

**DISTRICT WIDE ISSUES, OBJECTIVES AND
POLICIES**

OVERVIEW

Development pressure within the District comes largely from the expansion of the existing settlements in the District and from an increasing demand for a range of lifestyle opportunities in rural and coastal areas.

Analysis of census population predictions indicates the provision in the District's operative plans for land zoned residential around existing settlements is sufficient to meet projected residential demands over the next 10 years. In order to achieve sustainable land use in Banks Peninsula careful consideration has been given to the need to provide for residential opportunities outside existing settlements, while recognising land use capability and considering the effects of such developments.

Opportunities for future expansion of Lyttelton and Akaroa beyond those areas currently zoned residential are limited by physical constraints such as slope, stability and the ability to service sites with potable water and reticulated effluent disposal. Other potential adverse effects of expansion include the risk of natural hazards, site stability problems and impacts of development on natural features and ecosystems. In addition, growth of the built environment has the potential to adversely affect essential infrastructure such as the District's transport network. In addition, encroachment of sensitive landuse activities towards or around Lyttelton Port has the potential to affect the efficient functioning of the Port, and its associated transport corridors. These are physical resources that are of major significance to the people of Canterbury and the South Island.

The desire of the community to retain the distinctive form and character of Lyttelton and Akaroa is an additional constraint on the outward expansion of those settlements.

Outside the two main settlements there is concern that valued environmental and amenity standards are being compromised by poorly managed development. In some locations, land is being used for activities which exceed its servicing capabilities, for example, problems have been experienced with the disposal of stormwater, and roading which is too steep or narrow. Water quality has been threatened by some activities, others have reduced local amenity and led to detrimental impacts on the natural environment. There is growing realisation that there may be future cumulative consequences of activities which are yet to be felt but which may have serious adverse effects in the long term.

There is capacity to sustain further residential development within the areas zoned for development in the smaller settlements and through the provision of the Rural Residential Zone. However, care must be taken to ensure that it does not place unsustainable demands on local infrastructure or compromise sensitive areas of high environmental value such as natural ecosystems, outstanding landscapes and areas of irreplaceable heritage value. In particular there are opportunities for self-sufficient, low density residential development which secures the enhancement of degraded landscapes or the preservation and enhancement of natural areas which have been identified as worthy of protection.

ISSUE 1 Unmanaged development may compromise natural and physical resources and the wider environment.

OBJECTIVE 1 To ensure that future development complements, sustains and does not detract from existing natural and physical resources and the wider environment.

(Updated January 2008)

POLICIES

- 1A** Physical development must be serviced with adequate roading, and adequate stormwater and sewage disposal facilities so that it does not lead to degradation of natural values.
- 1B** Physical development should be located to protect and, where appropriate, enhance the environment, particularly: areas of significant indigenous vegetation, habitats or indigenous species, outstanding natural features, the coastal environment and the effectiveness of ecological corridors.
- 1C** Physical development should reflect or enhance the amenity values of the area.
- 1D** Physical development should not detract from strategic infrastructure that is significant to the district or the region.

EXPLANATION AND REASONS

The District's increase in population will create pressure for future extension of the built environment. In some areas physical constraints on development exist in terms of land instability and natural hazards. In other areas environmental constraints limit the density of development if the adverse effects of stormwater and sewage disposal on the environment are to be avoided. In addition, the judicious location of settlements will be required so that the natural environment and existing amenity values are not significantly adversely affected. Features which contribute to an area's amenity values include: the scale and density of buildings, historical character and architectural style, access to sunlight, trees and gardens, and a complementary relationship between the natural and physical elements of the landscape. Policy 1D recognises that physical development should not compromise the efficient or effective functioning or development of significant infrastructure located in the district, such as Lyttelton Port or its associated transport corridors.

