Appendix 14 MKT Consultation

Mahaanui Kurataiao Ltd
Manawhenua Environmental Services
17 Allen Street, Central Christchurch, Telephone: +64 3 377 4374
Website: www.mkt.co.nz

Proposed Private Plan Change: Lincoln Tai Tapu and Hauschilds Roads, Tai Tapu

MAY 2016

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 District.

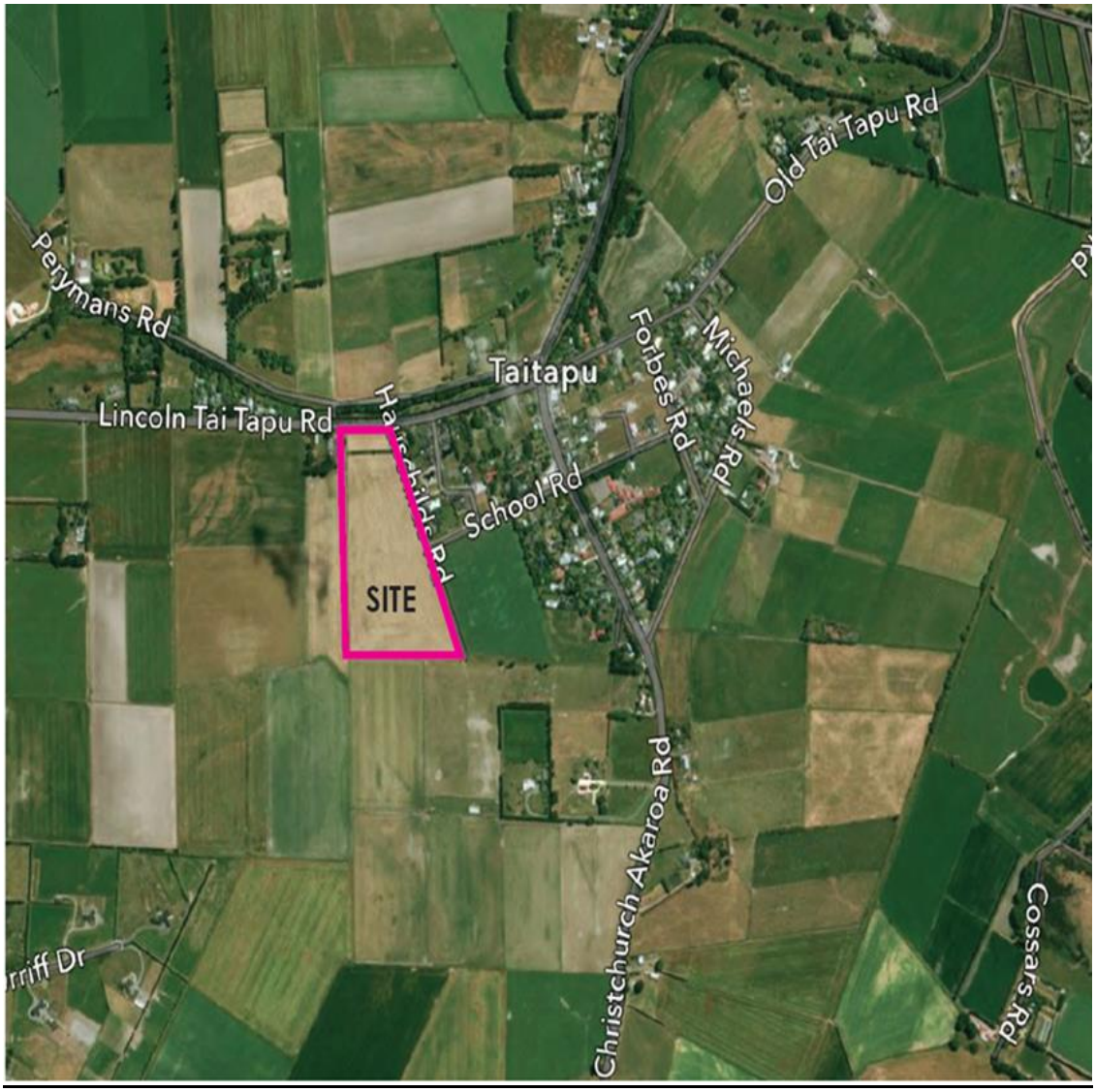
As such, Te Ngāi Tūāhuriri and Te Taumutu whānui have ancestral and contemporary associations with the area that is the subject of this application and exercise kaitiakitanga over the natural resources of the area – water (waterways, waipuna (springs), groundwater, wetlands, lakes); air, indigenous flora 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

The purpose of the proposed Plan Change is to allow for the rezoning of 8.1 ha of land on the western edge of Tai Tapu township from its current Rural Inner Plains zoning to Living 3. This land was identified in the Selwyn District Council's Rural Residential Strategy 2014 ('RRS14') as being suitable for rural residential development from a strategic planning and infrastructure servicing perspective.

