and sedimentation and erosion minimised;
 - v. access for maintenance is enabled;
 - vi. the ability of water body margins, channels or ponding areas to store and/or convey surface water safely and efficiently is not impeded;
 - vii. flood events are not exacerbated;
 - viii. adverse effects of flooding or erosion are not transferred to another site;
 - ix. amenity values and natural character values, including riparian planting, are retained or enhanced;
 - x. activities do not, to more than a minor extent, disturb or visually detract from:
 - a. Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;
 - b. Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2;
 - c. Outstanding Natural Features identified in Appendix 9.2.9.2.1;
 - d. Significant Features identified in Appendix 9.2.9.2.3;
 - e. Rural Amenity Landscapes identified in Appendix 9.2.9.2.4;
 - f. Areas of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8;
 - g. Heritage items or heritage settings listed in Appendix 9.3.7.2;
 - h. Significant Trees listed in Appendix 9.4.7.1;
 - i. Wāhi Tapu/Wāhi Taonga sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1 and, in the case of earthworks, Kaitōrete Spit (ID 64) identified in Schedule 9.5.6.2;
 - j. Ngā Wai sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.4;
 - xi. provision is made for public access appropriate to the classification and location of the water body and having regard to:
 - a. the relationship of tangata whenua with their ancestral lands, water and sites;
 - b. protection of Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;
 - c. residential amenity;
 - d. Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2;
 - e. Outstanding Natural Features identified in Appendix 9.2.9.2.1
 - f. bank and land stability;
 - g. public safety;

- h. the operational or security requirements of infrastructure;
- i. property ownership and the safe and efficient operation of rural and industrial sites.

6.7.2.1. Policy - Avoidance of physical obstructions

1. Avoid physical obstructions that are not essential to aircraft operations in take-off, approach, landing or departure paths and in Runway End Protection Areas (REPAs).

6.7.2.1.2 Policy - Avoidance or mitigation of navigational or operational impediments

1. Avoid or mitigate the potential effects of activities that could interfere with the safe navigation and control of aircraft, including activities that could interfere with visibility or increase the possibility of birdstrike.

7.2.1.2 Policy - High trip generating activities

1. Manage the adverse effects of high trip generating activities, except for permitted activities within the Central City, on the transport system by assessing their location and design with regard to the extent that they:
 - a. are permitted by the zone in which they are located;
 - b. are located in urban areas and generate additional vehicle trips beyond what is already established or consented, unless the already established or consented vehicle trips are specifically included in rule thresholds;
 - c. are accessible by a range of transport modes and encourage public and active transport use;
 - d. do not compromise the safe, efficient and effective use of the transport system;
 - e. provide patterns of development that optimise use of the existing transport system;
 - f. maximise positive transport effects;
 - g. avoid significant adverse transport effects of activities where they are not permitted by the zone in which they are located;
 - h. mitigate other adverse transport effects, such as effects on communities, and the amenity values of the surrounding environment, including through travel demand management measures;
 - i. provide for the transport needs of people whose mobility is restricted; and
 - j. integrate and coordinate with the transport system, including proposed transport infrastructure and service improvements.

7.2.2 Objective - Adverse effects from the transport system

1. Enable Christchurch District's transport system to provide for the transportation needs of people and freight whilst managing adverse effects from the transport system.

8.2.4.1 Policy - Water quality

1. Ensure earthworks do not result in erosion, inundation or siltation, and do not have an adverse effect on surface water or groundwater quality.

8.2.4.3 Policy - Benefits of earthworks

1. Recognise that earthworks are necessary for subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district.

8.2.4.4 Policy – Amenity

1. Ensure, once completed, earthworks do not result in any significant shading, visual impact, loss of privacy or other significant detracting from the amenity values enjoyed by those living or working in the locality.