METHODS TO ACHIEVE OBJECTIVES AND POLICIES

- The physical extent of areas zoned for residential use in Lyttelton and Akaroa will not be enlarged.
- Plan provisions to allow for opportunity for rural residential development which secures environmental protection and enhancement.
- Consent for new dwellings in the Rural Zone will be required where the density of dwellings exceeds one per 40 hectares of site area.
- Hazard prone sites are identified on the Planning maps.
- District Plan provisions that recognise that physical development should not detract from strategic infrastructure that is significant to the district or the region.
- District Plan provisions which seek to protect riparian zones, coastal zones, and ridgelines from unnecessary development.
- Adoption of Council approved management plans for particular areas of the Peninsula and funding mechanisms to assist in their implementation.

ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results are anticipated from the implementation of the objectives and policies relating to managing the District's growth:

- Maintenance and enhancement of the amenity values in the built environment.
- Maintenance or enhancement of landscapes and ecological features, and the margins of waterways and the coast.
- Avoidance of costly extensions to, or duplication of, services and infrastructure.
- New physical development properly serviced so that adverse environmental effects do not result from sewage or stormwater disposal, or from traffic movement.
- New physical developments that do not detract from strategic infrastructure that is significant to the district or the region.

OVERVIEW

The needs of tangata whenua and the manner in which these needs are provided for in the District Plan is a matter of significance. The tangata whenua have a deep spiritual association with the land and water which to them are a great taonga.

The tangata whenua believe the land and waters of the District have metaphysical and spiritual qualities. These elements of the environment supply a physical and spiritual link with the District and are a great taonga.

Land confers dignity and sustenance to Maori and is a resource that can be used as a means of manakitanga (hospitality) to establish and maintain relationships between people and organisations. It is also the resting place for those who have died and therefore is an important source of heritage. Many features of the landscape have come to represent important ancestors and are regarded as physical evidence of ancient mythologies.

Land is also important to tangata whenua as a form of personal and tribal identity and a symbol of social stability. It is a standing place to voice ideas and an important source of emotional and spiritual strength.

Metaphysically, water has intrinsic sacred qualities and has been viewed as the promoter of life. It is akin to the life blood of Papatuanuku (Mother Earth) and is seen as a reflection of the health of Papatuanuku.

Te Pataka a Te Rakaihautu (Banks Peninsula) has traditionally been valued by tangata whenua as a rich source of mahinga kai (food supplies). Tangata whenua consider traditional sources of food supplies to have been degraded. The discharge of wastes and human wastes in particular has compromised significant water bodies such as Lyttelton harbour and Wairewa as sources of traditional food supplies for Maori. Adverse effects on the ecology of water bodies through eutrophication and siltation caused by some land use practices is also of concern. Adverse effects of land use practices on other natural habitats, particularly remaining stand of indigenous forest, concern tangata whenua as these are regarded as sources of traditional food supplies and materials used on ceremonial and memorial occasions.

In some locations private ownership of land may restrict access by tangata whenua to traditional food source sites. Te Pataka a Te Rakaihautu has a rich heritage of waahi tapu (sacred places) which are held in reverence according to tribal custom. They provide a link to the past and by protecting them the mana of ancestors can be protected and remembered. Sacred places also include tuaranga waka (canoe landing sites), waahi taapuketia (buried treasures), tuhituhi (rock drawing sites), tuua (sacred altars) and urupa. Sacred places may also include pa sites.

The "silent file" concept indicates a general area within which a waahi tapu site(s) is located. The extent of the "silent file" areas is necessary so that the precise locations of certain waahi tapu are not revealed. The extent of the specific waahi tapu site(s) however may be much less in area than that of the "silent file"

indicated on the planning maps. Land development is not necessarily precluded from these areas, simply, the proposed siting of activities need to be undertaken in consultation with Runanga.

Tangata whenua are concerned when land use activities have the potential to compromise the integrity of waahi tapu and require that a mechanism be put in place which provides for timely consultation to take place when there is the potential for land uses to impact on waahi tapu. While tangata whenua seek the protection of all waahi tapu, cultural imperatives prevent the location of some sites being precisely identified. Such locations are identified as 'silent files' and afforded similar protection as other sites.

Tangata whenua have been frustrated by planning provisions that prevent them from establishing facilities to maintain their traditional institutions, such as marae and papakaianga housing, which foster retention of the customs and traditions of Maori.

