

**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.