9.2.2.5 Policy - Recognising and maintaining the qualities of rural amenity landscapes

1. Recognise the qualities of the identified rural amenity landscapes described in Appendix 9.2.9.1.4 and maintain them by:
 1. avoiding use and development that breaks the skyline, including the crater rim, ridgelines on Banks Peninsula and radial spurs of the Port Hills;
 2. avoiding visually prominent development;
 3. ensuring subdivision, use and development does not result in over domestication of the landscape;
 4. requiring development to be separated from identified important ridgelines on Banks Peninsula, taking into account visual separation and horizontal and vertical separation; and
 5. enabling farming, conservation activities and recreation activities which contribute to rural landscape character of Banks Peninsula

9.2.2.9 Policy - Cumulative effects on natural character

1. Assessments of effects on the natural character of the coastal environment, wetlands, and lakes and rivers and their margins shall include an assessment of the cumulative effects of:
 1. allowing more of the same activity;
 2. allowing more of a particular effect, whether from the same activities or from other activities causing the same or similar effect; and
 3. all activities in the coastal or freshwater environment at the site.

11.2.2.2 Policy - Adverse effects on utilities

1. Avoid adverse effects on utilities, including reverse sensitivity effects, that may compromise their operation, maintenance, upgrade and development.
2. Avoid adverse effects, including reverse sensitivity effects, on the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, through the management of activities within an identified buffer corridor.

17.2.1.1 Objective - The rural environment

1. Subdivision, use and development of rural land that:
 1. supports, maintains and, where appropriate, enhances the function, character and amenity values of the rural environment and, in particular, the potential contribution of rural productive activities to the economy and wellbeing of the Christchurch District;
 2. avoids significant, and remedies or mitigates other reverse sensitivity effects on rural productive activities and natural hazard mitigation works;
 3. maintains a contrast to the urban environment; and
 4. maintains and enhances the distinctive character and amenity values of Banks Peninsula and the Port Hills, including indigenous biodiversity, Ngāi Tahu cultural values, open space, natural features and landscapes, and coastal environment values.

17.2.2.1 Policy - Range of activities on rural land

1. Provide for the economic development potential of rural land by enabling a range of activities that:
 - a. have a direct relationship with, or are dependent on, the rural resource, rural productive activity or sea-based aquaculture;
 - b. have a functional, technical or operational necessity for a rural location; or
 - c. recognise the historic and contemporary relationship of Ngāi Tahu with land and water resources;
 - d. provide for commercial film or video production activities and facilities on the rural flat land close to the main Christchurch urban area; and
 - e. represent an efficient use of natural resources.

17.2.2.2 Policy - Effects of activities utilising the rural resource

1. Ensure that activities utilising the rural resource avoid significant adverse effects on areas of important natural resources and avoid, remedy or mitigate other adverse effects on rural character and amenity values.

17.2.2.3 Policy - Contributing elements to rural character and amenity values

1. Recognise that rural character and amenity values vary across the Christchurch District resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.
2. Recognise that the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:
 - a. a landscape dominated by openness and vegetation;
 - b. significant visual separation between residential buildings on neighbouring properties;
 - c. where appropriate, buildings integrated into a predominantly natural setting; and
 - d. natural character elements of waterways, water bodies, indigenous vegetation and natural landforms, including the coastal environment where relevant.
3. Recognise that rural productive activities in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, including farming, plantation forestry and quarrying activities, that may be noticeable to residents and visitors in rural areas.

17.2.2.4 Policy - Function of rural areas

1. Ensure the nature, scale and intensity of subdivision, use and development recognise the different natural and physical resources, character and amenity values, conservation values and Ngāi Tahu values of rural land in the Christchurch District, including:
 - a. The rural productive activities, recreation activities, rural tourism activities and conservation activities on Banks Peninsula and their integrated management with maintaining and enhancing landscape, coastal and indigenous biodiversity values;
 - b. The rural productive activities and recreation activities in the rural flat land area surrounding the main Christchurch urban area;
 - c. the flood management and groundwater recharge functions adjoining the Waimakariri River;
 - d. the open character and natural appearance of the rural Port Hills which maintain distinct urban/rural boundaries
 - e. the re-use of the site of the former Templeton Hospital;
 - f. the historic and contemporary cultural landscapes, sites of Ngāi Tahu cultural significance and the use of land and water resources for mahinga kai; and
 - g. the conservation activities undertaken within the Peacock Springs Conservation Area.