ISSUE 1	Land and waters which are important sources of mahinga kai or are culturally significant to tangata whenua may be adversely affected by culturally inappropriate activities.
OBJECTIVE 1	To give effect to the concepts of kaitiakitanga, mahinga kai, mauri, rahui and waahi taonga when managing the use, development and protection of natural resources.

POLICIES

- 1A** Human and other wastes should not be discharged in a manner that is culturally inappropriate to tangata whenua.
- 1B** Natural habitats which continue to be sources of traditional food supplies for tangata whenua should be identified and where appropriate protected and enhanced.
- 1C** Tangata whenua should be consulted as part of resource management processes where activities are proposed on land and water which are important sources of mahinga kai or of cultural significance to them.
- 1D** The Council will consider options to assist runanga undertaking consultative processes related to the District Plan.

EXPLANATION AND REASONS

Natural resources of the District have values which are important to tangata whenua. The provisions recognise this importance and provide recognition to the values which are important.

ISSUE 2	Lack of physical access for tangata whenua to some important sources of mahinga kai and sites of cultural significance, such as waahi tapu and other taonga.
OBJECTIVE 2	To recognise and provide for access by tangata whenua to sources of mahinga kai, sites of cultural significance and other taonga.

POLICIES

- 2A** Tangata whenua should be consulted when land use activities have the potential to have adverse effects on access to sources of mahinga kai, sites of cultural significance and other taonga to ensure that such adverse effects are avoided, remedied or mitigated.

EXPLANATION AND REASONS

Having access to areas and sites of importance to tangata whenua is essential to maintaining a relationship with sites of cultural significance and mahinga kai areas. These provisions recognise this relationship.

ISSUE 3	Difficulties in the establishment and maintenance of facilities which foster traditional tangata whenua values and practices.
OBJECTIVE 3	To recognise and provide for the culture and traditions of tangata whenua.

POLICIES

- 3A** Tangata whenua may use ancestral lands in accordance with tikanga Maori.
- 3B** Natural habitats which are important sources of traditional food supplies to tangata whenua should be identified and enhanced so consultative processes can be undertaken under the District Plan.

EXPLANATION AND REASONS

The relationship of tangata whenua with ancestral lands and traditional sites are recognised in these provisions. The identification of these areas will enhance the understanding of all parties so that the matters which are important to tangata whenua are better recognised in the Plan.

METHODS TO ACHIEVE OBJECTIVES AND POLICIES

- Plan rules to secure enhanced environmental quality.
- Protected waahi tapu are identified on Planning maps as appropriate.
- The establishment of a protocol and directory for consultation with representative tangata whenua authorities when considering resource management matters which affect them.
- Consultation with iwi will take place when development proposals may affect waahi tapu or other areas of significance.
- Plan rules to allow for the establishment of marae, kohanga reo, kura kaupapa, Papakaianga housing and other Maori institutions where appropriate.

ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results are anticipated from the implementation of the objectives and policies relating to issues of importance to tangata whenua:

- Consideration of the cultural values of tangata whenua incorporated into resource management decision making where appropriate.
- Improvement of access by tangata whenua to mahinga kai.
- Improvement of access by tangata whenua to sites of cultural significance.

OVERVIEW

Banks Peninsula contains a rich array of widely appreciated heritage features. These include outstanding natural landscapes and landforms, coastal natural character landscapes and areas of ecological value, archaeological sites and features of cultural and historical heritage value. (Updated November 2010)

The natural environment of Banks Peninsula has been heavily modified by the actions of humans over many hundreds of years of occupation. However, there still remains a diverse array of forest remnants, coastal landforms, wetlands and other habitat areas which provide living evidence of the original natural environment of the Peninsula.

The remaining vestiges of the original natural environment of the Peninsula provide a rich heritage and are part of the uniqueness of the District which makes it an attractive place to live in and visit. The inherent characteristics and values of the natural environment of the Peninsula require sustainable management through a process whereby development respects conservation.

Private landowner initiatives such as covenanting, fencing, and management agreements make a vital contribution to the conservation of heritage. Sites containing areas protected by covenanting agreements are denoted by a logo on the Planning maps.

