

Proposed Private Plan Change: M J Stratford, 631 Shands Rd, Prebbleton.

Manawhenua Statement

Te Ngāi Tūāhuriri and Taumutu Rūnanga represent those who hold manawhenua over the location of the proposed development and their takiwā extends to the wider Selwyn & Waimakariri Districts.

As such, Te Ngāi Tūāhuriri and Te Taumutu whānui have ancestral and contemporary associations with the area that is the subject of this application and exercise kaitiakitanga over the natural resources of the area – water (waterways, waipuna (springs), groundwater, wetlands, lakes); air, indigenous flora and fauna and land. As such they have a general interest in any proposals within the takiwā, as well as specific interests in proposals that may affect land, water or indigenous biodiversity.

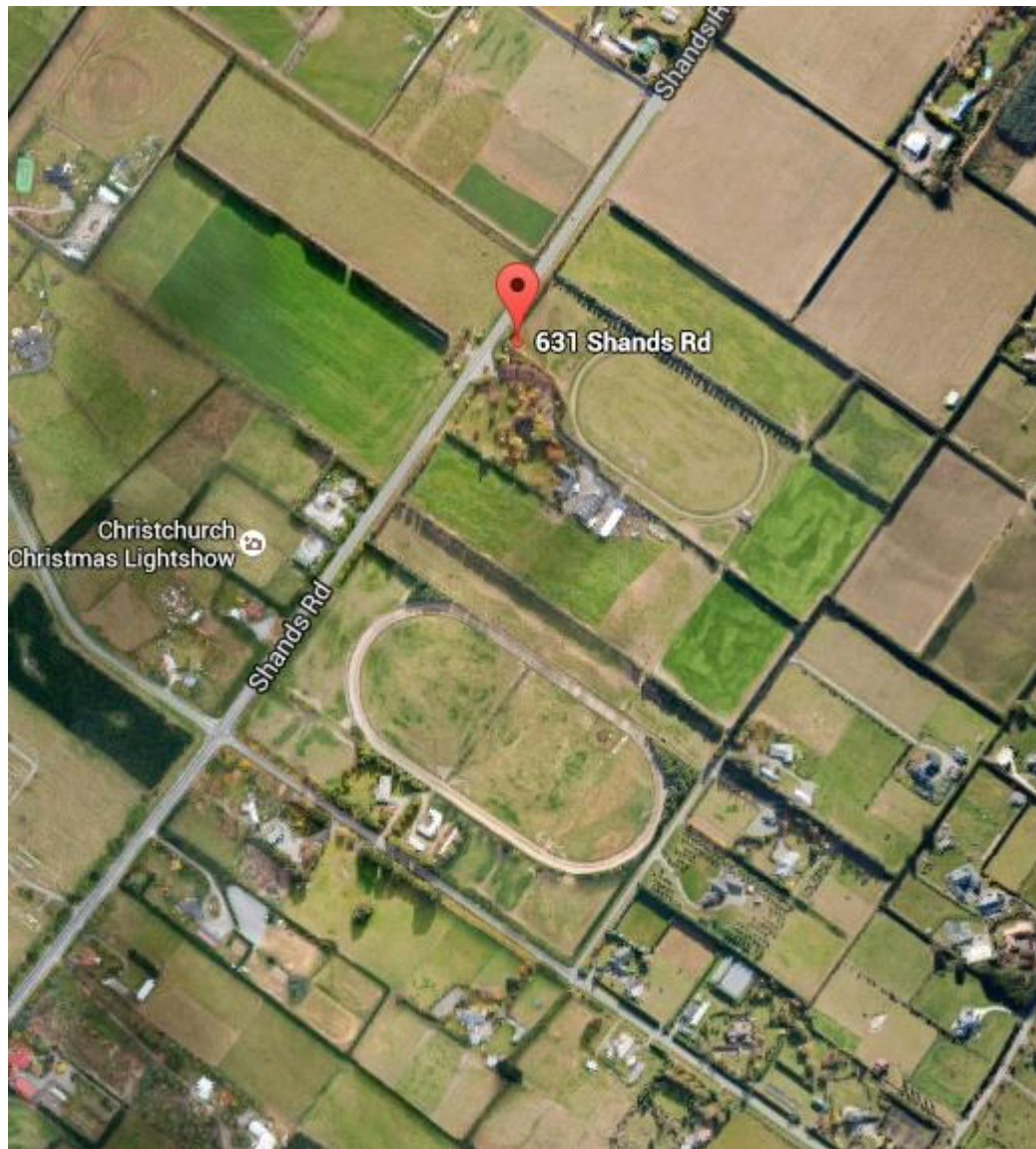
Proposal

Proposed Private Plan Change to facilitate a rural residential subdivision of 16 hectares of Rural Inner Plains land to Living 3. The rezoning will provide for the development of approximately 26 rural-residential allotments.

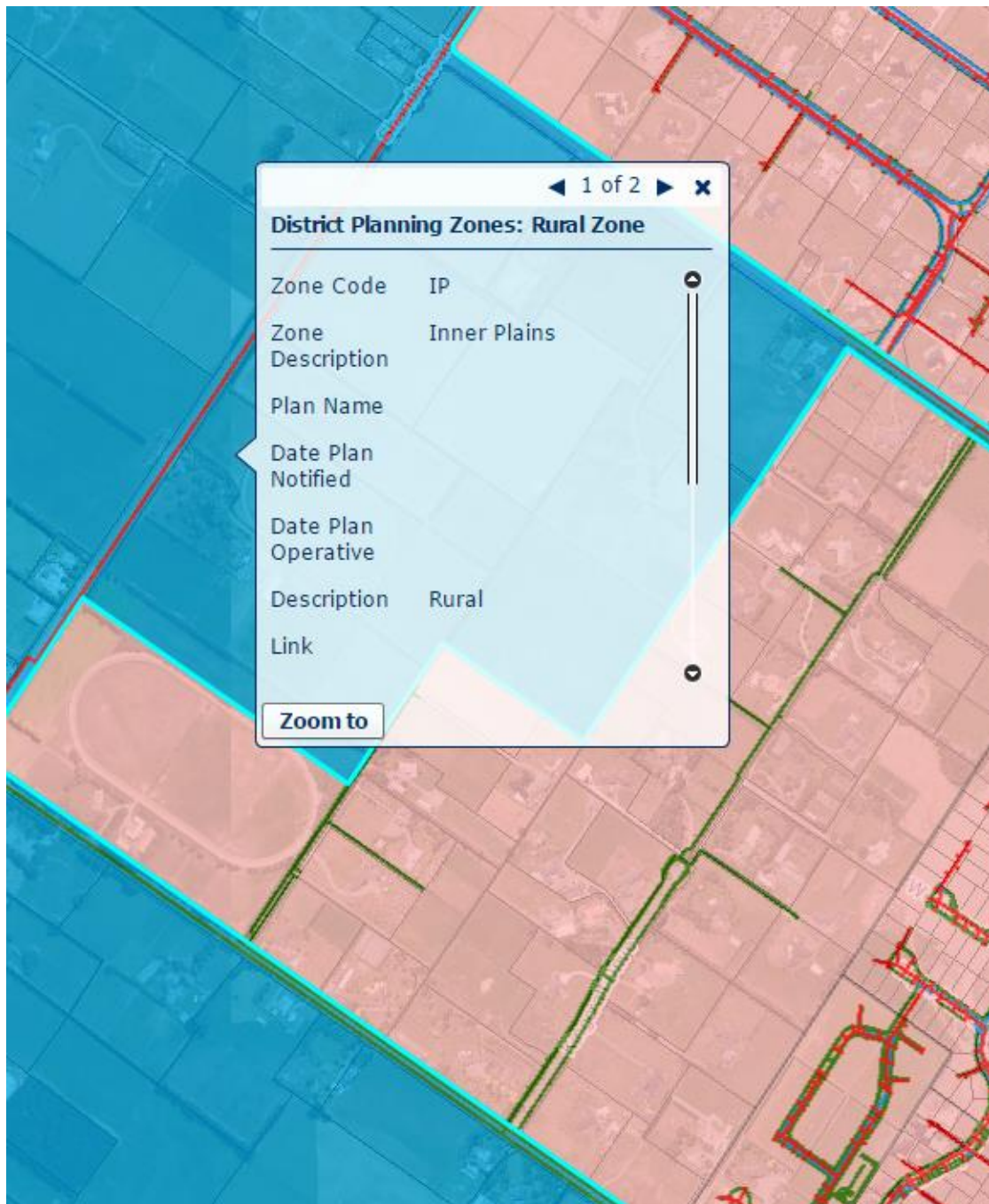
The Rural land has been identified as potentially suitable for further development in Selwyn District Council's Rural Residential Strategy 2014.