17.2.2.5 Policy - Establishment of industrial and commercial activities

1. Avoid the establishment of industrial and commercial activities that are not dependent on or directly related to the rural resource unless they:

1. have a strategic or operational need to locate on rural land; or
2. provide significant benefits through utilisation of existing physical infrastructure; and
3. avoid significant, and remedy or mitigate other, reverse sensitivity effects on rural productive activities;
4. will not result in a proliferation of associated activities that are not reliant on the rural resource; and
5. will not have significant adverse effects on rural character and amenity values of the local environment or will not cause adverse effects that cannot be avoided, remedied or mitigated.

17.2.2.12 Policy - Location and management of quarrying activity and aggregates-processing activity

1. Enable access to, and processing of, locally sourced aggregate resources to provide for the recovery, development, ongoing maintenance and growth needs of the district by:
 - A. providing for the continuation of quarrying activity in the Rural Quarry Zone; and
 - B. providing for new quarrying activity in rural zones other than the Rural Quarry Zone only where the activity:
 - a. avoids areas of outstanding or significant landscape, ecological, cultural or historic heritage value;
 - b. avoids or mitigates effects on activities sensitive to quarrying activities, including residential activities and education activities;
 - c. internalises adverse environmental effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting;
 - d. manages noise, vibration, access and lighting to maintain local rural amenity values;
 - e. avoids or mitigates any effects on surface water bodies and their margins; and
 - f. ensures the siting and scale of buildings and visual screening maintains local rural amenity values and character.
 - C. providing for new quarrying activity in the Rural Quarry Templeton Zone only if all of the following are satisfied prior to 31 December 2021:
 - a. the recreation reserve status applying to the zone is uplifted and placed upon the land within the Open Space Community Parks Zone (Templeton); and
 - b. any resource consent(s) to clear or fell indigenous vegetation, as required to undertake the quarrying activity within the zone, is/are granted; and
 - c. the quarrying activity occurs in conjunction with development of an international standard golf course in the Open Space Community Parks Zone (Templeton).
 - D. providing for aggregates-processing activity in the Rural Quarry Zone where the activity:
 - i. makes efficient use of established, large-scale processing infrastructure and facilities; and
 - ii. does not result in additional or more intensive adverse effects (beyond those associated with quarrying activity) for residents

in adjoining zones, including from lighting, noise and traffic generation.

17.2.2.13 Policy - Quarry site rehabilitation

1. Ensure sites of quarrying activities, and sites of aggregates-processing activities, are rehabilitated to enable subsequent use of the land for another permitted or consented activity; and
2. Require proposals for new quarrying activities, aggregates-processing activities and changes of use on existing quarry sites to demonstrate through a quarry site rehabilitation plan the objectives, methodology and timescales for achieving site rehabilitation and appropriate end use; and
3. Ensure the final rehabilitated landform is appropriate having particular regard to:
 - a. the intended end use;
 - b. the location, gradient and depth of excavation;
 - c. the availability of clean fill material, including top soil, and consequent timeframes for rehabilitation;
 - d. the surrounding landform and drainage pattern;
 - e. the ability to establish complete vegetation cover;
 - f. the outcomes of any consultation undertaken with mana whenua; and
 - g. any adverse effects associated with rehabilitation.