In addition, the provisions of legislation such as the Conservation Act, the Historic Places Act and the Reserves Act provide mechanisms for the identification and conservation of heritage sites, buildings and places. Private landowner initiatives such as fencing, management agreements, and covenanting also contribute to the conservation of heritage. District Plan provisions can be used to broaden and enhance the scope of preservation and conservation through a considered mix of control education, incentive and support.

ISSUE 1	The indigenous biodiversity of Banks Peninsula, and its component indigenous ecosystems, habitats, and communities and species are continuing to be modified and degraded by the effects of activities and land uses.
OBJECTIVE 1	To protect and enhance indigenous biodiversity and ecosystem functioning of Banks Peninsula through the protection and enhancement of significant flora and fauna habitat, and riparian areas; the maintenance of natural biological and physical processes; and the retention of indigenous vegetation and wetlands generally.

POLICIES

- 1A** Activities and development should avoid, remedy or mitigate any adverse effects on:
- the ecological resilience and functioning, habitat values, and amenity values of areas of significant indigenous vegetation, significant wetlands or significant habitats of indigenous fauna;
 - habitat linkages and corridors between areas of indigenous vegetation, wetlands and other natural habitats;
 - fresh water fish habitat, fish passage and aquatic ecosystems generally.
- 1B** Public access to significant habitats of indigenous fauna and to areas of significant indigenous vegetation should only take place at a level which does not compromise the ecological values.
- 1C** To encourage the protection and enhancement of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- 1D** To avoid, remedy or mitigate the adverse effects of activities and development on habitat linkages and wildlife corridors between areas of indigenous vegetation, wetlands and other natural habitats.
- 1E** Public access to the coastline, lakes and rivers should only take place at a level that does not compromise environmental quality or amenity.
- 1F** To avoid, remedy or mitigate the adverse effects of activities and development on fresh water fish habitat, fish passage and aquatic ecosystems generally.

EXPLANATION AND REASONS

The protection of indigenous vegetation and habitats of indigenous fauna is a matter of national importance under Section 6 of the Resource Management Act. The purpose of the Act, Section 5, defines 'sustainable management' to include, amongst other things, safeguarding the life-supporting capacity of ecosystems.

The Peninsula contains remnants of the original indigenous vegetation cover, primarily forest and wetland remnants, and these are the priority for protection. Regenerating indigenous vegetation is also important for maintaining biodiversity, habitats, ecological functioning, and amenity in the District. Ecosystem functioning and biodiversity can only be maintained and enhanced by addressing the problems of fragmentation, loss of ecological resilience, weed and pest invasion, and the adverse effects arising from some land use activities.

Ecosystem functioning describes the ability of an ecosystem to retain itself. This involves factors such as the maintenance of water quality and quantity, maintenance of the cycle of nutrients, and the retention of habitats and habitat linkages. Ecological resilience is the ability of ecosystems to recover from detrimental activities or events such as drought or vegetation removal. Loss of

ecological resilience is measured in relation to the particular situation, for plant communities it may be indicated by the invasion of exotic species, and for an animal community it may be measured by the change in population.

The priorities for the conservation of regenerating indigenous vegetation are the more established and representative areas. Provisions for its protection need to recognise the relative ecological value of different sites and make reasonable allowance for activities accordingly. Since many of these significant areas are located amongst land used for farming, they need protection from activities such as stock grazing, earthworks, drainage, and pesticide use, and from the effects of activities such as wilding tree spread.

The modified natural environment has largely been cleared of its indigenous vegetation coverage, however, some of this environment, including streams and other waterbodies, provide valuable habitat areas for indigenous fauna.

Habitat linkages are essential to ensuring the continued survival of species and ecosystems. In a highly fragmented system, such as Banks Peninsula, they are essential to safeguarding the life-supporting capacity of ecosystems. Corridors need to be used in conjunction with existing reserves, remnants on private land, and areas of regeneration.

ISSUE 2	Sites, buildings, and places and areas which are of cultural heritage value can be adversely affected by inappropriate development.
OBJECTIVE 2	To ensure that the use and development of physical resources does not adversely affect the integrity of important elements of the cultural heritage of the District.

