

Operative Canterbury Regional Policy Statement Relevant Objectives and Policies

Table 1 assesses the objectives and policies of the CRPS.

The following chapters are not considered relevant, and are not assessed:

- Chapter 5 (Land-use and Infrastructure): Only those objectives and policies relevant to the entire region are included (Objective 5.2.1 and Policy 5.3.7), with those provisions which not relevant to Greater Christchurch notated as 'Wider Region'.
- Chapter 8 (The Coastal Environment) is not relevant due to the site's location.
- Chapter 12 (Landscape): the objectives and policies contained within this chapter relate solely to outstanding natural landscapes and features, and therefore are not relevant for this site where no such landscapes or features are present.
- Chapter 14 (Air Quality): given that there is no requirement for consents for any discharges to air, discussion of this chapter is not considered necessary.
- Chapter 18 (Hazardous Substances): The objectives and policies in this chapter relate to the storage, use, disposal and transportation of hazardous substances, which are not covered by this proposal.
- Chapter 19 (Waste Minimisation and Management): This is not directly managed as part of this Proposal, and the objectives and policies are therefore not relevant.

Table 1. Assessment of Relevant Objectives and Policies of the CRPS

Objective / Policy	Overall Planning Assessment of the Proposal
Chapter 5: Land-Use and Infrastructure	
<p>Objective 5.2.1 Location, Design and Function of Development (Entire Region)</p> <p><i>Development is located and designed so that it functions in a way that:</i></p> <ol style="list-style-type: none"> 1. <i>achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and</i> 2. <i>enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:</i> <ol style="list-style-type: none"> a. <i>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;</i> b. <i>provides sufficient housing choice to meet the region's housing needs;</i> c. <i>encourages sustainable economic development by enabling business activities in appropriate locations;</i> d. <i>minimises energy use and/or improves energy efficiency;</i> e. <i>enables rural activities that support the rural environment including primary production;</i> f. <i>is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</i> g. <i>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;</i> h. <i>facilitates the establishment of papakāinga and marae; and</i> i. <i>avoids conflicts between incompatible activities.</i> 	<p>Consistent</p> <p>Refer to Section 9.6.1</p>

Policy 5.3.7 Strategic land transport network and arterial roads (Entire Region)

In relation to strategic land transport network and arterial roads, the avoidance of development which:

- 1. adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and*
- 2. in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.*

Consistent

Refer to Section 9.6.1

Chapter 6: Recovery and Rebuilding of Greater Christchurch

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.*

Consistent

The development is expressly provided for under Policy 6.3.12 of the CRPS.

Refer to Section 9.6.2

Objective 6.2.1a Targets for sufficient, feasible development capacity for housing¹

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 (2018-2028)	Long Term (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

Consistent

Refer to Section 9.6.2

Objective 6.2.2 Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

1. aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - a. 35% averaged over the period between 2013 and 2016
 - b. 45% averaged over the period between 2016 to 2021
 - c. 55% averaged over the period between 2022 and 2028;
2. providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas, Future Development Areas and brownfield sites;
3. reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
4. providing for the development of greenfield priority areas, and of land within Future Development Areas where the circumstances set out in Policy 6.3.12 are met, on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;
5. encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
6. Managing rural residential development outside of existing urban and priority areas; and
7. Providing for development opportunities on Māori Reserves.

Consistent

Refer to Section 9.6.2

Objective 6.2.3 Sustainability

Recovery and rebuilding is undertaken in Greater Christchurch that:

1. provides for quality living environments incorporating good urban design;
2. retains identified areas of special amenity and historic heritage value;
3. retains values of importance to Tāngata Whenua;
4. provides a range of densities and uses; and
5. is healthy, environmentally sustainable, functionally efficient, and prosperous.

Consistent

Refer to Section 9.6.2

¹ 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

<p>Objective 6.2.4 Integration of transport infrastructure and land use</p> <p><i>Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:</i></p> <ol style="list-style-type: none"> 1. <i>managing network congestion;</i> 2. <i>reducing dependency on private motor vehicles;</i> 3. <i>reducing emission of contaminants to air and energy use;</i> 4. <i>promoting the use of active and public transport modes;</i> 5. <i>optimising use of existing capacity within the network; and</i> 6. <i>enhancing transport safety.</i> 	<p>Consistent</p> <p>Refer to Section 9.6.2</p>
<p>Objective 6.2.5 Key activity and other centres</p> <p><i>Support and maintain the existing network of centres below as the focal points for commercial, community and service activities during the recovery period:</i></p> <ol style="list-style-type: none"> 1. <i>The Central City</i> 2. <i>Key Activity Centres</i> 3. <i>Neighbourhood centres.</i> <p><i>These centres will be high quality, support a diversity of business opportunities including appropriate mixed-use development, and incorporate good urban design principles.</i></p> <p><i>The development and distribution of commercial activity will avoid significant adverse effects on the function and viability of these centres</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.2</p>
<p>Policy 6.3.1 Development within the Greater Christchurch area</p> <p><i>In relation to recovery and rebuilding for Greater Christchurch:</i></p> <ol style="list-style-type: none"> 1. <i>give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;</i> 2. <i>give effect to the urban form identified in Map A (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;</i> 3. <i>enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;</i> 4. <i>ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;</i> 5. <i>provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;</i> 6. <i>provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District;</i> <p><i>provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and 8. avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.2</p>

Policy 6.3.2 Development form and urban design

Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:

1. *Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.*
2. *Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.*
3. *Connectivity – the provision of efficient and safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of*
4. *Safety – recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.*
5. *Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.*
6. *Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.*

Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.

