

## Attachment 2: Assessment of Canterbury Land and Water Regional Plan

### Dalkeith Holdings: MRZ

Objectives	Assessment
<p>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.</p>	<p>The Site has no water bodies.</p> <p>The PWDP identifies no sites of significance or resources to Ngai Tahu.</p>
<p>3.5 Land uses continue to develop and change in response to socio-economic and community demand.</p>	<p>The submission seeks re-zoning of 19ha immediately adjoining Rangiora to provide additional housing capacity to meet a future community demand identified in the District Development Strategy (DDS) and as confirmed in CRPS Map A as a FDA.</p>
<p>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.</p>	<p>The proposal is for MRZ development.</p> <p>The WRDA plan provides the key structural elements to guide development of the Site. The development will be fully reticulated minimising effects on ground water.</p>
<p>3.23 Soils are healthy and productive, and human-induced erosion and contamination are minimised.</p>	<p>Much of the Site presently is used for low intensity primary production as grazing/pasture harvesting notwithstanding the quality soils on site.</p> <p>The re-zone proposes a fundamental shift in land use from low intensity rural production activities, to MRZ residential development. The soil resources will be lost to primary production as anticipated in various strategic planning documents</p> <p>A PSI study recommends that potential/actual HAIL areas be further investigated and remediated, as necessary, as part of any bulk earthworks approvals or subdivision approvals or other soil disturbance activities.</p>
<p>3.24 All activities operate at good environmental practice or better to optimise efficient resource use and protect the region’s fresh water resources from quality and quantity degradation.</p>	<p>The development will be subject to subdivision and land use resource consents.</p>
Policies	
<p>4.12 There are no direct discharges to surface water bodies or groundwater of:</p> <ul style="list-style-type: none"> <li>a. untreated sewage, wastewater (except as a result of extreme weather related overflows or system failures) or bio-solids;</li> <li>b. solid or hazardous waste or solid animal waste;</li> </ul>	<p>All sewage discharges and stormwater discharges will be to the Council public schemes.</p>

<ul style="list-style-type: none"> <li>c. animal effluent from an effluent storage facility or a stock holding area;</li> <li>d. organic waste or leachate from storage of organic material; and</li> <li>e. untreated industrial or trade waste.</li> </ul>	
<p>4.15 In urban areas, the adverse effects on water quality, aquatic ecosystems, existing uses and values of water and public health from the cumulative effects of sewage, wastewater, industrial or trade waste or stormwater discharges are avoided by:</p> <ul style="list-style-type: none"> <li>a. all sewage, industrial or trade waste being discharged into a reticulated system, where available;</li> <li>ab. all stormwater being discharged to land or into reticulated system, where a reticulated system is available;</li> <li>c. all stormwater being discharged in accordance with a stormwater management plan, where one has been consented;</li> <li>d. the implementation of contingency measures to minimise the risk of a discharge from a wastewater reticulation system to surface water in the event of a system failure or overloading of the system beyond its design capacity; and</li> <li>e. any reticulated stormwater or wastewater system installed after 11 August 2012 is designed and managed to avoid sewage discharge into surface water.</li> </ul>	<p>This is a full urban development adjacent to an urban area where reticulated potable water and sewage disposal are proposed.</p> <p>No adverse effects on water quality and values are expected.</p>
<p>4.16 Any reticulated stormwater system for any urban area is managed in accordance with a stormwater management plan that addresses the following matters:</p> <ul style="list-style-type: none"> <li>a. the management of all discharges of stormwater into the stormwater system; and</li> <li>b. for any reticulated stormwater system established after 11 August 2012, including any extension to any existing reticulated stormwater system, the discharge of stormwater being subject to a land-based or designed treatment system, or wetland treatment prior to any discharge to a lake or river; and</li> <li>c. how any discharge of stormwater, treated or untreated, into water or onto land where it may enter water meets or will meet, the water quality outcomes and standards and limits for that waterbody set out in <a href="#">Table 1</a>, <a href="#">Schedules 5 and 8</a> and <a href="#">Sections 6 to 15</a>,(whichever applies); and</li> </ul>	<p>The stormwater system will be reticulated.</p> <p>There are no hazardous installations on site, nor any hazardous substances being used on site.</p>

<ul style="list-style-type: none"> <li>d. The management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances, and</li> <li>e. Where the discharge is from an existing local authority network, demonstration of a commitment to progressively improve the quality of the discharge to meet condition (c) as soon as practicable but no later than 2025.</li> </ul>	
<p>4.17 Stormwater run-off volumes and peak flows are managed so that they do not cause or exacerbate the risk of inundation, erosion or damage to property or infrastructure downstream or risks to human safety.</p>	<p>Stormwater management will be specifically considered as part of the subdivision consent process.</p>
<p>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:</p> <ul style="list-style-type: none"> <li>a. activities are sited, designed and managed to avoid the contamination of groundwater;</li> <li>b. existing or closed landfills and contaminated land are managed and monitored where appropriate to minimise any contamination of groundwater; and</li> <li>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.</li> </ul>	<p>The site will be developed subject to subdivision consent(s) that will impose necessary conditions about earthworks during construction including sediment control plans.</p>
<p>4.96 The consequential effects of seismic activity are recognised and timely and appropriate responses to such activity are facilitated.</p>	<p>A geotechnical assessment assessed the Site as not being at risk from seismic activity and liquefaction and is suitable for the proposed land use.</p>