

SUBMISSION FORM RESOURCE MANAGEMENT ACT 1991
SELWYN DISTRICT PLAN - PROPOSED PLAN CHANGE 41

To Selwyn District Council

WE wish to make the following submission to the Selwyn District Plan

Proposed Plan Change No. 41 – Trents Road – Shands Road, Prebbleton

Name DJ AND SJ ANDERSON

Name of Organisation As above

1. This submission relates to the Plan Change in its entirety

2. Our Submission

We **SUPPORT** the Proposed Plan Change in its entirety for the following reasons:

Location: The Plan Change area is located in an ideal location for future rural residential development as identified in the Council's Proposed Change 32. The location adjoining the Existing Development Area of Kingcraft Drive outside of the identified Urban Limits, effectively reinforces the urban boundaries.

Infrastructure: The Plan Change promotes rural residential development in a manner that requires minimal additional infrastructure to service the resulting allotments. The development achieves efficient and cost effective access to reticulated water and sewage disposal and allows for stormwater disposal and treatment within its own boundaries.

Natural Features and Rural Character. The natural features of the drain and boundary planting are to be retained and reinforced by planting requirements on each lot. The establishment of an acoustic barrier on Shands Road will limit the impact of traffic noise on residents of the Rural residential development.

Transportation and Linkages: The Plan Change provides for a potential link through to the block to the north providing for more linkages in the western part of the block lying between Trents and Blakes Roads.

Rural Character: The Plan Change anticipates development that will retain the rural character and create minimal reverse sensitivity issues.

Overall, the Plan change presents an opportunity to offer the community more housing choices by providing fully serviced large lot rural residential allotments in a desirable locality with connections to the local townships without compromising the adjacent rural character.

3. We seek Selwyn District Council to approve the Plan Change in full.

4. We wish to be heard in support of our submission
5. If others make a similar submission we will consider presenting a joint case with them at a hearing

Signature



Date 7 October 2013

(of person making submission or person authorized to make decision on behalf)

NOTE: A signature is not required if you make your submission by electronic means.

SUBMITTER'S CONTACT DETAILS

Submitter's Address

DJ and SJ Anderson
Trents Road, RD6
Christchurch 7670

Address for Service

DJ and SJ Anderson
C/- Davie Lovell-Smith Ltd
PO Box 679
Christchurch 8140

Attention: Patricia Harte
Phone: 03 379 0793
Email: patricia.harte@dls.co.nz

Privacy Act 1993 Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Craig Friedel

From: Planning Information
Sent: Friday, 18 October 2013 3:13 p.m.
To: Craig Friedel
Subject: FW: Form 5 Submission

-----Original Message-----

From: Submissions
Sent: Friday, 18 October 2013 1:57 p.m.
To: Submissions
Subject: Form 5 Submission

**** Your Details ****

Proposed Plan Change No: : PC41
First Name: : Greg
Surname : Tod
Organisation Name :
Contact Name : Greg
Email Address : gj.tod@xtra.co.nz
Box/Road/Street Number and Name/Property Name : 349 Trents Road
Suburb : RD 6
Town/City : Christchurch
Post Code : 7676
Phone Number : 3493934
Fax Number :

**** Submission ****

My/Our Submissions is: : I feel the Selwyn Council needs to re advertise this Plan Change due to inconsistencies in the document issued. The Council states 14 sections but the applicant states 16 sections. The plan issued by the applicant shows 16 sections. The report issued by Craig Friedel to the Chief Executive, the Council, is misleading and needs to be clarified.

The rural environment of Prebbleton and surrounding areas needs to be protected and section sizes need to be suitable to keep this appearance. To smaller sized sections creates further problems with traffic, amenities, groundwater pollution and maintaining the environment.

I/We seek the following decision from the Council for the following reasons : Oppose the Plan Change.

To re advertise the Plan Change without misleading information so the public can have the true facts to comment on and to review the section sizes, which are too small for the keeping of the rural appearance.

If you are attaching your submission separately, do so here : No file uploaded

Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : No

If others are making a similar submission would you consider presenting a joint case with them at the Hearing : No

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition



Submission on Publicly Notified Plan Change Form 5

- **Name of uploaded file "Submission on Plan Change 41.doc" at question "If you are attaching your submission separately, do so here" is invalid - extension/MIME must match one of the following:**

Please complete the form below, to make a submission on a Plan Change. All fields are compulsory, unless otherwise indicated.