Consistent

Refer to Section 9.6.2

Policy 6.3.3 Development in accordance with outline development plans

Development in greenfield priority areas or Future Development Areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will:

1. *Be prepared as:*
 - a. *a single plan for the whole of the priority area or Future Development Area; or*
 - b. *where an integrated plan adopted by the territorial authority exists for the whole of the priority area or Future Development Area and the outline development plan is consistent with the integrated plan, part of that integrated plan; or*
 - c. *a single plan for the whole of a rural residential area; and*
2. *Be prepared in accordance with the matters set out in Policy 6.3.2;*
3. *To the extent relevant show proposed land uses including:*
 - a. *Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;*
 - b. *Land required for community facilities or schools;*
 - c. *Parks and other land for recreation;*
 - d. *Land to be used for business activities;*

Inconsistent

Refer to Section 9.6.2

The Proposal is generally in accordance with this Policy, being designed in accordance with the NER-ODP. However, as the NER-ODP does not yet have legal effect and has not been formally incorporated into the WDP or pWDP the Proposal is inconsistent

<ul style="list-style-type: none"> e. <i>The distribution of different residential densities, in accordance with Policy 6.3.7;</i> f. <i>Land required for stormwater treatment, retention and drainage paths;</i> g. <i>Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement;</i> h. <i>Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;</i> i. <i>Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed;</i> <ol style="list-style-type: none"> 4. <i>Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;</i> 5. <i>Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;</i> 6. <i>Document the infrastructure required, when it will be required and how it will be funded;</i> 7. <i>Set out the staging and co-ordination of subdivision and development between landowners;</i> 8. <i>Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;</i> 9. <i>Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;</i> 10. <i>Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;</i> 11. <i>Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and</i> 12. <i>Include any other information that is relevant to an understanding of the development and its proposed zoning.</i> 	<p>with Policy 6.3.3.</p>
<p>Policy 6.3.4 Transport effectiveness</p> <p><i>Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:</i></p> <ol style="list-style-type: none"> 1. <i>avoiding development that will overload strategic freight routes;</i> 2. <i>providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;</i> 3. <i>providing opportunities for travel demand management;</i> 4. <i>requiring integrated transport assessment for substantial developments; and</i> 5. <i>improving road user safety.</i> 	<p>Consistent</p> <p>Refer to Section 9.6.2</p>
<p>Policy 6.3.5 Integration of land use and infrastructure</p> <p><i>Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by:</i></p> <ol style="list-style-type: none"> 1. <i>Identifying priority areas for development and Future Development Areas to enable reliable forward planning for infrastructure development and delivery;</i> 2. <i>Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:</i> <ol style="list-style-type: none"> a. <i>optimise the efficient and affordable provision of both the development and the infrastructure;</i> b. <i>maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</i> 	<p>Consistent</p> <p>Refer to Section 9.6.2</p>

<ul style="list-style-type: none"> c. <i>protect investment in existing and planned infrastructure;</i> d. <i>ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and</i> e. <i>ensure new development does not occur until provision for appropriate infrastructure is in place;</i> <ol style="list-style-type: none"> 3. <i>Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;</i> 4. <i>Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and</i> 5. <i>Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.</i> 	
<p>Policy 6.3.6 Business Land</p>	<p>Not Applicable</p>
<p>Policy 6.3.7 Residential location, yield and intensification</p> <p><i>In relation to residential development opportunities in Greater Christchurch:</i></p> <ol style="list-style-type: none"> 1. <i>Subject to Policy 5.3.4, Policy 6.3.5, and Policy 6.3.12, residential greenfield development shall occur in accordance with Map A.</i> 2. <i>Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.</i> 3. <i>Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):</i> <ol style="list-style-type: none"> a. <i>10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;</i> b. <i>15 household units per hectare in greenfield areas in Christchurch City;</i> 4. <i>Intensification development within Christchurch City to achieve an average of:</i> <ol style="list-style-type: none"> a. <i>50 household units per hectare for intensification development within the Central City;</i> b. <i>30 household units per hectare for intensification development elsewhere.</i> 5. <i>Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.</i> <p><i>Housing affordability is to be addressed by providing sufficient intensification and greenfield land to meet housing demand, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.2</p>
<p>Policy 6.3.8 Regeneration of brownfield land</p>	<p>Not Applicable</p>
<p>Policy 6.3.9 Rural residential land</p>	<p>Not Applicable</p>
<p>Policy 6.3.10 Māori Reserves</p>	<p>Not Applicable</p>
<p>Policy 6.3.11 Monitoring and Review</p>	<p>Consistent</p>