Bores





Community Drinking Water Zones



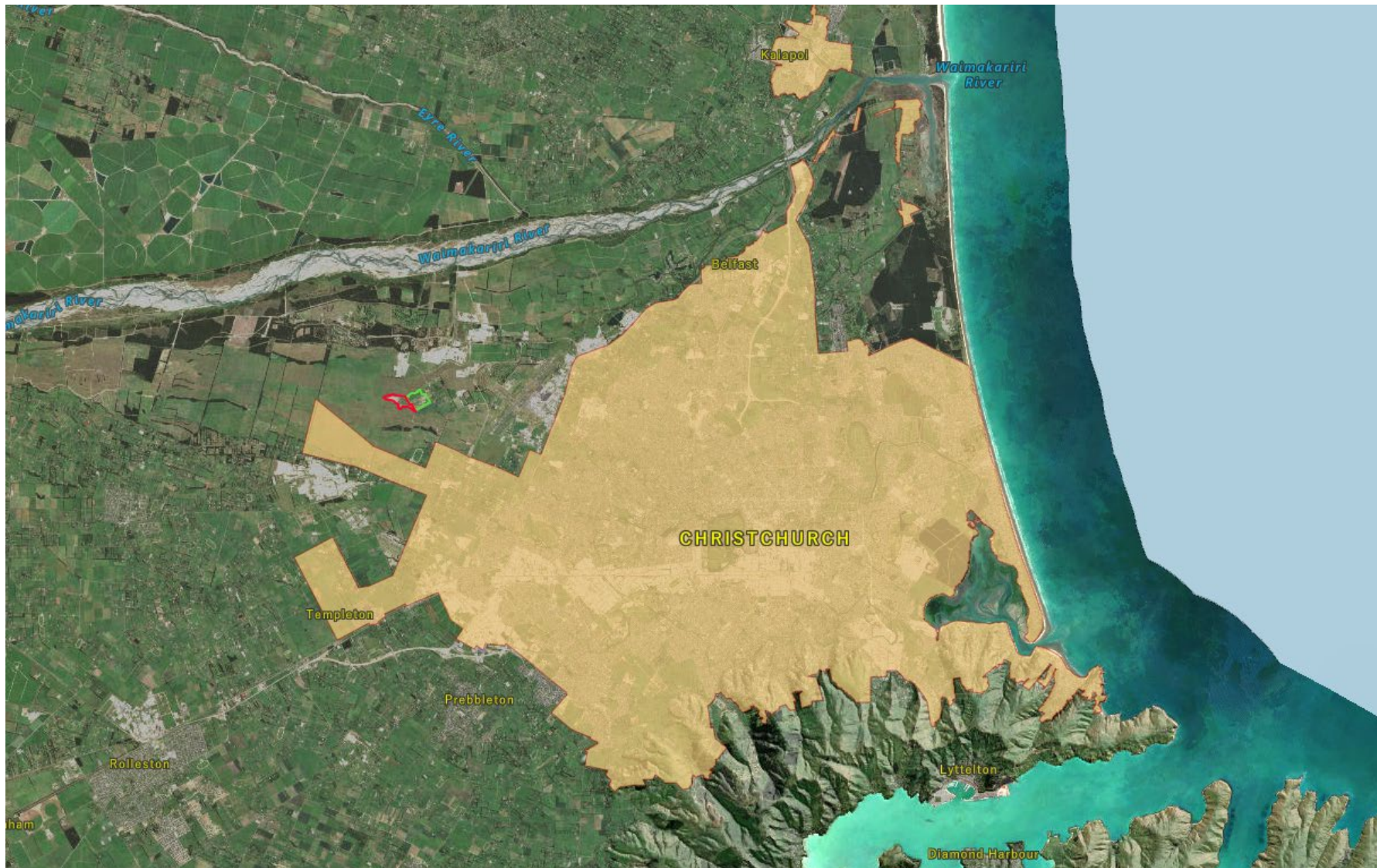


Groundwater Protection Zone



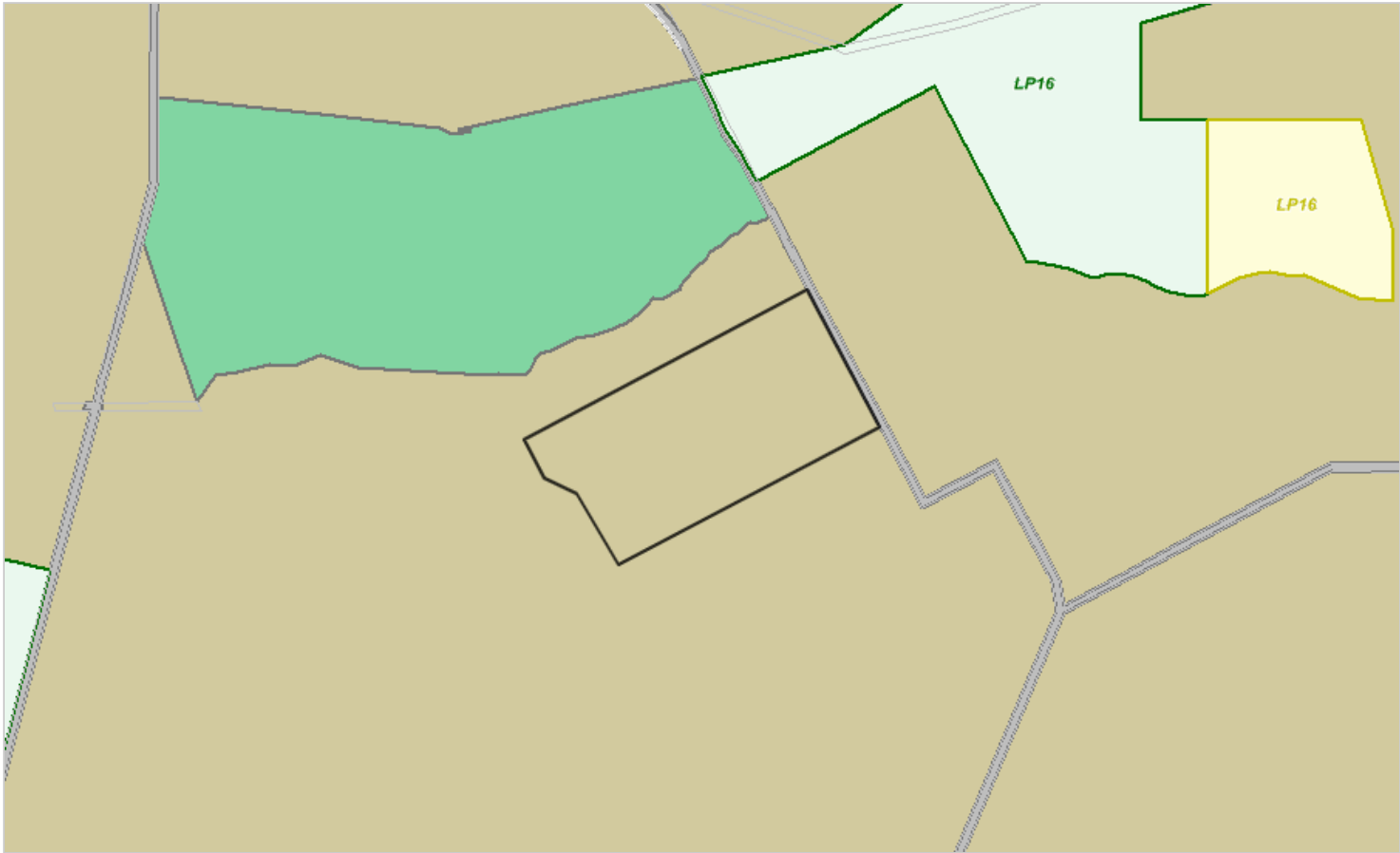


Gazetted Air Shed





Christchurch District Plan Property Search All Layers



Map Legend

- Land Use Zones
- Labels
- Zone Labels
- Zone
- OMI

Open Space McLeans Island Zone
- ON

Open Space Natural Zone
- OWM

Open Space Water and Margins Zone
- RuW

Rural Waimakariri Zone
- SPA

Specific Purpose (Airport) Zone
- Transport Zone
- Other Notations
- Road Hierarchy
- Collector
- Major Arterial
- Minor Arterial
- Central City Local Distributor
- Central City Main Distributor

93 Conservators Road Property Search Results

The information below is relevant to the selected property. Click on the blue text below for more details.