The rezoning will provide for the development of approximately 26 rural-residential allotments. One of the allotments will utilise an existing access to Shands Road, the remainder will be accessed via the adjoining Living 3 Zone to the west, connecting from there to Trents Road. The allotments will have an average area of between 5000m² and 1ha, in accordance with the definition of rural-residential development and the density requirements stipulated for the adjoining Living 3 Zone.

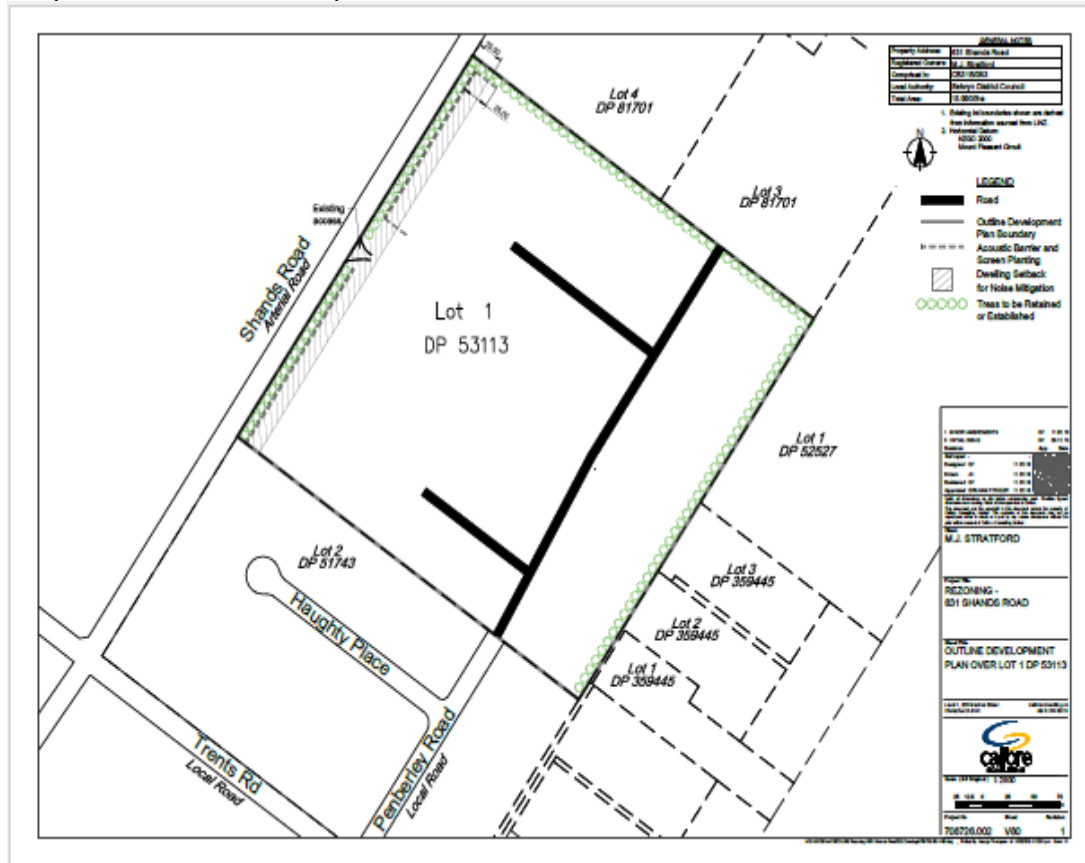
631 Shands Rd, Prebbleton



Zoning and adjacent zoned land.



Proposed Outline Development Plan



Key Points

1. This proposal lies within the catchment of Te Waihora.
2. There are no known wāhi tapu or wāhi taonga sites
3. There are no waterways within the proposed development
4. Potable water and sewage disposal will be by way of council reticulated services
5. There are no details on landscaping (please see note in respect of Commissioners decision on adjoining site)¹

¹ This matter was discussed at length I understand for the adjoining block's plan change. Attached here are paragraphs from the Commissioner's decision on that issue for the adjoining plan change. The applicants are proposing to follow suit...

27. Te Taumutu Rūnanga wish to see indigenous plantings used in landscaping. The difficulty with this is that unlike some larger developments, this application does not propose much in the way of public open space such as reserves or stormwater ponds, which are often used for this purpose. About the only opportunity on public land would be on the proposed internal road where some street trees are to be planted. Ms Harte and Mr Cleese proposed the use of an assessment matter in the district plan

6. There is an existing bore on site which serves the current dwelling and is for potable water and stock water. Bore M36/3989 is a 200mm diameter bore sunk to a depth of 30 metres. The bore has an active consent for Domestic and Stockwater use. As such, the permitted take is 5 litres per second and not more than 10 cubic metres per day.

Assessment in relation to the Mahaanui Iwi Management Plan (MIMP)

The relevant matters in relation to this particular proposal have been identified as:

Ngāi Tahu subdivision and development guidelines