In relation to development in Greater Christchurch:

1. *The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate in the short, medium and the long term that there is an available supply of residential and business land to meet the Objectives and Policies of this Chapter and the requirements of the National Policy Statement on Urban Development 2020.*
2. *The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development.*
3. *Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport.*
4. *The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if any of the following situations occur:*
 - a. *a shortfall in available land is identified by monitoring under Policy 6.3.11; or*
 - b. *it is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability of sub-regional infrastructure, and a reconsideration of the extent, location and timing of land for development is necessary to achieve the objectives and policies of this chapter; or*
 - c. *Housing and Business Development Capacity Assessments undertaken to meet the requirements of the National Policy Statement on Urban Development 2020 indicate insufficient feasible development capacity to meet demand in the short to medium term.*
5. *Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, Future Development Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances:*
 - a. *infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;*
 - b. *provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;*
 - c. *the objective of urban consolidation continues to be achieved;*
 - d. *urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;*
 - e. *urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;*
 - f. *the landscape character of the Port Hills is protected;*
 - g. *sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and*
 - h. *the operational capacity of strategic infrastructure is not compromised.*

Refer to Section 9.6.2

Policy 6.3.12 Future Development Areas

Enable urban development in the Future Development Areas identified on Map A, in the following circumstances:

1. *It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development*

Consistent

Refer to Section 9.6.2

<p>capacity to meet the medium term targets set out in Table 6.1, Objective 6.2.1a; and</p> <ol style="list-style-type: none"> 2. The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2 and related policies including by: <ol style="list-style-type: none"> a. Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and 3. Enabling the efficient provision and use of network infrastructure; and 4. The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5; and 5. The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and 6. The circumstances set out in Policy 6.3.11(5) are met; and 7. The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11. 	
Chapter 7: Fresh Water	
<p>Objective 7.2.1 Sustainable Management of Water</p> <p>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:</p> <ol style="list-style-type: none"> 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. 	<p>Consistent</p> <p>Refer to section 9.6.3.</p>
<p>Objective 7.2.2 Parallel processes for managing fresh water</p>	<p>Not Applicable</p> <p>Relates to actions to occur in parallel with abstraction of water, e.g. improving the efficiency of allocation, conveyance and application of that water. Not considered relevant to the Proposal as all proposed takes are short duration and for construction purposes.</p>

<p>Objective 7.2.3 Protection of intrinsic value of waterbodies and their riparian zones</p> <p><i>The overall quality of freshwater in the region is maintained or improved, and the life supporting capacity, ecosystem processes and indigenous species and their associated fresh water ecosystems are safeguarded.</i></p>	<p>Consistent</p> <p>Refer to section 9.6.3.</p>
<p>Objective 7.2.4 Integrated management of fresh water resources</p> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>1. the Ngāi Tahu ethic of Ki Uta Ki Tai (from the mountains to the sea);</i> <i>2. the interconnectivity of surface water and groundwater;</i> <i>3. the effects of land uses and intensification of land uses on demand for water and on water quality; and</i> <i>4. kaitiakitanga and the ethic of stewardship; and</i> <i>5. any net benefits of using water, and water infrastructure, and the significance of those benefits to the Canterbury region</i> 	<p>Consistent</p> <p>Refer to section 9.6.3.</p>
<p>Policy 7.3.1 Adverse effects of activities on the natural character of fresh water</p> <p><i>To identify the natural character values of fresh water bodies and their margins in the region and to:</i></p> <ol style="list-style-type: none"> <i>1. preserve natural character values where there is a high state of natural character;</i> <i>2. maintain natural character values where they are modified but highly valued; and</i> <i>3. improve natural character values where they have been degraded to unacceptable levels;</i> <p><i>unless modification of the natural character values of a fresh water body is provided for as part of an integrated solution to water management in a catchment in accordance with Policy 7.3.9, which addresses remedying and mitigating adverse effects on the environment and its natural character values.</i></p>	<p>Consistent</p> <p>Refer to section 9.6.3.</p>
<p>Policy 7.3.2 Natural character of braided rivers and lakes</p>	<p>Not Applicable</p>
<p>Policy 7.3.3 Enhancing fresh water environments and biodiversity</p> <p><i>To promote, and where appropriate require the protection, restoration and improvement of lakes, rivers, wetlands and their riparian zones and associated Ngāi Tahu values, and to:</i></p> <ol style="list-style-type: none"> <i>1. identify and protect areas of significant indigenous vegetation and significant habitats, sites of significant cultural value, wetlands, lakes and lagoons/Hapūa, and other outstanding water bodies; and</i> <i>2. require the maintenance and promote the enhancement of indigenous biodiversity, inland basin ecosystems and riparian zones; and</i> <i>3. promote, facilitate or undertake pest control.</i> 	<p>Consistent</p> <p>Refer to section 9.6.3.</p>
<p>Policy 7.3.4 Water quantity</p>	<p>Not Applicable</p> <p>No consumptive takes or uses of freshwater are proposed.</p>