Your Details

Proposed Plan Change No:

Please enter the Proposed Plan Change No for example PC 10

PC 41

First Name:

Please enter your preferred name.

Graham

Surname

Fowler

Organisation Name

Optional - Please enter the name of your organisation here

Spiire New Zealand Ltd

Contact Name

Optional - If submitting on behalf of an organisation, please add the contact person's name here.

Michael Stratford

Email Address

Please enter an email address.

graham.fowler@spiire.co.nz

Box/Road/Street Number and Name/Property Name

PO Box 13 875

Suburb

central Christchurch

Town/City

Christchurch

Post Code

8141

Phone Number

Optional

03 3746515

Fax Number

Optional

03 374 651

Trade Competition

Trade Competition Declaration

**Required The Act requires you to declare any trade advantage you may gain through this submission*

- ☐ I could gain an advantage in trade competition through this submission
- ☐ I am directly affected by an effect of the subject matter of the submission that adversely affects the environment
- ☒ I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition

Hearing Options

Do you wish to be heard in support of your submission?

If you choose yes, you can choose not to speak when the hearing date is advertised.

- ☒ Yes
- ☐ No

If others are making a similar submission would you consider presenting a joint case with them at the Hearing?

You can change your mind once the Hearing has been advertised.

- ☒ Yes
- ☐ No
- ☐ Maybe

Submission

My/Our Submissions is:

Maximum Characters 3000. If you wish to make a longer submission please attach as a separate file below.

As attached

I/We seek the following decision from the Council for the following reasons

Limited to 3000 Characters. If you wish to include more information, please attach below.

To defer any decision on the application until the submitters land is included within the application

If you are attaching your submission separately, do so here

If you wish to upload more than one document, either zip it to send, or email them to submissions@selwyn.govt.nz

Browse...

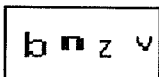
Supporting Information

Please add any Reports or Maps that you want included with your submission here. If you wish to upload more than one document, either zip it to send, or email them to submissions@selwyn.govt.nz

Browse...

Please note that submissions are public. While all information in your submission will be included on papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process. Thank you for taking the time to tell us your views. If you have questions or queries regarding this, please [contact](#) the Duty Planner.

Please enter the letters shown below into the box ([Why am I being asked to do this?](#))



[Use accessible validation](#)

Can't read the security key? [Click here to get a new key](#)

Submit

Reset

Attached please find a submission from Michael Stratford in respect of the Private Plan Change 41 requested by D and S Anderson for the rezoning of their property from Rural Inner Plains to Living 3. Mr Stratford owns the 7.99 hectare property on the northeastern boundary of the Anderson property and is generally supportive of the proposal to rezone the adjoining property.

Over a period of some years, Mr Stratford has enquired of the possibility of rezoning his land to allow for rural residential development. Considering that his property has frontage onto Shands Road, being an arterial road, he was advised that excepting that the owners of the land further to the north whose properties fronted onto Blakes Road, or Mr Anderson to the south whose property fronted onto Trents Road should make application for a zoning change, there was no likelihood of a successful application.

Mr Stratford became aware that Mr Anderson was preparing an application for a private plan change to rezone his land, and approached his neighbour and asked whether he might be able to join with a joint application. Mr Anderson considered that he was reasonably advanced with his application and that a joint application would slow the consenting process, and for this reason the request was denied.

It is noted that the plan change application has some conflicting comments in respect of the consultation with Mr Stratford. Mr Stratford has no requirement for an alternative access to his property to service his existing dwelling. He does however require an access either from the north to Blakes Road, or alternatively to the south to Trents Road. The application identifies that a linkage between these roads is desirable to allow for a more direct access to the school and community facilities. The layout plan submitted with the application does show a proposed future road linkage to the Stratford property, however there are uncertainties over the status of the road linkage.

The main access road servicing the plan change request, shows the central road off Trents Road as being proposed to vest as road. That extension off that proposed road to the boundary of the Stratford property is shown as land to vest as road reserve. This does not provide legal access to the Stratford property excepting that the roadway was constructed. There is further confusion on the plan in respect of how access is to be provided to the section at the northeastern corner of the Anderson site. The plan shows some hatching on the eastern side of the road reserve which appears to indicate that a right-of-way is proposed.