Land Use Zones

Other Notations

Zone

RuW

Rural Waimakariri Zone

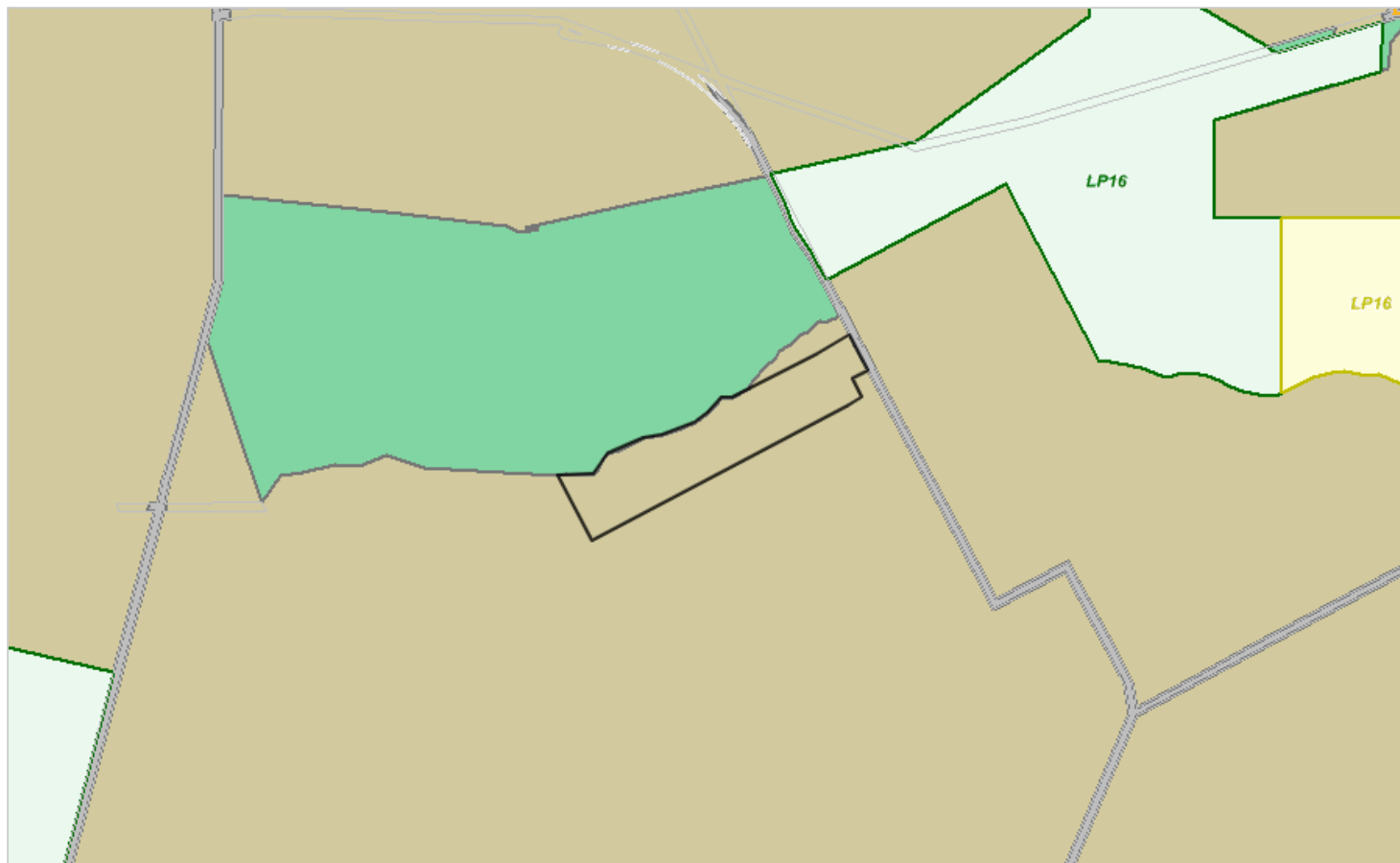
Airport Noise

50 dB Ldn Air Noise Contour

Airport Protection

Christchurch International Airport Protection Surfaces

Power Line



Map Legend

Land Use Zones

Labels

Zone Labels

Zone

- OMI** Open Space McLeans Island Zone
- ON** Open Space Natural Zone
- OWM** Open Space Water and Margins Zone
- RuQ** Rural Quarry Zone
- RuW** Rural Waimakariri Zone
- SPA** Specific Purpose (Airport) Zone
- Transport Zone**

Other Notations

Road Hierarchy

- Collector
- Major Arterial
- Minor Arterial
- Central City Local Distributor
- Central City Main Distributor

133 Conservators Road Property Search Results

The information below is relevant to the selected property. Click on the blue text below for more details.

Land Use Zones

Zone

RuW Rural Waimakariri Zone

Other Notations

Airport Noise

 50 dB Ldn Air Noise Contour

Airport Protection

 Christchurch International Airport Protection Surfaces

Power Line

Natural and Cultural Heritage

Natural Landscape

 Significant Feature