POLICIES

- 2A** The conservation of features and places of significant cultural heritage value will be promoted through their protection from the adverse effects of land use.
- 2B** Further development within existing settlements should respect and complement identified heritage values.
- 2C** The conservation of features and places of significant cultural heritage value will be promoted through their protection from the adverse effects of use of land use.

EXPLANATION AND REASONS

The District contains a number of cultural heritage features which warrant protection because of their archaeological, architectural or historical importance, or because of their significance to Maori. The values of heritage features can be adversely affected by land use activities, and the potential effects of such activities should be assessed on a case-by-case basis. Protection of such features may be most appropriately provided by managing the area surrounding a heritage site if that area is important to the heritage values of the feature, or if the exact location of a feature is uncertain. In the case of existing settlements, controls may be needed to protect the heritage character of an area, rather than being restricted to sites. Controls may also be necessary to ensure that heritage features are not modified in an inappropriate manner.

METHODS TO ACHIEVE OBJECTIVES AND POLICIES**Other District Plan Provisions**

- Rules to limit the location, type and scale of activities in Conservation Reserves, as set out in Chapters 12, 13 and 16.
- Rules to control vegetation clearance and earthworks to avoid, remedy or mitigate the adverse environmental effects associated with providing public access.
- Lists of Protected and Notable buildings, objects and sites in Appendices IV and V, and the objectives, policies and methods set out in Chapter 14 (Cultural Heritage).
- Rules to control external alterations or additions to buildings, and the erection or demolition of buildings in the Residential Conservation and Town Centre Zones of Akaroa and Lyttelton.
- Lists of notable buildings in Appendix V.
- Guidelines for buildings located within Rural, Rural-Residential and Akaroa Hill Slopes Zones in Appendix VIII.
- Design guidelines for buildings located within Residential Conservation and Town Centre Zones in Appendices X and XI.
- Protected trees are identified on the Planning maps and listed in Appendix VII, and objectives, policies and methods are set out in Chapter 15 (Trees).

Council Assistance (Updated 2 July 2011)

- Rate relief is available if significant areas of indigenous ecosystems are given formal protection by means of appropriate covenants.
- The provision of information to enable people to have a greater understanding of natural heritage features and the need for their protection, and information regarding the organisations which can provide assistance to protect them.
- For resource consent applications which are required solely in relation to the heritage protection controls associated with the provisions below, the Council shall:
 - waive application fees for non-notified applications (up to and including the release of Council's decision);
 - reduce application fees for notified applications up to the comparable amount for non-notified applications, and will give consideration to waiving application fees over and above this:
 - Outstanding Natural Feature and Landscapes Areas
 - The Coastal Protection Area
 - Areas defined as significant indigenous vegetation or identified as significant indigenous vegetation and significant habitats of indigenous fauna in accordance with Method 1 Chapter 19.
- Council will give consideration to waiving or reducing financial contributions which include contributions for reserves, which arise from subdivision involving significant natural areas (such as indigenous vegetation, habitats, wetlands, and esplanade reserves) when the heritage values of the property are adequately safeguarded.
- Council will give consideration of grants for fencing areas of indigenous vegetation.

Other Methods (Updated January 2008)

- Preparation and implementation of a strategic plan for reserves management to be completed within two years of the Plan being operative. The scope of the plan is to include:
 - A walkway network to be identified.
 - an active policy for purchasing and developing reserves for their ecological potential, as well as their suitability for people. In particular, the plan should consider the lower slopes where there is limited habitat for some wildlife species. This approach to include the planting of native plant species that have been sourced locally.
 - Community involvement and participation in reserves projects, landscape plans and similar settlement enhancement and landscape programmes under the Local Government Act.
- Adoption of Council approved management plans for particular areas of the Peninsula and funding mechanisms to assist in their implementation.

- A register will be held outside of the District Plan which identifies the location of esplanade reserves and strips.

RELATED DISTRICT PLAN PROVISIONS

- Outstanding Natural Feature and Landscapes Areas, Coastal Protection Areas, and Conservation Reserves are identified on the Planning maps.
- Rules to limit the location, type and scale of activities in the Outstanding Natural Feature and Landscapes Areas and Coastal Protection Areas and Conservation Reserves, as set out in Chapters 12, 13 and 16.
- Forestry Guidelines in Appendix IX, and the objectives, policies and methods relating to forestry set out in the Zone chapters.

ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results are anticipated from the implementation of the objectives and policies relating to nature conservation:

- The protection and enhancement of the quality of natural habitats, ecosystems (including aquatic habitats), and significant areas of indigenous vegetation.
- Retention of the District's indigenous biodiversity.
- Protection of the listed historic and notable buildings, sites, places and areas and archaeological sites.
- Protection of waahi tapu and the features and sites located within the 'silent file' areas.
- The built environment does not dominate the natural environment and identified heritage items and heritage areas.
- Preservation of the historical character and streetscape of the Akaroa township.

OVERVIEW

Banks Peninsula District has limited freshwater resources. Most valleys and gullies have streams with low but consistent flows. Groundwater aquifers do exist but their potential is little known. Te Waihora (Lake Ellesmere) and Wairewa (Lake Forsyth) are the most significant bodies of water and they contribute to the distinctive character and amenity of the district. Bodies of fresh water have important ecological values and are also important for recreation.

Banks Peninsula is surrounded by the sea and the waters adjacent to the coast are integral to the character and amenity of the District. Coastal, harbour and estuarine waters are important elements in contributing to the overall ecological health of the District and are an important source of recreational opportunity.

Water quality is largely determined by land use activities. Generally, the highest natural water quality occurs in rivers and streams flowing from mature, undisturbed forest catchments. Degradation of quality can occur through inappropriate management practices. Water quality may also be degraded through contamination from fertilisers, effluent and sediment. Land clearance can also create problems of soil erosion and sedimentation of waterbodies.

Reduction of water quality is generally greatest when contaminating activities are located adjacent to water bodies. The clearance of vegetation from riparian and coastal margins will often lead to increases in siltation and contamination.

Water also holds considerable cultural value for Maori both as a source of traditional food supplies and for its spiritual significance.

Increased urbanisation poses an increasing risk to water quality. Greater runoff is created through the clearance of vegetation and an increase in hard surfaces. Similarly, increasing levels of rural settlement with associated human activities, animal wastes, run-off and waste disposal have the potential to adversely affect the quality of stream and coastal waters. Where on-site systems of effluent disposal such as septic tanks are used there is the potential for contamination of ground, surface and coastal waters.

Recreational activities also have the potential to impact water quality through intrusion, disturbance of wildlife and damage to vegetation and habitats.

The control of potential point sources of contamination by discharge is the responsibility of the Regional Council. However, District Plan provisions directed at land use activities such as vegetation clearance can assist in protecting and enhancing water quality.

ISSUE 1	The potential adverse effects on water quality and quantity from activities carried out on land and on water bodies.
OBJECTIVE 1	To assist in the protection of the availability of water and in the preservation and enhancement of water quality of surrounding coastal waters and the underground and surface fresh water of the District.

POLICIES

- 1A** To ensure that activities do not adversely affect the quality of surface, ground and coastal waters and their associated aquatic habitats.
- 1B** Activities which utilise surface water should not adversely affect the water quality and associated vegetation and habitat values of lakes.
- 1C** To promote measures that minimise non-point source discharges of contaminants into water bodies and the coastal area.
- 1D** To promote the use of land to maintain and where possible enhance water quality.
- 1E** To retain, protect and promote the establishment of riparian vegetation.
- 1F** Water conservation and the reuse and recycling of water shall be encouraged.
- 1G** Land use activities which have the potential to deplete catchments should be sited to avoid reduction in the flow of streams and rivers which serve as a water source.

EXPLANATION AND REASONS

Water quality is primarily a matter for the Regional Council to manage, but the District Council does assist by controlling land use activities which can degrade water quality, and by promoting activities, such as the planting of riparian vegetation, to improve water quality. Non-point source discharges can significantly degrade water quality in rivers and lakes, which in turn can affect coastal water fed by contaminated waterbodies.

The welfare of future generations is also a key element in the way we manage our water resources, these resources being essential to the functioning of living systems.