Should the right-of-way be constructed, the adequacy of services to the Stratford property would be compromised and the right-of-way would have to be reconstructed should the Stratford plan for a zoning change proceed. A fair solution might be to require that the road be vested up to the centre of the northeasternmost section, and that agreement be reached with Selwyn District Council over the value of the additional works installed within the Anderson plan change proposal. Such agreement could be indexed to the Consumer Price

Index, and the value of the additional works paid by Mr Stratford to Mr Anderson before the balance area of the road reserve was dedicated as road.

It seems inevitable that the success of a Living 3 zone at the intersection of Trents Road and Shands Road, will be dependent on their being a road linkage to the school and other facilities, off Blakes Road. To ignore the overall planning aspects in favour of meeting the short term goal of any individual landowner, reverts to the ad-hoc series of plan changes of yester-year. An opportunity exists for Council to take a wider view of the development of the Living 3 zone, and either decline and defer the plan change request until the Stratford land was included and provision made to secure a roading link to Shands Road, or to include the Stratford property within the plan change decision.

As a consequence of this submission if accepted, there would have to be amendments to the objectives, policies and rules to the Living 3 zone as they relate to Prebbleton. It is considered that the inclusion of a greater area within the Living 3 zone adjacent to Shands Road, is consistent with the ruling of Judge Smith in his deliberation of the extent of the western extent of the residential zones of Prebbleton.

Mr Stratford advises that he wishes to be heard in support of his submission.

Graham Fowler
Spiire New Zealand Ltd

14th October 2013

Submission by Mahaanui Kurataiao Ltd

on behalf of

Te Taumutu Rūnanga

to

Selwyn District Council

Re: Private Plan Change 41: D J & S J Anderson – Trents Road Prebbleton.

1. Introduction

This submission is being made by Mahaanui Kurataiao Ltd on behalf of Te Taumutu Rūnanga.

Te Taumutu Rūnanga are one of the Papatipu Rūnanga that make up Te Rūnanga o Ngāi Tahu. The Rūnanga are the collective of the hapu and whanau of Ngāi Tahu who hold manawhenua in the takiwā that includes the Te Waihora catchment and also extends to the wider Selwyn District and south to the Hakatere/Ashburton River.

2. Ngāi Tahu in the Selwyn District: Māori/Tangata Whenua/Manawhenua

Ngāi Tahu are local Māori people, the tangata whenua, of the Selwyn District. Ngāi Tahu hold ancestral and contemporary relationships within this area.

The contemporary structure of Ngāi Tahu is set down through the Te Rūnanga o Ngāi Tahu Act 1996 (TRONT Act), and through the organisational structure and provisions in the Act, the requirements for recognising tangata whenua in Christchurch are set-out.

The TRONT Act identifies Te Rūnanga o Ngāi Tahu as the representative body of Ngāi Tahu Whānui (section 6), who are the collective of individuals who descend from the primary hapū of Ngāi Tahu and their ancestors through Waitaha and Ngāti Mamoe: namely Kati Kuri, Kati Irakehu, Kati Huirapa, Ngāi Tūāhuriri and Ngāi te Ruahikihiki (section 2). The Act identifies the members of Ngāi Tahu Whānui as those descendants of persons who were members of Ngāi Tahu living in 1848 and listed in the minute book of the 1929 Ngāi Tahu Census Committee (section 7).

Te Taumutu Rūnanga are the manawhenua and kaitiaki for the area in which this proposal is situated. Further details of the relationship of Te Taumutu Rūnanga with their takiwā can be found in the *Mahaanui Iwi Management Plan 2013 - Part 3 Manawhenua*.

3. Te Taumutu Rūnanga's relationship to the location of the development area and the region

Te Taumutu Rūnanga hold manawhenua status in the location of the proposed development and their takiwā extends to the wider Selwyn District, including down catchment to Te Waihora/Lake Ellesmere.

The natural resources - water, air, indigenous flora and fauna and land are taonga to the Rūnanga. The relationship of Te Taumutu Rūnanga to these taonga are integral to their cultural identity and wellbeing, and they have a kaitiaki responsibility to protect them.

Regarding the application, there is potential for the activities of changing the land use to a more intensive residential land use would potentially effect tangata whenua values, including the relationship of tangata whenua with their ancestral lands, waters, sites, wāhi tapu and wāhi taonga and other taonga. Providing for the protection of these values and their relationship with tangata whenua enables the taonga and their associated values such as mahinga kai to be passed onto future generations in a state which is hopefully better, but at least not worse than the current state.

