

John Paterson Drive Schedule 2 Application

Clause 14(3)(f) Policy Assessment

The following is a general assessment of the proposal against the national policy statements and national environmental standards, in accordance with Clause 14(3)(5) of the Fast-Track Approvals Bill.

New Zealand Coastal Policy Statement

The application site does not contain land that is directly impacted by the New Zealand Coastal Policy Statement.

National Policy Statement on Electricity Transmission

The application site does not contain land that is directly impacted by the NPS on Electricity Transmission.

National Policy Statement on Renewable Electricity Generation

The application does not relate to renewable electricity generation.

National Policy Statement on Greenhouse Gas Emissions from Industrial Process Heat

The application does not involve industrial process heat.

National Policy Statement for Indigenous Biodiversity

The application site does not contain vegetation or habitat that has been identified as a significant natural area in the Christchurch District Plan, noting that in any event the identification of SNA's on private land has been suspended. The site adjoins one branch of the headwaters of Knights Stream, and as such appropriate riparian margins and plantings will be provided as part of the development.

National Policy Statement for Freshwater Management

The site adjoins one branch of the headwaters of Knights Stream, and as such appropriate riparian margins and plantings will be provided as part of the development. The stormwater generated by the project will be discharged to surface water, however this will only occur after appropriate treatment has been undertaken. The anticipated measures to be implemented in relation to freshwater are expected to support the outcomes sought by the National Policy Statement for Freshwater Management.

National Policy Statement for Highly Productive Land

The land that is the subject to this site has been identified as having class 1 and 2 soils. The National Policy Statement for Highly Productive Land (NPS-HPL) seeks to protect these soils to maintain their productive capacity and to protect them from further fragmentation. In this regard the proposal does not generally accord with the NPS-HPL. However, the NPS-HPL does acknowledge that there are situations where subdivision can occur within productive land, where such land is subject to permanent or long term constraints. The John Paterson Drive land is considered to be subject to permanent and long term constraints. The main constraint is the inability to obtain consent to take water for irrigation purposes. There are no active water permits for any of the underlying properties, and the only allocation within the Christchurch-West Melton water allocation zone are for community supply. The second main constraint on the site is that it is subject to, and adjoins land that is also subject to, non-reversible land fragmentation. In addition, the site is surrounded by residential or industrial development. These matters suggest that whilst the development of the land may not generally meet the outcomes sought by the NPS-HPL, that the constraints that apply to the site provide a potential pathway for development.

National Policy Statement on Urban Development

The John Paterson Drive land is 35.6ha in size and it expected to yield approximately 500 residential sites. The site immediately adjoins and is access through an existing residential area and is located close to public transport routes, schools, recreational facilities and major transportation routes. The greater Halswell area

has undergone substantial growth in the last 6 years, and there are no comparable large areas of residentially zoned land left to be developed within the Halswell area or Christchurch generally. In this regard it is considered that the development of this land would provide significant additional capacity, will meet the market demand for housing, and will contribute to and support a well-functioning urban environment. Generally, the development of the John Paterson Drive land is considered to achieve the outcomes that are sought by the National Policy Statement on Urban Development.

National Environmental Standards for Air Quality

The National Environmental Standard for Air Quality is not considered to be directly applicable to the development of the John Paterson Drive land.

National Environmental Standards for Commercial Forestry

This National Environmental Standard is not applicable to the development of the John Paterson Drive land.

National Environmental Standards for Electricity Transmission Activities

This National Environmental Standard is not applicable to the development of the John Paterson Drive land.

National Environmental Standards for Marine Aquaculture

This National Environmental Standard is not applicable to the development of the John Paterson Drive land.

National Environmental Standards for Telecommunication Facilities

This National Environmental Standard is not directly applicable to the development of the John Paterson Drive land.

National Environmental Standards for Sources of Human Drinking Water

This National Environmental Standard is not applicable to the development of the John Paterson Drive land. Although it is acknowledged that the site will be connected to a reticulated public water supply that will meet this standard.

National Environmental Standards for Freshwater

This National Environmental Standard is understood to not be directly applicable to the development of the John Paterson Drive land. It is understood that the site does not contain any wetlands and the development will not necessitate the reclamation of any river.

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

There are two sites that have been identified within the development area that may be source of potential contamination of the soil within the site. One of these has been identified as an historic sheep dip. Given this, any development of the site will be subject to needing consent under this National Environment Standard.