It can therefore now be considered for rezoning under the provisions of the Land Use Recovery Plan for Greater Christchurch ('the LURP'), Chapter 6 of the Canterbury Regional Policy Statement (RPS) and the Selwyn District Plan ('SDP'). This will provide for the subsequent subdivision and development of the site.

Lincoln Tai Tapu and Hauschilds Roads



Indicative Master Plan

Key Points

- This proposal lies within the catchment of Te Waihora.
- There are no known wāhi tapu or wāhi taonga sites
- There are no waterways within the proposed development, though the Halswell River is immediately to the north of the site across the Lincoln – Tai Tapu Rd. Also to the south is an existing waterway/drain which stormwater will ultimately enter.
- Potable water and sewage disposal will be by way of council reticulated services

- On site stormwater detention basins are proposed with discretion reserved on a first flush basin. In addition an estimated area of 9100m2 is to be set aside as a Flood offset area, as shown on the indicative Master Plan.

- View shafts have been identified to retain rural amenity but no “view shafts” have been identified in respect of Maunga/Peaks of significance to manawhenua.

- Two hills at the head of Whakaraupō commemorate Ngāi Tahu / Ngāti Mamoe contests. Ōrongomai (Cass Peak) marks the place where Ngāi Tahu heard (whakarongo) Ngāti Mamoe who were based at Mānuka Pā on the Huritini / Halswell River (present day Old Tai Tapu road). Ōmāwete (Coopers Knob) represents a rare recognition of the defeated enemy. Māwete was a Ngāti Mamoe rangatira from Mānuka Pā.

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].

Comment: Only partial on-site treatment of stormwater is proposed, with stormwater ultimately discharging to a waterway/drain(Ryans Drain?) on the south of the site. This will discharge into the Halswell River and Te Waihora.

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.

Comment: It would be recommended that the developers actively promote the incorporation of these water conservation methods into any dwellings that are constructed.

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.

Comment: The proposed Lot sizes allow adequate scope to best consider orientation of the dwellings and incorporation of other methods should also be actively encouraged. Curtilage area is 356m^2 ie approx. 25m x 15m per Lot. Impervious surface area as 5,840m2 (356m2 x 16 dwelling sites).

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.

Comment: The opportunity by papatipu rūnanga to be involved and consulted at this stage is appreciated. It is hoped that any recommendations can be incorporated into the final application and benefit the overall development by adding value, and considering cultural values.

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

Comment: It is important that if consent is given allowing discharge of stormwater into waterways (particularly within the catchment of Te Waihora), all practical steps are undertaken to ensure that the best treatment available.

(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.

Comment: This would be the preferred outcome. Stormwater detention and/or treatment facilities that are designed in the form of forested wetlands can provide a number of benefits to water quality, water detention, biodiversity and landscape values, and also solve some common problems associated with more traditionally styled facilities. Indigenous forests can serve a drainage function in their ability to

process contaminants, intercept, take-up and transpire potentially large volumes of water, thus preventing the discharge into receiving waters.[1]

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:

[1] Norton (1995) reports that the basal area (measured 1.4mabove ground level) of the 22 most common trees in Riccarton Bush was as little as 58.74 m2 per hectare, representing just 0.59% of the forest floor area.

(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).

Comment: There are a number of biodiversity trails established in the wider area. It is important that individual opportunities are also utilised where opportunity exists. This means increasing biodiversity of indigenous flora and fauna where possible. I note flowering cherries are proposed along the Lincoln – Tai Tapu and Haushilds Rds. There is an opportunity to replace these with indigenous species or to mix indigenous and exotic species. There is no doubt that the proposed rural residential development will result in changes to the landscape character. The establishment of a small forested stormwater detention basin complemented by other indigenous planting would entail the creation of a new high-value landscape of an entirely different character to the one that currently exists there. There is a potential to create a mosaic of indigenous plantings that mimic natural ecosystems and processes. This planting can still allow for strategic vistas, and retain elements of a more open rural character also.

Kahikatea and its naturally associated species composition would be an excellent species for the stormwater management areas as it is tolerant of a range of site conditions, and can tolerate short term inundation.