Note: These guidelines are to be read in conjunction with Policies P4.1, P4.2 and P4.3 of the MIMP.

2.1 All new developments must have on-site solutions to stormwater management (i.e. zero stormwater discharge off site), based on a multi-tiered approach to stormwater management that utilises the natural ability of Papatūānuku to filter and cleanse stormwater and avoids the discharge of contaminated stormwater to water [refer to Section 5.4, Policy P6.1].

4.1 New developments should incorporate measures to minimise pressure on existing water resources, community water supplies and infrastructure, including incentives or requirements for:

- (i) low water use appliances and low flush toilets;
- (ii) grey water recycling; and
- (iii) rainwater collection.

to ensure that the use of indigenous species is allowed for and considered at the (cont'd next page) time of a subdivision application, and I accept this is an appropriate response to this issue. I am reluctant to require the use of indigenous planting on private property. It would be an unpopular move and very difficult for the Council to enforce. Of course some landowners will choose to use indigenous species when landscaping their properties.

28. The Living 3 zone contains a list of acceptable plant species to be used for landscaping purposes. The applicant sought an exemption from this requirement for this site. Having been involved with the creation of the Living 3 rules, I am aware that they were specifically developed for two very large sites at Rolleston that were almost completely without any vegetation except for pasture and boundary shelter belts. These rules were an attempt to develop an appropriate rural character for the sites. That is a very different situation from this relatively small site that already contains a number of trees that are likely to be retained. Mr Craig was very clear that in his experience new owners of rural residential blocks can be relied on to plant them attractively without this sort of regulation, which can be difficult for Councils to enforce in any case.

The assessment matter the Commissioner referred to is included now in the district plan for Living 3 Zone subdivisions, and to which any subdivision on the Stratford land would be subject to following rezoning to Living 3...