Since the District has only limited freshwater resources, water shortages do occur. Restrictions on water use may be imposed at particular times of the year,

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or in particular areas. The reuse and recycling of water will minimise demands on the water resource.

Some land use activities, such as forestry, can deplete water catchments, and thereby contribute to water shortages for downstream users.

Such activities act as an indirect abstraction on the water resource, so it may be necessary to control the siting of these activities, particularly where catchments drain into water courses that are used as water intakes for public supply.

METHODS TO ACHIEVE OBJECTIVES AND POLICIES

- The Coastal Protection Area has been established along the coast to prevent significant adverse effects on water quality from adjacent land uses.
- District Plan rules which require esplanade strips or reserves along the margins of waterbodies as a condition of land use or subdivision consent.
- District Plan rules to protect riparian margins from adverse effects from forestry, the keeping of animals, earthworks, removal of indigenous vegetation, and the erection of buildings and structures.
- The Council will give consideration to the use of economic instruments to assist fencing and planting of riparian vegetation.
- The Council will liaise and consult with the Canterbury Regional Council, adjacent councils, the Fish and Game Council, the public health service, and the Department of Conservation, as appropriate, when considering proposals which have the potential to impact adversely on water quality.
- The Council will take into account the maintenance and enhancement of the habitat values of adjacent water bodies when administering the esplanade provisions of the Act.
- Information provision about ways to conserve water, including the collection of rainwater.
- In conjunction with the Canterbury Regional Council, provide information to landowners indicating methods to reduce the amount of run-off and discharge which may contaminate water bodies.

ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results are anticipated from the implementation of the objectives and policies relating to water resources:

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- Adverse effects from activities on the District's water resources (including surface activities) and riparian areas, including their natural and physical characteristics, will be avoided, remedied or mitigated.
- Land use activities undertaken in water catchment areas and which require a resource consent do not adversely affect the flow of streams and rivers into which the catchment drains.

OVERVIEW

The basic services of sewage, stormwater and solid waste disposal are fundamental to the health and welfare of the residents of the District and are a critical constraint upon future development and the growth of settlements. Amenities and resources can be adversely affected when proper provision has not been made for the disposal of wastes. For example, leachate from poorly managed landfills can contaminate surrounding water, and soil and effluent from reticulated systems and poorly managed septic tank systems can degrade water quality and contaminate supplies of drinking water.

Provision for effluent disposal is an important consideration in providing for future residential development in the District. The boundaries of the residential areas of Lyttelton and Akaroa are, in part, defined by the extent of the reticulated systems servicing those areas. While small-scale reticulated systems can be a cost-effective solution for servicing smaller and more isolated settlements, these are not appropriate for isolated dwellings in the rural areas. In those circumstances, options for on-site treatment and disposal systems will require investigation. Where there is a need to ensure that individual land use activities and developments are based upon conventional on-site sewage disposal systems, opportunities are provided for alternatives to be implemented.

Solid waste management on the Peninsula is also of concern to the community. A significant proportion of waste products generated in the District can be reduced, making better use of resources and avoiding adverse effects on the environment.

The pattern of scattered and isolated small settlements has resulted in a number of rubbish disposal sites being established, some of which may have adverse impact on the environment. Sites of concern near the coast include Barry's Bay, Onuku, Le Bons, Akaroa Landfill, Gollans Bay and Birdlings Flat.

The Council has in place a waste management strategy aimed at minimising the waste stream, recycling wastes where possible and phasing out and monitoring the solid waste landfills it operates or has operated in the past. The strategy involves the closure of all the existing landfill sites and the replacement of these with an integrated solid waste management system which includes regional resource recovery, recycling, re-use of green waste, and a network of transfer stations with a single landfill outside the district serving the region. It also highlights the importance of waste minimisation and recycling as a means of reducing the pressure on solid waste disposal and the resulting need to find additional landfill sites. The strategy will form the basis of the Council's Waste Management Plan but is currently being reviewed in response to the Council's involvement in the Regional Waste Working Party to develop a regional landfill.