<p>Policy 7.3.5 Water quantity and land uses</p> <p>To avoid, remedy or mitigate adverse effects of land uses on the flow of water in surface water bodies or the recharge of groundwater by:</p> <ol style="list-style-type: none"> 1. <i>controlling the diversion of rainfall run-off over land, and changes in land uses, site coverage or land drainage patterns that will, either singularly or cumulatively, adversely affect the quantity or rate of water flowing into surface water bodies or the rate of groundwater recharge; and</i> 2. <i>managing the planting or spread of exotic vegetation species in catchments where, either singularly or cumulatively, those species are or are likely to have significant adverse effects on flows in surface water bodies.</i> 	<p>Consistent</p> <p>Refer to Section 9.6.3.</p>
<p>Policy 7.3.6 – Fresh water quality</p> <p>In relation to water quality:</p> <ol style="list-style-type: none"> 1. <i>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:</i> <ol style="list-style-type: none"> a. <i>the values associated with maintaining life supporting capacity, ecosystem processes and indigenous species including their associated ecosystems, and natural character of the water body;</i> b. <i>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</i> c. <i>the cultural significance of the fresh water body and any conditions or restrictions on the discharge of contaminants that may be necessary or appropriate to protect those values; and</i> d. <i>any other current or reasonably foreseeable values or uses; and</i> 2. <i>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;</i> <p>and</p> <ol style="list-style-type: none"> 3. <i>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:</i> <ol style="list-style-type: none"> a. <i>until the water quality standards for that water body are met; or</i> b. <i>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</i> 	<p>Partly Consistent</p> <p>Refer to section 9.6.3.</p>

<p>Policy 7.3.7 – Water quality and land uses</p>	<p>Not Applicable.</p> <p>An action on ECan, requiring that objectives and policies be placed in regional plans to avoid, remedy or mitigate adverse effects of changes in land uses on water quality.</p>
<p>Policy 7.3.8 Efficient allocation and use of fresh water</p>	<p>Not Applicable</p> <p>No consumptive takes or uses of freshwater are proposed.</p>
<p>Policy 7.3.9 Integrated solutions to freshwater management</p> <p><i>To require integrated solutions to the management of fresh water by developing and implementing comprehensive management plans which address the policies of this Statement including addressing all the relevant matters set out in Appendix 2.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.3.</p>
<p>Policy 7.3.10 Harvest and storage of fresh water</p>	<p>Not Applicable</p>
<p>Policy 7.3.11 Existing activities and infrastructure</p>	<p>Not Applicable</p>
<p>Policy 7.3.12 Precautionary approach and allocation without a planning framework</p>	<p>Not Applicable</p>
<p>Policy 7.3.13 Resolution of freshwater management issues</p>	<p>Not Applicable</p>
<p>Chapter 9 – Ecosystems and Indigenous Biodiversity</p>	
<p>Objective 9.2.1 Halting the decline of Canterbury’s ecosystems and indigenous biodiversity</p> <p><i>The decline in the quality and quantity of Canterbury’s ecosystems and indigenous biodiversity is halted and their life-supporting capacity and mauri safeguarded.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.4</p>
<p>Objective 9.2.2 Restoration or enhancement of ecosystems and indigenous biodiversity</p> <p><i>Restoration or enhancement of ecosystem functioning and indigenous biodiversity, in appropriate locations, particularly where it can contribute to Canterbury’s distinctive natural character and identity and to the social, cultural, environmental and economic well-being of its people and communities.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.4</p>
<p>Objective 9.2.3 Protection of significant indigenous vegetation and habitats</p>	<p>Not Applicable</p>
<p>Policy 9.3.1 Protecting significant natural areas</p>	<p>Not Applicable</p>
<p>Policy 9.3.2 Priorities for protection</p>	<p>Not Applicable</p>

<p>Policy 9.3.4 Integrated management approach</p>	<p>Not Applicable</p> <p>Describes methods for protecting indigenous biodiversity.</p>
<p>Policy 9.3.4 Promote ecological enhancement and restoration</p> <p><i>To promote the enhancement and restoration of Canterbury’s ecosystems and indigenous biodiversity, in appropriate locations, where this will improve the functioning and long term sustainability of these ecosystems</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.4</p>
<p>Policy 9.3.5 Wetland protection and enhancement</p> <p><i>In relation to wetlands:</i></p> <ol style="list-style-type: none"> 1. <i>To assess an ecologically significant wetland against the matters set out in Policy 9.3.1 and the national priorities listed in Policy 9.3.2 For the purposes of this policy, ecologically significant wetlands do not include areas that are predominantly pasture and dominated by exotic plant species and where they are not significant habits of indigenous fauna.</i> 2. <i>To ensure that the natural, physical, cultural, amenity, recreational and historic heritage values of Canterbury’s ecologically significant wetlands are protected.</i> 3. <i>To generally promote the protection, enhancement and restoration of all of Canterbury’s remaining wetlands.</i> 4. <i>To encourage the formation of created wetlands that contribute to the restoration of indigenous biodiversity.</i> 5. <i>To protect adjoining areas of indigenous and other vegetation which extend outside an ecologically significant wetland and are necessary for the ecological functioning of the wetland.</i> 	<p>Consistent</p> <p>Refer to Section 9.6.4.</p>
<p>Policy 9.3.6 Limitation on the use of biodiversity offsets</p>	<p>Not Applicable</p>
<p>Chapter 10 – Beds of rivers and lakes and their riparian zones</p>	
<p>Objective 10.2.1 Provision for activities in beds and riparian zones and protection and enhancement of bed and riparian zone values</p> <p><i>Enable subdivision, use and development of river and lake beds and their riparian zones while protecting all significant values of those areas, and enhancing those values in appropriate locations.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.5.</p>
<p>Objective 10.2.2 Maintenance of flood-carrying capacity of rivers</p> <p><i>To maintain the flood-carrying capacity of rivers.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.5.</p>
<p>Objective 10.2.3 Protection of essential structures</p>	<p>Not Applicable</p>
<p>Objective 10.2.4 Public and Ngāi Tahu access to and along rivers and lakes</p> <p><i>Maintenance and enhancement of public and Ngāi Tahu access to and along rivers and lakes.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.5.</p>