Therefore in undertaking any of the activities described in the application, the following must be ensured: preventing further degradation in water quality and quantity of groundwater and waterways; ensuring the protection of wāhi tapu and wāhi taonga and taking opportunities to restore indigenous native flora and fauna.

4. Proposal

The application is a private plan change that proposes to rezone approximately 9.2 hectares on the northeast corner of Trents Road and Shands Road from Rural Inner Plains to Living 3. An Outline Development Plan has been developed for the site. The application site proposes to develop 16 rural residential allotments with an average area of between 5000m² and 1 hectare for each allotment. The proposed site is currently being used for residential and horse training purposes and the property is divided into a number of horse holding paddocks and has a large training track for trotting horses. There is also a house and small stable complex. The proposed site is outside the Urban Limits set for Prebbleton by Proposed Change 1 to the Canterbury Regional Policy Statement and PC32. The site contains a water race that runs along the Trents Road frontage and a small pond. There are no known wāhi tapu or wāhi taonga sites.

5.0 Submission Points.

Te Taumutu Rūnanga opposes the application because the proposed activities of the Plan Change do not adequately protect Te Taumutu Rūnanga's cultural values. These issues are outlined below.

Stormwater discharge

Te Taumutu Rūnanga understand that there is currently no stormwater management system on the property and that Selwyn District Council does not hold a global stormwater discharge consent with Environment Canterbury for this area. In relation to the groundwater levels, the Geotechnical Assessment Report (Riley Consultants) states that 'the ECan well logs for the area indicate the water level at between 7m and 11m below ground level'.

An Infrastructure Report has been prepared by Davie Lovell Smith. The report identifies that stormwater will be treated and disposed of onsite. The report then states that '*Stormwater water from roofs will be directed straight to soak pits and stormwater from hardstand and roads will be collected and either treated and disposed of by a soak pit or discharged directly to soak pits*'

The Infrastructure Report then goes on to state that the proposed stormwater treatment methods do not comply with NRRP Rule WQ17 condition 6. This rule limits the area of disturbed land the discharge can be from to 2 hectares. The report then seeks to address this issue by proposing a staged subdivision development within the Private Plan Change area. Te Taumutu Rūnanga opposes this approach as it does account the actual effects that would occur as a result of the activities that are described in the Plan Change application and therefore oppose the application.

Te Taumutu Rūnanga contend that the Plan Change and ODP must specifically identify the areas to be set-aside from development for the purpose of stormwater management/treatment and infiltration, and the location, size and design of this system is therefore integral to the area to be set aside for it.

Water supply and water efficiency

Water reticulation will be from an extension of a water main in Trents Road on the south east corner of the site. While Te Taumutu Rūnanga are agreeable to this, they would require, as part of the Plan Change process, confirmation from Selwyn District Council that the current water supply capacity is sufficient to adequately supply the proposed development so as to protect the quantity of the groundwater supply that is under increasing pressure with current and future developments. The area of the proposed development is in a 'red zone' which means that the water allocation exceeds the allocation limit as illustrated in the *Canterbury Water Management Strategy* (see Figure 2: Groundwater allocation zones in Canterbury'). Te Taumutu Rūnanga are concerned about the detrimental effects of abstraction of groundwater in the general Selwyn district area. As stated in the *Canterbury Water Management Strategy - strategic framework 2009*, '*this uncoordinated granting of water consents is damaging the ecosystems of the surface rivers and streams, and water quality in the aquifers*' and has resulted '*in a significant decline in groundwater levels and to reduced flows in spring-fed streams*'.

In light of these critical water allocation issues, water efficiency is critical to protecting the quantity, quality and mauri of the resource. It is noted that there is a lack of any 'green' water efficiency technology for the proposed houses and gardens. Te Taumutu Rūnanga

seeks that the plan change proposal be amended include water efficiency measures such as collecting rainwater for watering the garden; water flow minimization taps; recycling greywater; water efficient appliances; planting species that require less watering etc. These measures would help address the over allocated water situation. They are also very practical and achievable steps towards a sustainable approach to water use and contribute greatly to the protection of the waters, and therefore the important tangata whenua values associated with it. Without these measures, Te Taumutu Rūnanga oppose the plan change application.

Wastewater

The application states that servicing of the development will be by reticulated Council services. The sewerage connection will be via a rising main which connects to Council's Pump Station at Waratah Park. Water reticulation will be from an water main in Trents Road.

