

Appendix 12: Response form MKT



**Mahaanui
Kurataiao Ltd**
Manawhenua Environmental Services

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Proposed Private Plan Change: Judith Pascoe, Telegraph & Creyke Roads, Darfield.

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.

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

It is planned to provide for the Living 2 zone (5000m² average density) on this site, but limit the development to approximately 19-20 allotments which will result in a density closer to 6500m².

Services - it is proposed that the application will be subject to connection SDC's existing reticulated network for water supply. Stormwater and wastewater will be discharged on-site with appropriate consents for Environment Canterbury where necessary.

Water race: there is a water race along Telegraph Road which is technically within the property boundary although it is on the western side of the existing shelter belt along Telegraph Road. This will be retained and remain largely unchanged as part of the proposal.

Existing boundary shelterbelts are likely to be retained along Creyke and Telegraph Roads.

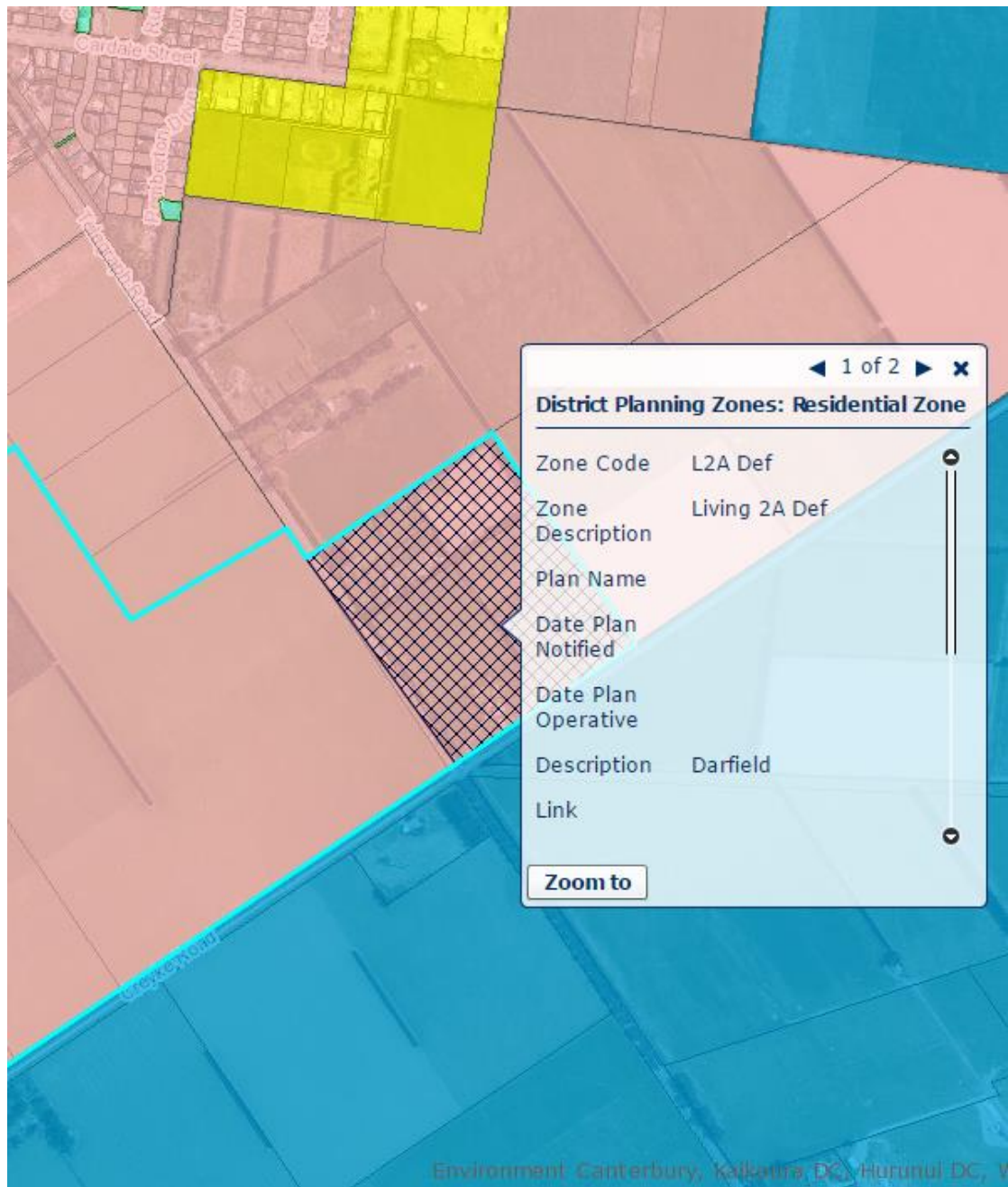
Noise - the Darfield gun club is located on the opposite corner of the intersection from the site and has the potential to create noise issues for new dwellings on the site. It is proposed that no new dwellings will be constructed within the 60 dBA noise

contour shown on the plan and that any dwellings built within the 60 and 55 dBA noise contours will be subject to a 'no complaints' covenant.