<p>Policy 10.3.1 Activities in river and lake beds and their riparian zones</p> <p>To provide for activities in river and lake beds and their riparian zones, including the planting and removal of vegetation and the removal of bed material, while:</p> <ol style="list-style-type: none"> 1. recognising the implications of the activity on the whole catchment; 2. ensuring that significant bed and riparian zone values are maintained or enhanced; or 3. avoiding significant adverse effects on the values of those beds and their riparian zones, unless they are necessary for the maintenance, operation, upgrade, and repair of essential structures, or for the prevention of losses from floods, in which case significant adverse effects should be mitigated or remedied. 	<p>Consistent</p> <p>Refer to Section 9.6.5.</p>
<p>Policy 10.3.2 Protection and enhancement of areas of river and lake beds and their riparian zones</p> <p>To preserve the natural character of river and lake beds and their margins and protect them from inappropriate subdivision, use and development, and where appropriate to maintain and/or enhance areas of river and lake beds and their margins and riparian zones where:</p> <ol style="list-style-type: none"> 1. they exist in a degraded state and enhancement will achieve long-term improvement in those values; 2. they have ecological values for which protection and/or enhancement will assist in the establishment or re-establishment of indigenous biodiversity or ecosystems, particularly for ecosystems that are threatened or unrepresented in protected areas; 3. they have existing significant trout or salmon habitat; 4. maintenance and/or enhancement will improve or establish connections between habitats and create corridors for indigenous species and trout and salmon and their movement between areas; 5. riparian zones provide a buffer from activities that may adversely affect bed values; 6. opportunities exist to create habitat corridors for plants and animals; or 7. riparian zones provide spawning or other significant habitats for at risk or threatened species, such as inanga or Canterbury mudfish. 	<p>Consistent</p> <p>Refer to Section 9.6.5.</p>
<p>Policy 10.3.3 Management for flood control and protecting essential structures</p>	<p>Not Applicable</p> <p>Relates to activities that may affect flood control vegetation and essential structures.</p>

<p>Policy 10.3.4 Removal of vegetation and bed material from river beds</p> <p>To manage the use and removal of vegetation and bed material in river beds and their margins to ensure:</p> <ol style="list-style-type: none"> 1. the maintenance of flood-carrying capacity of rivers 2. the protection of essential structures; and 3. erosion control and prevention. <p>provided its management does not adversely affect:</p> <ol style="list-style-type: none"> a. the instream and other values of the beds including habitat and associated ecosystems; or a. the stability, performance, operation and maintenance, upgrade and repair of essential structures. 	<p>Consistent</p> <p>Refer to Section 9.6.5.</p>
<p>Policy 10.3.5 Maintenance and enhancement of public and Ngāi Tahu access</p> <p>To promote the maintenance and enhancement of public and Ngāi Tahu access to and along the beds of rivers and lakes, and to ensure that subdivision use and development does not result in inappropriate loss of existing access, subject to:</p> <ol style="list-style-type: none"> 1. protecting public health and safety, and avoiding conflict between different types of access; 2. avoiding adverse effects on the values of the beds, or stability of banks; 3. protecting Ngāi Tahu cultural values and sites of significance from inappropriate public access; 4. protecting the stability, performance and operation of essential structures in, on, under or over the beds; 5. ensuring the integrity of flood-protection vegetation is maintained; 6. avoiding conflicts with the legal rights and lawful activities of owners/occupiers of river or lake beds and adjacent land, or of the owners/operators of infrastructure in, on, under or over the bed; and 7. engaging with the Walking Access Commission to identify and negotiate issues around public access. 	<p>Consistent</p> <p>Refer to Section 9.6.5.</p>
<p>Chapter 11 – Natural Hazards</p>	
<p>Objective 11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards</p> <p>New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks.</p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>
<p>Objective 11.2.2 Adverse effects from hazard mitigation are avoided or mitigated</p> <p>Adverse effects on people, property, infrastructure and the environment resulting from methods used to manage natural hazards are avoided or, where avoidance is not possible, mitigated.</p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>
<p>Objective 11.2.3 Climate change and natural hazards</p> <p>The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.</p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>