Earthworks

Te Taumutu Rūnanga are concerned about the potential adverse effects of earthworks during construction phases on the groundwater and water race which flows along Trents Road adjacent to the site. Te Taumutu Rūnanga submits that if the activity was to proceed, then the appropriate consent (landuse, subdivision or earthworks) would need to include a condition that ensures that the earthworks from the development adequately protects water quality and quantity of the water race and the groundwater. This includes measures to ensure that the area of land cleared and left bare at any time during development should be kept to a minimum to reduce erosion, minimise stormwater runoff and protect waterways from sedimentation. Appropriate erosion and sediment control guidelines will also need to be applied to ensure this can be achieved.

In addition, Te Taumutu Rūnanga wish to ensure that in the event of the properties containing as yet undiscovered wāhi taonga or wāhi tapu, that an Accident Discovery Protocol be required as a condition of any consent for earthworks or land use. The wording should to be based on that in Appendix 3: Accidental Discovery Protocol in the *Mahaanui Iwi Management Plan* which gives Te Taumutu Rūnanga cultural monitors a key role in determining the appropriate actions for any discovered cultural materials.

Landscaping

To recognize and provide for cultural values that relate to biodiversity and mahinga kai values, Te Taumutu Rūnanga consider it is imperative that any new development in their takiwā include the planting of native species (preferably locally sourced species) and include Ngāi Tahu taonga species and that this be included in the Outline Development Plan and any landscape plans. The importance of restoration of indigenous species in the Selwyn District cannot be understated. The Canterbury Plains once contained rich mahinga kai areas, that have been significantly degraded due to the agricultural and settlement practices, past and present. This is a key component of the *Mahaanui Iwi Management Plan*.

The application includes a *Landscape and Visual Assessment* report prepared by Graham Densem Landscape Architects. Although the report provides analysis on the landscape character, and an assessment of the physical, visual and landscape character effects, it does not contain any analysis or recommendations on how biodiversity or mahinga kai values can be enhanced as a result of landscape improvements within the plan change area. The Outline Development Plan proposes to amend Selwyn District Plan rules 4.2.2 and 4.2.3 in Volume 1 Township. Rule 4.2.2 (vi) names the species of plants that can be planted in the Living 3 Zone in Rolleston. The plan change proposes that this rule be amended to include

Living 3 Zone in Prebbleton. It is noted that the majority of the specimen trees are exotic. Te Taumutu Rūnanga oppose this proposed rule and submit that it should be changed to better reflect the importance of planting indigenous species and restoring mahinga kai.

The proposed plan change also fails to include any details regarding planting in the proposed public open space and street landscaping etc. As such, Te Taumutu Rūnanga seek that indigenous species including mahinga kai and taonga species be included in the ODP and landscape plan.

Protection of waterways

Water is a significant cultural resource that connects Ngāi Tahu to the landscape and the culture and traditions of the tūpuna. Fundamental to tāngata whenua perspectives on freshwater is that water is a taonga, and water management and land use should reflect this importance.

The document then states that: *‘in addition, there are no waterbodies or remnant vegetation expected to be of significance to tangata whenua (p8)’*. This is not correct, as the notified Plan Change identifies a water race that runs along Trents Road and as well as a small pond in the north west of the site at the Shands Road boundary.

Most drains or water races in the Te Waihora catchment were once natural waterways that fed into Te Waihora and are as such remain highly valued by Taumutu Rūnanga as waterways and important taonga. Protection of the water quality and quantity of these waterways is needed as good water quality in these races is needed to contribute to the restoration of the cultural health of the natural waterways, and Te Waihora at the end of the catchment.

The *Mahaanui Iwi Management Plan* notes that water races provide habitat for native fish and other biodiversity, contributing to the wider network of mahinga kai habitat in lowland streams and drains. Managing stock water races as waterways is consistent with Ngāi Tahu policies that require that drains are recognised as waterways for the purposes of water management. Therefore there are a number of policies within the *Mahaanui Iwi Management Plan* that are relevant to the management of the water race in this application.