Telegraph & Creyke Rds, PPC, Prebbleton



Zoning and adjacent zoned land,L2A Deferred

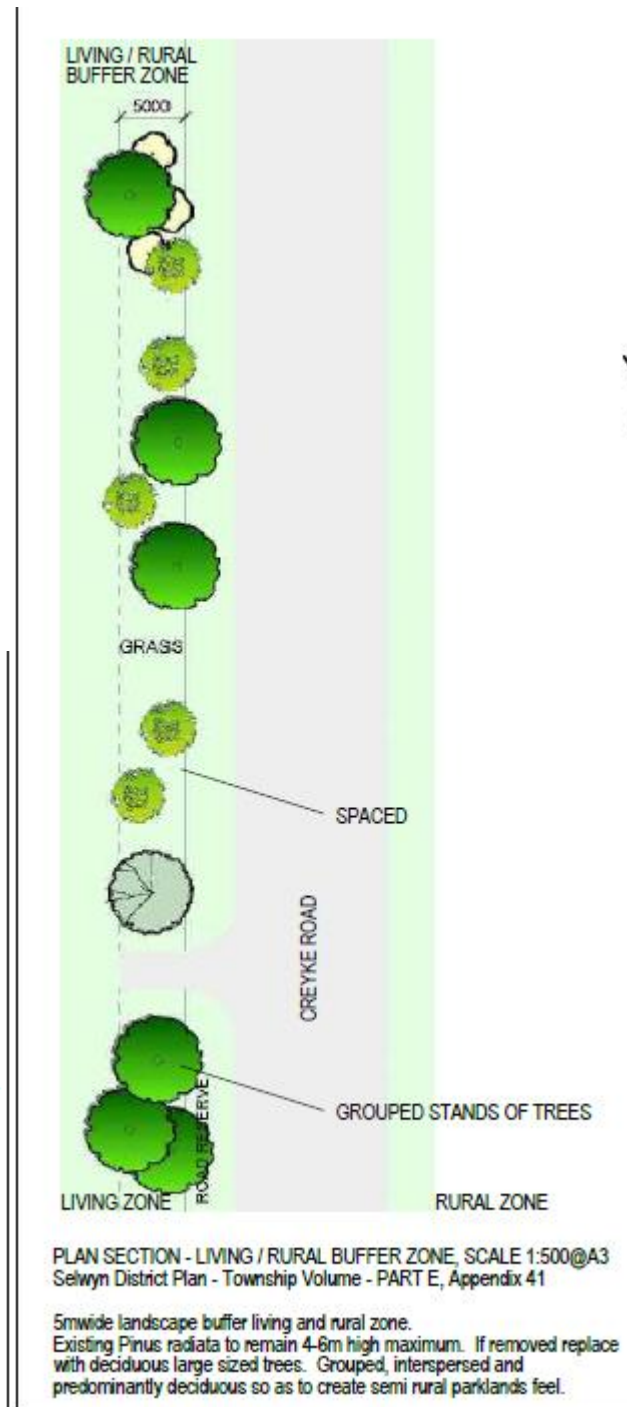
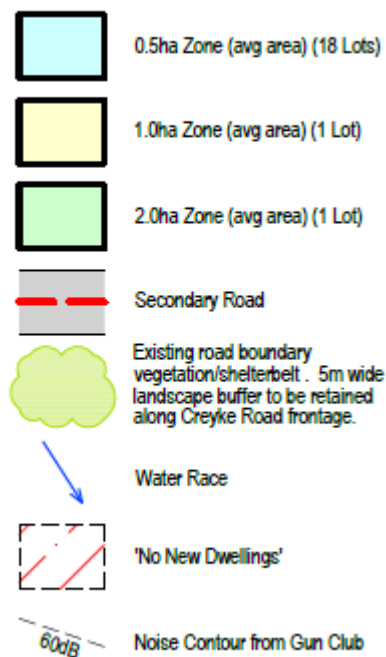


Proposed Outline Development Plan



Note: The distribution of allotments within each area is A- 8 Lots max; B – 2 Lots max.; C 10 max

Legend:



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 will be by way of council reticulated services, with onsite waste water treatment and disposal.
5. There are no details on landscaping however it is proposed by the applicant to use Appendix 41 ODP – Area 3, Darfield as the guide.

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.

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 on 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 wetpools 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).

5.11 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 in relation to earthworks.(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 in this catchment has the potential to impact on the cultural health of Te Waihora/Lake Ellesmere through on-going demands for water abstraction and methods for wastewater and stormwater disposal. □ **Recommendation 4:** That further consideration be given to the possibility of including rainwater tanks, greywater systems, and other options to reduce demand for water abstraction and making efficient use of water, especially during times of water restrictions.

vegetated swales.

□ **Recommendation 5:** That further consideration be given to the use of vegetative swales to detain and filter stormwater prior to discharge.

Recommendation 6: That given the current lack of a reticulated sewage system in the Darfield area that development be deferred until such time that connection can be made to a reticulated system. Alternatively that on-site waste water systems are designed and sited to enable efficient connection to any future reticulated system and this is supported by a suitably qualified engineer. That the consent life of any discharge consents if successfully obtained from Environment Canterbury is restricted to 10 years.

Low Impact Design and Development

The Mahaanui IMP advocates for the use of low impact urban design 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 where appropriate.

□ **Recommendation 7:** 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 is 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 8:** 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.

□ **Recommendation 9:** 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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