<p>Objective 11.2.4 Effective integration of the management of, and preparedness for, natural hazards</p>	<p>Not Applicable</p> <p>Relates to agencies and organisations managing natural hazards.</p>
<p>Policy 11.3.1 Avoidance of inappropriate development in high hazard areas</p> <p>To avoid new subdivision, use and development (except as provided for in Policy 11.3.4) of land in high hazard areas, unless the subdivision, use or development:</p> <ol style="list-style-type: none"> 1. is not likely to result in loss of life or serious injuries in the event of a natural hazard occurrence; and 2. is not likely to suffer significant damage or loss in the event of a natural hazard occurrence; and 3. is not likely to require new or upgraded hazard mitigation works to mitigate or avoid the natural hazard; and 4. is not likely to exacerbate the effects of the natural hazard; or 5. Outside of greater Christchurch, is proposed to be located in an area zoned or identified in a district plan for urban residential, industrial or commercial use, at the date of notification of the CRPS, in which case the effects of the natural hazard must be mitigated; or 6. Within greater Christchurch, is proposed to be located in an area zoned in a district plan for urban residential, industrial or commercial use, or identified as a "Greenfield Priority Area" on Map A of Chapter 6, both at the date the Land Use Recovery Plan was notified in the Gazette, in which the effect of the natural hazard must be avoided or appropriately mitigated; or 7. Within greater Christchurch, relates to the maintenance and/or upgrading of existing critical or significance infrastructure. 	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>
<p>Policy 11.3.2 Avoid development in areas subject to inundation</p> <p>In areas not subject to Policy 11.3.1 that are subject to inundation by a 0.5% AEP flood event; any new subdivision, use and development (excluding critical infrastructure) shall be avoided unless there is no increased risk to life, and the subdivision, use or development:</p> <ol style="list-style-type: none"> 1. is of a type that is not likely to suffer material damage in an inundation event; or 2. is ancillary or incidental to the main development; or 3. meets all of the following criteria: <ol style="list-style-type: none"> a. new buildings have an appropriate floor level above the 0.5% AEP design flood level; and b. hazardous substances will not be inundated during a 0.5% AEP flood event; provided that a higher standard of management of inundation hazard events may be adopted where local catchment conditions warrant (as determined by a cost/benefit assessment). <p>When determining areas subject to inundation, climate change projections including sea level rise are to be taken into account.</p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>
<p>Policy 11.3.3 Earthquake hazards</p> <p>New subdivision, use and development of land on or close to an active earthquake fault trace, or in areas susceptible to liquefaction and lateral spreading, shall be managed in order to avoid or mitigate the adverse effects of fault rupture, liquefaction and lateral spreading.</p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>

<p>Policy 11.3.4 Critical infrastructure</p> <p><i>New critical infrastructure will be located outside high hazard areas unless there is no reasonable alternative. In relation to all areas, critical infrastructure must be designed to maintain, as far as practicable, its integrity and function during natural hazard events.</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>
<p>Policy 11.3.5 General risk management approach</p> <p><i>For natural hazards and/or areas not addressed by policies 11.3.1, 11.3.2, and 11.3.3, subdivision, use or development of land shall be avoided if the risk from natural hazards is unacceptable. When determining whether risk is unacceptable, the following matters will be considered:</i></p> <ol style="list-style-type: none"> <i>1. the likelihood of the natural hazard event; and</i> <i>2. the potential consequence of the natural hazard event for: people and communities, property and infrastructure and the environment, and the emergency response organisations.</i> <p><i>Where there is uncertainty in the likelihood or consequences of a natural hazard event, the local authority shall adopt a precautionary approach.</i></p> <p><i>Formal risk management techniques should be used, such as the Risk Management Standard (AS/NZS ISO 31000:2009) or the Structural Design Action Standard (AS/NZS 1170.0:2002).</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>
<p>Policy 11.3.6 Role of natural features</p> <p><i>The role of natural topographic (or geographic) and vegetation features which assist in avoiding or mitigating natural hazards should be recognised and the features maintained, protected and restored, where appropriate.</i></p>	<p>Not Applicable</p> <p>The Site does not contain any of the referenced features insofar as they avoid or mitigate natural hazards.</p>
<p>Policy 11.3.7 Physical mitigation works</p> <p><i>New physical works to mitigate natural hazards will be acceptable only where:</i></p> <ol style="list-style-type: none"> <i>1. the natural hazard risk cannot reasonably be avoided; and</i> <i>2. any adverse effects of those works on the natural and built environment and on the cultural values of Ngāi Tahu, are avoided, remedied or mitigated.</i> <p><i>Alternatives to physical works, such as the relocation, removal or abandonment of existing structures should be considered.</i></p> <p><i>Where physical mitigation works or structures are developed or maintained by local authorities, impediments to accessing those structures for maintenance purposes will be avoided.</i></p>	<p>Not Applicable</p> <p>No physical works are proposed as part of the mitigation of natural hazards in the Proposal.</p>
<p>Policy 11.3.8 Climate change</p> <p><i>When considering natural hazards, and in determining if new subdivision, use or development is appropriate and sustainable in relation to the potential risks from natural hazard events, local authorities shall have particular regard to the effects of climate change</i></p>	<p>Consistent</p> <p>Refer to Section 9.6.6.</p>
<p>Policy 11.3.9 Integrated management of, and preparedness for, natural hazards</p>	<p>Consistent</p> <p>Relates to agencies and organisations managing natural hazards.</p>