ISSUE 1	Disposal of solid wastes and sewage can adversely affect environmental quality and public health, and can constrain future development opportunities.
OBJECTIVE 1	To ensure that waste disposal services meet the needs of the community, and that the adverse environmental and public health effects associated with waste disposal are avoided, remedied or mitigated.

POLICIES

- 1A** All future development shall be required to be serviced with liquid waste disposal facilities which avoid, remedy or mitigate adverse effects on natural and physical resources.
- 1B** Methods of waste disposal shall ensure that adverse environmental effects can be contained within the site or avoided, remedied or mitigated.
- 1C** All future development of the built environment shall be required to have solid waste management facilities which avoid, remedy or mitigate adverse effects on natural and physical resources.
- 1D** The relationship of tangata whenua with the natural resources of the district should be recognised when managing the disposal of waste in the District.
- 1E** Future landfills and transfer stations should not be located in the Outstanding Natural Feature and Landscapes Protection Areas or Coastal Protection Areas, in the Lakes Zone, or adjacent to any wetland, river or stream.

EXPLANATION AND REASONS

'Liquid waste' refers to stormwater and trade waste, as well as sewage. Poorly managed treatment and disposal of sewage can result in a range of adverse effects. These include the contamination of water and the creation of health hazards and offensive odours. Where on-site systems of effluent disposal such as septic tanks are used there is the potential for contamination of ground, surface and coastal waters. Poorly managed stormwater disposal can cause rill and gully erosion of soils.

Liquid waste treatment and disposal is also an issue for Maori and requires that cultural concerns be heeded when liquid waste disposal options are considered. Contamination of water resources is of special concern to tangata whenua. Not only in that surface and coastal waters are important as mahinga kai (food sources), but because purity of water resources is of special spiritual and cultural significance.

In addition there are a range of adverse environmental effects which can result from poorly managed solid waste disposal measures. These include such effects as contamination of ground water and other water bodies by leachate and creation of health hazards and offensive odours.

The effects of the disposal of waste are also a major issue for Maori and requires that cultural concerns are considered in providing facilities and in encouraging various methods of waste disposal. It will be important to consult with local runanga when decisions are made regarding waste management.

METHODS TO ACHIEVE OBJECTIVES AND POLICIES

- Implementing the Waste Management Strategy/Plan for Banks Peninsula, which includes:
 - Implementing the Banks Peninsula Waste Minimisation Strategy.
 - Developing and implementing a detailed strategy for the safe decommissioning of old waste disposal sites and restoring sites to a condition that is compatible with surrounding land uses.
 - Monitoring of old waste disposal sites and identifying suitable future land uses for these sites.
 - Identifying and recording the location of closed landfill sites.
 - Keeping a record of the types of material known to have been disposed of.
- Ensuring that the residential areas of Akaroa and Lyttelton can be served by reticulated sewerage systems.
- Providing advice and information on the maintenance of domestic effluent disposal systems.
- Providing information about the location of facilities for discharging campervan and caravan effluent.
- District Plan rules to control subdivision sizes in areas which use on-site sewage treatment and disposal facilities.
- Ensuring a close liaison is maintained with the Canterbury Regional Council on matters relating to the disposal of solid and liquid wastes.
- Co-ordinating with other agencies with responsibilities for waste disposal and the management of hazardous substances.
- Use of powers available to the Council under other legislation to manage the disposal of wastes and control of hazardous substances.
- Investigation and identification of possible contaminated sites within the District.

- Promoting the development of codes of practice, guidelines and site management contingency plans.
- Providing information and advice on recycling and waste minimisation and the storage and handling of hazardous substances.
- Assisting in the distribution of information from other agencies.
- Provision of information about what can and what cannot be discharged to stormwater drains to avoid adverse down stream effects.

ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results are anticipated from the implementation of the objectives and policies relating to waste management:

- Reduction in the amount of solid and liquid wastes requiring disposal (measurable from the operative date of the Plan).
- Reduced effects of solid and liquid wastes on the environment (measurable from the operative date of the Plan).
- Waste management in accordance with the hierarchy of waste management - waste reduced, reused, recycled, safely recovered or safely disposed of.
- Minimised adverse effects from landfills and other waste disposal facilities.