12.1.4.92 The extent to which native species are used as street tree plantings and within vegetated stormwater swales

6.1 New developments should 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:

- (i) Position of houses to maximise passive solar gain;
- (ii) Rainwater collection and greywater recycling;
- (iii) Low energy and water use appliances;
- (iv) Insulation and double glazing; and
- (v) Use of solar energy generation for hot water.

Subdivision and development

Issue P4: Subdivision and development can have significant effects on tāngata whenua values, including sense of place, cultural identity, indigenous biodiversity, mahinga kai, and wāhi tapu and wāhi taonga, but can also present opportunities to enhance those values.

Papatūānuku

P4.1 To work with local authorities to ensure a consistent approach to the identification and consideration of Ngāi Tahu interests in subdivision and development activities, including:

- (a) Encouraging developers to engage with Papatipu Rūnanga in the early stages of development planning to identify potential cultural issues; including the preparation of Cultural Impact Assessment reports;
- (b) Ensuring engagement with Papatipu Rūnanga at the Plan Change stage, where plan changes are required to enable subdivision;
- (c) Requiring that resource consent applications assess actual and potential effects on tāngata whenua values and associations;
- (d) Ensuring that effects on tāngata whenua values are avoided, remedied or mitigated using culturally appropriate methods;
- (e) Ensuring that subdivision consents are applied for and evaluated alongside associated land use and discharge consents; and
- (f) Requiring that 'add ons' to existing subdivisions are assessed against the policies in this section.

P4.2 To support the use of the following methods to facilitate engagement with Papatipu Rūnanga where a subdivision, land use or development activity may have actual or potential adverse effects on cultural values and interests:

- (a) Site visit and consultative hui;

- b) Cultural Impact Assessment (CIA) reports; and
- c) Tāngata Whenua Advisory Groups.

Basic principles and design guidelines

P4.3 To base tāngata whenua assessments and advice subdivision and residential land development proposals on a series of principles and guidelines associated with key issues of importance concerning such activities, as per Ngāi Tahu subdivision and development guidelines.

Stormwater

Issue P6: The discharge of stormwater in urban, commercial, industrial and rural environments and can have effects on water quality.

Ngā Kaupapa / Policy

P6.1 To require on-site solutions to stormwater management in all new urban, commercial, industrial and rural developments (zero stormwater discharge off site) based on a multi-tiered approach to stormwater management:

- (a) *Education* - engaging greater general public awareness of stormwater and its interaction with the natural environment, encouraging them to take steps to protect their local environment and perhaps re-use stormwater where appropriate;
- (b) *Reducing volume entering system* - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);
- (c) *Reduce contaminants and sediments entering system* – maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and
- (d) *Discharge to land based methods*, including swales, stormwater basins, retention basins, and constructed wetponds and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

TĀNE MAHUTA : ISSUES OF SIGNIFICANCE

Issue TM2: Indigenous biodiversity

The widespread loss of indigenous biodiversity has significant adverse effects on the relationship of Ngāi Tahu with ancestral land, water and sites, and the health of land, water and communities.

Issue TM3: Restoration of indigenous biodiversity

Tāngata whenua have a particular interest in the restoration of indigenous biodiversity.

TM 2.8 – 2.11

Integrating indigenous biodiversity into the landscape

TM2.8 To require the integration of robust biodiversity objectives in urban, rural land use and planning, including but not limited to:

- (a) Indigenous species in shelter belts on farms;
- (b) Use of indigenous plantings as buffers around activities such as silage pits, effluent ponds, oxidation ponds, and industrial sites;
- (c) Use of indigenous species as street trees in residential developments, and in parks and reserves and other open space; and
- (d) Establishment of planted indigenous riparian margins along waterways.

Biodiversity corridors

TM2.9 To advocate for the establishment of biodiversity corridors in the region, Ki Uta Ki Tai, as means of connecting areas and sites of high indigenous biodiversity value.