WM14.1 To require that drains are managed as natural waterways and are subject to the same policies, objectives, rules and methods that protect Ngāi Tahu values associated with freshwater, including:

- (a) Inclusion of drains within catchment management plans and farm management plans;*
- (b) Riparian margins are protected and planted;*
- (c) Stock access is prohibited;*
- (d) Maintenance methods are appropriate to maintaining riparian edges and fish passage; and*
- (e) Drain cleaning requires a resource consent.*

WM14.2 To require and uphold agreements with local authorities to ensure that the timing and techniques of drain management are designed to avoid adverse effects on mahinga kai and water quality, including:

- (a) Identifying drains that are or can be used for mahinga kai;*
- (b) Returning any fish that are removed from drains during the cleaning process to the waterway;*
- (c) Riparian planting along drains to provide habitat and shade for mahinga kai and bank stability while reducing the frequency and costs of maintenance by reducing aquatic plant growth;*

- (d) *Ensuring drain management/cleaning does not breach the confining layers;*
- (e) *Use of low impact cleaning methods such as mechanical 'finger buckets', as opposed to chemical methods such as spraying, to minimise effects on aquatic life;*
- (f) *Notification to tāngata whenua of any chemical spraying of drains used for mahinga kai or connected to waterways used as mahinga kai; and*
- (g) *Involvement of tāngata whenua in drain maintenance activities where there is a need to return native fish back to the drain (e.g. tuna, kekewai and kanakana).*

The water race is on the border of the site and is potential for it to be adversely affected by the intensification of landuse that will result from the proposed activities in the Plan Change. Te Taumutu Rūnanga oppose the plan change as notified and submit that the Outline Development Plan be amended to include riparian planting along the water race/drain on the property side to protect the water quality and quantity of the waterway, and a setback from structures and buildings, preferably through the provision of an esplanade strip or reserve. This is supported in Policy WM12.4 that requires all waterways in the urban and built environment to have indigenous vegetated healthy, functioning riparian margins.

Te Taumutu Rūnanga state that this measure is also an opportunity to enhance the biodiversity of the property and surrounding area as a way of mitigating the adverse visual effects of the development. It would provide a positive action to offset the negative visual effects of the built environment in a rural area.

The Geotechnical Assessment (Riley Consultants) identifies a small pond that exists in the southern boundary of the site. No further reference is made to this pond in any of the Plan Change 41 documents. Therefore, Te Taumutu Rūnanga it is not possible to assess the potential effects of tangata whenua values on how the proposed activities in the proposed plan change will be affected.

The contamination of groundwater also has implications for the water quality of surface waterways (the water race and pond) near the site, as there may be hydraulic connection between groundwater and the surface waterways, either in the location of the site or downstream of the location. Te Taumutu Rūnanga consider that the discharge to land must recognize and provide for the connection between land, groundwater, and surface water as interconnected resources. The standard of discharge to protect groundwater quality must therefore ensure that there would be no degradation of water quality in hydraulically connected waterways as a result of the allowing of new residential development.

Low impact building design

Although not part of the plan change application, Te Taumutu submit that consideration is required to determine how any new development can incorporate low impact urban design and sustainability options to reduce the development footprint on existing infrastructure and the environment, including sustainable housing design and low impact and self sufficient solutions for water, waste, energy such as the position of houses to maximise passive solar gain, rainwater collection and greywater recycling, low energy and water use appliances, insulation and double glazing; and use of solar energy generation for hot water. It is expected that developers demonstrate how they would provide incentives for homeowners to adopt sustainability and self sufficient solutions. In addition, urban and landscape design should encourage and support a sense of community within developments, including the position of houses, appropriately designed fencing, sufficient open spaces, and provisions for community gardens. The Ngāi Tahu subdivision and development guidelines in the *Mahaanui Iwi Management Plan* (see page 107) provide further guidance on these issues.

6. Conclusion

Te Taumutu Rūnanga has assessed the proposed plan change to identify adverse effects on their relationship to the location and their taonga. Of particular importance are the concerns regarding stormwater, water supply, riparian planting of waterways and earthworks. These issues require specific measures to ensure that Te Taumutu Rūnanga's values of protecting the water quality and quantity of the groundwater and surface waterways as a wāhi taonga are provided for. Other concerns such as the landscaping are seen as an opportunity to provide for biodiversity and mahinga kai values. Until these concerns are addressed Te Taumutu Rūnanga oppose this application.

7 Hearing

Te Taumutu Rūnanga wish to be heard at any hearing for Plan Change 41: D J & S J Anderson – Trents Road Prebbleton.

Prepared by: Melanie Baynes, Mahaanui Kurataiao Ltd

Reviewed by: Andrea Lobb, Mahaanui Kurataiao Ltd

Address for service: PO Box 3246, Christchurch 8140; melanie.baynes@ngaitahu.iwi.nz