Chapter 13 – Historic Heritage

Objective 13.2.1 Identification and protection of significant historic heritage

Identification and protection of significant historic heritage items, places and areas, and their particular values that contribute to Canterbury's distinctive character and sense of identity from inappropriate subdivision, use and development

**Partly
Consistent**

Refer to Section 9.6.7.

Objective 13.2.2 Historic cultural and historic heritage landscapes

Recognition that cultural and heritage values are often expressed in a landscape setting and to make provision for the protection of such landscapes from inappropriate subdivision, use and development.

**Partly
Consistent**

Refer to Section 9.6.7.

Objective 13.2.3 Repair, reconstruction, seismic strengthening, on-going conservation and maintenance of built historic heritage

Not Applicable

Policy 13.3.1 Recognise and provide for the protection of significant historic and cultural heritage items, places and areas

To recognise and provide for the protection of the historic and cultural heritage resource of the region from inappropriate subdivision, use and development by:

1. *identifying and assessing the significance of the historic and cultural heritage resource according to criteria based on the following matters:*
 - a. *Historic*
 - b. *Cultural*
 - c. *Architectural*
 - d. *Archaeological*
 - e. *Technological*
 - f. *Scientific*
 - g. *Social*
 - h. *Spiritual*
 - i. *Traditional*
 - j. *Contextual*
 - k. *Aesthetic*
2. *working with Ngāi Tahu to identify items, places or areas of historic heritage significance to them.*
3. *having regard to any relevant entry in the Historic Places Register in the process of identifying and assessing the historic heritage resource.*
4. *considering historic heritage items, places or areas of significance or importance to communities in the process of identifying and assessing the historic heritage resource.*

recognising that knowledge about some historic heritage may be culturally sensitive and support protection of those areas through the maintenance of silent files held by local authorities.

**Partly
Consistent**

Refer to Section 9.6.7.

Policy 13.3.2 Recognise places of cultural heritage significance to Ngāi Tahu

To recognise places of historic and cultural heritage significance to Ngāi Tahu and protect their relationship and culture and traditions with these places from the adverse effects of inappropriate subdivision, use and development.

Consistent

Refer to Section 9.6.7.

Policy 13.3.3 Historic cultural and historic heritage landscapes

Significant historic cultural and historic heritage landscapes are to be protected from inappropriate subdivision, use and development. When determining the significance of

Consistent

Refer to Section 9.6.7.

<p>values of historic cultural or historic heritage landscapes, the following matters will be considered:</p> <ol style="list-style-type: none"> 1. Heritage fabric 2. Time depth 3. Natural science value 4. Tāngata whenua value 5. Cultural diversity 6. Legibility and evidential value 7. Shared and recognised value 8. Aesthetic value 9. Historic or cultural importance <p>In relation to their management, and determining the appropriateness of scale, form and location of development in these areas, the following matters will be considered:</p> <ol style="list-style-type: none"> a. Cultural sensitivity of the proposal. b. Integrity or intactness of the landscape, items, features or linkages c. Vulnerability to change or modification d. Recognition of boundaries e. Opportunities for maintaining values 	
<p>Policy 13.3.4 Appropriate management of historic buildings</p> <p>Recognise and provide for the social, economic and cultural well-being of people and communities by enabling appropriate repair, rebuilding, upgrading, seismic strengthening and adaptive re-use of historic buildings and their surrounds in a manner that is sensitive to their historic values.</p>	<p>Consistent</p> <p>Refer to Section 9.6.7.</p>
<p>Chapter 15 – Soils</p>	
<p>Objective 15.2.1 Maintenance of soil quality</p> <p>Maintenance and improvement of the quality of Canterbury’s soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity.</p>	<p>Inconsistent</p> <p>Refer to Section 9.6.8.</p>
<p>Objective 15.2.2 Prevention of soil erosion</p> <p>Prevention of new significant induced soil erosion, and the reduction of significant existing induced erosion.</p>	<p>Consistent</p> <p>Refer to Section 9.6.8.</p>
<p>Policy 15.3.1 Avoid remedy or mitigate soil degradation</p> <p>In relation to soil:</p> <ol style="list-style-type: none"> 1. to ensure that land-uses and land management practices avoid significant long-term adverse effects on soil quality, and to remedy or mitigate significant soil degradation where it has occurred, or is occurring; and 2. to promote land-use practices that maintain and improve soil quality 	<p>Contrary</p> <p>Refer to Section 9.6.8.</p>
<p>Policy 15.3.2 Avoid and remedy significant induced soil erosion</p> <p>To avoid significant new induced soil erosion resulting from the use of land and as far as practicable remedy or mitigate significant induced soil erosion where it has occurred. Particular focus is to be given to the desirability of maintaining vegetative cover on nonarable land.</p>	<p>Consistent</p> <p>Refer to Section 9.6.8.</p>