Ecosystem services

TM2.10 To require that indigenous biodiversity is recognised and provided for as the natural capital of Papatūānuku, providing essential and invaluable ecosystem services.

TM2.11 To work with the wider community to increase community understandings of indigenous biodiversity and the ecosystem services it provides.

TM 3.1 – 3.6

TM3.1 To approach the restoration of indigenous biodiversity in the takiwā based on the following principles:

- (a) Restoration of indigenous biodiversity is about restoring original and natural landscapes, and therefore the mauri of the land; and
- (b) Restoration of indigenous biodiversity is about restoring the relationship of Ngāi Tahu to important places and resources; including planning for customary use.

TM3.2 To advocate for an approach to restoration based on '*working with the land rather than against it*', including but not limited to:

- (a) Establishment of long term, intergenerational vision and objectives (50 and 100 years ahead);

TM3.3 To promote the value of Ngāi Tahu knowledge, tools and tikanga in restoration planning and projects, in particular:

- (a) The establishment of long term, achievable restoration goals (tāngata whenua are not going anywhere!);
- (b) Provision of information on the flora and fauna present in pre-European times, based on oral tradition and historical maps;

TM3.5 To require that seeds and plants for restoration projects are appropriate to the area, and as much as possible locally sourced.

TM3.6 To support local and regional restoration groups and efforts, including but not limited to:

- (a) Living Streams (community based stream enhancement, Environment Canterbury); and
- (b) Te Ara Kākāriki Greenway Canterbury (development of an indigenous wildlife corridor across the Ngā Pākihi Whakatekateka o Waitaha).

6.11 Te Waihora

Cultural health of Te Waihora
 Lake level management
 Mahinga kai
 Cultural health of lowland waterways and groundwater
 Wetlands, waipuna and riparian margins.....

Other relevant policy and plans

Tē Rūnanga o Ngāi Tahu Freshwater Policy Statement

6.2 Objective Restore, maintain and protect the mauri of freshwater resources.

Policy 1. Accord priority to ensuring the availability of sufficient quantities of water of appropriate water quality to restore, maintain and protect the mauri of the water body.

Policy 4. Protect the opportunities for Ngāi Tahu's uses of freshwater resources in the future.

Natural Resources Management Plan Selwyn Te Waihora ZIP addendum

There are nearly 1,700 groundwater consents and about 80 surface water consents in the catchment. About 80% of the consents do not expire until 2030-2039. Allocation limits were set in the Natural Resources Regional Plan (NRRP) for the groundwater zones in the catchment. The current consented volume is 30-40% above the NRRP allocation limits. While it is estimated only about half of the consented volume is used, on average, the cumulative impact of the water takes has reduced flows in the lowland streams and hill-fed rivers, adversely affecting ecological and cultural values.

Other

Over the last 150 years, the introduction of modern farming methods has dramatically changed the natural habitats of the Canterbury Plains. Sadly, it is now one of the most depleted New Zealand regions, in terms of loss of native flora and fauna. Less than 0.5% of the plains still supports native vegetation (Meurk, C., 2004).

Recommendations

Kaitiakitanga/Rangatiratanga – Involvement of Mana Whenua

- **Recommendation 1:** Ensure that the final or an amended application provides an appropriate summary of the engagement undertaken with MKT/Papatipu Rūnanga as well as the issues (and potential remedies) identified in this assessment.

Archaeological Sites and Accidental Discovery

While there are no known archaeological sites within the development site there is evidence of Māori activity within the wider area and in proximity to springs and waterways. There is potential to unearth further archaeological sites during construction. Therefore the use of an accidental discovery protocol (ADP) is recommended.

- **Recommendation 2:** That an accidental discovery protocol (ADP) be implemented, with appropriate identification of Ngāi Tahu representatives, as part of any consent granted and/or work undertaken (see Appendix D for the Mahaanui IMP ADP).
- **Recommendation 3:** That any contractors involved in earthworks be given appropriate guidance on this protocol by a designated rūnanga representative. That any agreement to this is duly noted.

Ngā Wai Tīpuna – Freshwater

The proposed plan change and subsequent rural residential development has the potential to impact on the cultural health of Te Waihora/Lake Ellesmere. There are also potential impacts on groundwater and waterways through potable water abstraction.

- **Recommendation 4:** That further consideration be given to the possibility of including rainwater tanks, greywater systems, vegetated swales.
- **Recommendation 5:** That given the significant over allocation of water in this catchment and the changes proposed to the land use that the applicants reduce the take from their existing bore M36/3989. This recommendation is made on the basis of the change of use from farming to rural residential both in regard to the permitted abstraction of 5 litres per second and take of 10 cubic metres per day.

Low Impact Design and Development

The Mahaanui IMP therefore advocates for the use of low impact urban design and sustainability options to reduce the development footprint on existing infrastructure and the environment. This includes sustainable house design, solar passive design, rainwater collection and greywater recycling, low energy/water fittings, insulation and alternative energy generation, as well as the use of solar hot water systems. Therefore it is recommended that these measures be considered and potentially incorporated into subdivision design guidelines.

- **Recommendation 6:** That a subdivision design guideline be developed to require and/or encourage the incorporation of low impact urban design by future development, including rainwater collection, low energy/water fittings, insulation and solar or alternative energy sources/systems, as well as solar hot water systems.

Mahinga Kai – Customary Food and Resource Species and Biodiversity

The proposed development has the potential to enhance mahinga kai values in the area. The Canterbury Plains are a highly modified landscape and the natural character of the plains has been significantly altered by land clearance, drainage, farming and settlement. No landscape plan has been developed at this stage, therefore it is difficult to assess potential impacts or benefits. Opportunities should be sought to encourage indigenous planting within the site, either by the use of indigenous plantings by purchasers or a more comprehensive approach to developing the landscaping for the whole site and creating indigenous landscape islands. This has the potential to add economic value as well as encouraging indigenous birdlife.

- **Recommendation 7:** That a landscape plan is developed in conjunction with Nga Rūnanga to include valued food gathering species or those that support habitat for mahinga kai species for both reserves and roads/streets. Consideration should be given to wider biodiversity gains for native birds, insects and also lizards by providing specific habitat for these species.

Appropriate species for the landscaping to support mahinga kai and cultural values include (but are not limited to):

- ✳ Tōtara (primary/large street/reserve tree)
- ☼ Kānuka (secondary/medium street/reserve tree)
- ✳ Horoeka/Lancewood (secondary/medium street/reserve tree)
- ☼ Kōwhai (secondary/medium street/reserve tree)
- ✳ Houhi/Lacebark (secondary/medium street/reserve tree)
- ☼ Manatū/Ribbonwood (secondary/medium street/reserve tree)
- ✳ Tī Kouka/cabbage tree (secondary street/reserve tree/amenity plant)
- ☼ Harakeke/Flax (reserve/amenity plant)
- ✳ Hebe, coprosma, native tussock and grasses / species (reserve/amenity plants)

- **Recommendation 8:** Encourage specific indigenous planting regimes/palettes for individual section/home landscaping through subdivision design guidelines.

Conclusion

This report prepared by Mahaanui Kurataiao is not an endorsement of the proposal by nga rūnanga. Rather it seeks to assess the proposal in relation to the Manawhenua cultural values of Te Taumutu and Te Ngāi Tūāhuriri whānui and to provide some feedback from the relevant Kaitiaki Portfolio Committees

At this stage Te Ngāi Tūāhuriri Rūnanga Kaitiaki Portfolio Committee have not identified the need for a Cultural Impact Assessment or site visit, but ask that the applicants give due consideration to incorporating the recommendations detailed in this report into their proposal.

Mahaanui Kurataiao and its staff are available to discuss this report further, or assist in direct engagement with rūnanga if desired.

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