Chapter 16 - Energy

Objective 16.2.1 Efficient use of energy

Development is located and designed to enable the efficient use of energy, including:

1. *Maintaining an urban form that shortens trip distances*
2. *Planning for efficient transport, including freight*
3. *Encouraging energy-efficient urban design principles*
4. *Reduction of energy waste*
5. *Avoiding impacts on the ability to operate energy infrastructure efficiently.*

Consistent

Refer to Section 9.6.8.

Objective 16.2.2 Promote a diverse and secure supply of energy

Not Applicable

Policy 16.3.1 Efficient use of energy

To promote the efficient end-use of energy.

Consistent

Refer to Section 9.6.8.

Policy 16.3.2 Small and community scale distributed renewable electricity generation

Not Applicable

Policy 16.3.3 Benefits of renewable energy generation facilities

Not Applicable

Policy 16.3.4 Reliable and resilient electricity transmission network within Canterbury

To encourage a reliable and resilient national electricity transmission network within Canterbury by:

1. *having particular regard to the local, regional and national benefits when considering operation, maintenance, upgrade or development of the electricity transmission network;*
2. *avoiding subdivision, use and development including urban or semi urban development patterns, which would otherwise limit the ability of the electricity transmission network to be operated, maintained, upgraded and developed;*
3. *enabling the operational, maintenance, upgrade, and development of the electricity transmission network provided that, as a result of route, site and method selection, where;*
 - a. *the adverse effects on significant natural and physical resources or cultural values are avoided, or where this is not practicable, remedied or mitigated; and*
 - b. *other adverse effects on the environment are appropriately controlled*

Consistent

Refer to Section 9.6.8.

<p>Policy 16.3.5 Efficient, reliable and resilient electricity generation within Canterbury</p> <p>To recognise and provide for efficient, reliable and resilient electricity generation within Canterbury by:</p> <ol style="list-style-type: none"> 1. avoiding subdivision, use and development which limits the generation capacity from existing or consented electricity generation infrastructure to be used, upgraded or maintained; 2. enabling the upgrade of existing, or development of new electricity generation infrastructure, with a particular emphasis on encouraging the operation, maintenance and upgrade of renewable electricity generation activities and associated infrastructure: <ol style="list-style-type: none"> a. having particular regard to the locational, functional, operational or technical constraints that result in renewable electricity generation activities being located or designed in the manner proposed; b. provided that, as a result of site, design and method selection <ol style="list-style-type: none"> i. the adverse effects on significant natural and physical resources or cultural values are avoided, or where this is not practicable remedied, mitigated or offset; and ii. other adverse effects on the environment are appropriately controlled. 3. providing for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation; 4. maintaining the generation output and enabling the maximum electricity supply benefit to be obtained from the existing electricity generation facilities within Canterbury, where this can be achieved without resulting in additional significant adverse effects on the environment which are not fully offset or compensated 	<p>Consistent</p> <p>Refer to Section 9.6.8.</p>
<p>Chapter 17 – Contaminated Land</p>	
<p>Objective 17.2.1 Protection from adverse effects of contaminated land</p> <p>Protection of people and the environment from both on-site and off-site adverse effects of contaminated land.</p>	<p>Consistent</p> <p>Refer to Section 9.6.10.</p>
<p>Policy 17.3.1 Identify potentially contaminated land</p> <p>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.</p>	<p>Consistent</p> <p>Refer to Section 9.6.10.</p>
<p>Policy 17.3.2 Development of, or discharge from contaminated land</p> <p>In relation to actually or potentially contaminated land, where new subdivision, use or development is proposed on that land, or where there is a discharge of the contaminant from that land:</p> <ol style="list-style-type: none"> 1. a site investigation is to be undertaken to determine the nature and extent of any contamination; and 2. if it is found that the land is contaminated, except as provided for in Policy 17.3.3, the actual or potential adverse effects of that contamination, or discharges from the contaminated land shall be avoided, remedied or mitigated in a manner that does not lead to further significant adverse effects. 	<p>Consistent</p> <p>Refer to Section 9.6.10.</p>
<p>Policy 17.3.3 Contaminants may remain in the land</p> <p>Where land has been identified as being contaminated, contaminants should only be allowed to remain in the ground if discharges of contaminants beyond the site to air, water or land will not result in significant risk to human health or the environment.</p>	<p>Consistent</p> <p>Refer to Section 9.6.10.</p>

Policy 17.3.4 Integrated management

To promote an integrated approach to the management of contaminated land in the region.

Not Applicable

This is an action on the relevant local authorities in the region.