<u>Recognising cultural landscapes</u>

Issue CL1: Ngā Tūtohu Whenua -

(a) There is a need for culturally appropriate tools to identify and express the relationship of tāngata whenua with particular places, and the values that define that relationship;

(b) Land use and development can have both positive and adverse effects on cultural landscapes;

(c) An RMA focus on outstanding landscapes and outstanding natural features can mean that cultural landscapes are not recognised in planning and policy; and

(d) Enhancement and restoration of cultural landscapes is important to Ngāi Tahu culture, identity and well-being

Comment: The extensive modification that will occur through the rural residential development of the site also presents the opportunity to enhance manawhenua associations with the area through identifying vistas to significant peaks, and the opportunity for ecological restoration. Ther may also be an opporutntiy for the developer to consider street names or other design themes that record Ngāi Tahu association with Tai Tapu.

1.11 Te Waihora

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

Comment: The proposed Private Plan Change will impact on mahinga kai by flow of stormwater ultimately into Te Waihora. There is opportunity to mitigate any adverse impact and to add in a positive way to the indigenous biodiversity and wider mahinga kai resources of the area.

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).

Native Plants of The Canterbury Plains (DOC Publication)

The Ahuriri wetlands at Motukārarā are a valuable reminder of the extensive wetland systems once widespread over the lower coastal parts of the plains. They were once part of the Ahuriri Lagoon which extended along the Halswell River from Taitapu to Motukārarā.

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.

- **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 a first flush basin is established as part of the on-site stormwater treatment, and that best practice is followed in terms of design. The establishment of a small forested stormwater detention basin complemented by other indigenous endemic planting would entail the creation of a new high-value landscape representative of what once was in the area. There is a potential to create a mosaic of indigenous plantings that mimic natural ecosystems and processes.(Note Appendix A – is indicative of the types of species utilised in an area not dissimilar in character to the proposed site)

- **Recommendation 6**:

There needs to be an appropriate system put in place to ensure planting and maintenance of the on-site stormwater retention areas if they are not to be administered by SDC.

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 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 are a highly modified landscape and the natural character of the plains has been significantly altered by land clearance, drainage, farming and settlement. 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 flood offset areas and stormwater detention basins. 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.

Ngā Tutohu Whenua/ Cultural Landscapes - A cultural landscape approach is the most appropriate means to identify, assess and manage the potential effects of subdivision and development on cultural values and significant sites

 Recommendation 10: To identify view shafts to important maunga/peaks of the area and recognise these on the master plan for the site. This can be assisted by consultation with rūnanga or a suitably qualified and experienced person.

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 to assist in addressing any issues that have been identified.

We ask that the applicants give due consideration to incorporating the recommendations detailed in this report into their proposal. In addition the applicants can develop a landscaping, stormwater detention basin, and identification with a suitably qualified expert or by direct consultation with rūnanga. It is however requested that time is provided for rūnanga to comment on any final design.

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

Report Prepared by:

Bryan McGillan

Resource Management Planner

Mahaanui Kurataiao Ltd

Approved for release by:

Lynda Murchison

Environment Strategy Manager

Mahaanui Kurataiao Ltd

APPENDIX

Table 1: List of trees, shrubs, climbers and wetland plants specified for a similar style forest /wetland mosaic planting at the Quaifes-Murphys stormwater facility in Halswell.

Trees & Shrubs

Botanical Name	Common Name(s)	Grade	Number
*Alectryon excelsus**	titoki/NZ ash	2.5L	20
Aristotelia serrata	wineberry/makomako	RT	505
Carpodetus serratus	marbleleaf/putaputaweta	2.5L	375
Coprosma crassifolia	stiff-stemmed coprosma	2.5L	450
Coprosma linarifolia	narrow-leafed coprosma	RT	75
Coprosma lucida	karamu	RT	200
Coprosma propinqua	mingimingi	2.5L	2050
Coprosma rhamnoides	red-fruited mikimiki	2.5L	625
Coprosma robusta	karamu	RT	400
Coprosma rotundifolia	round leaved coprosma	RT	100
Coprosma rubra	red-stemmed coprosma	2.5L	550
Cordyline australis	cabbage tree/ti kouka	RT	1375
Corokia cotoneaster	korokio	2.5L	50
Dacrycarpus dacrydioides	kahikatea/white pine	2.5L	3750
Elaeocarpus dentatus	hinau	2.5L	880
Elaeocarpus hookerianus	pokaka	2.5L	880
*Fuchsia excorticata**	tree fuchsia/kotukutuku	RT	20
Griselinia littoralis	broadleaf/kapuka	RX1L	2615
Hebe salicifolia	koromiko	RT	1770
Hoheria angustifolia	houhere	RT	890
Leptospermum scoparium	manuka	RT	2125
Lophomyrtus obcordata	NZ myrtle/rohutu	2.5L	350
Melicope simplex	poataniwha	2.5L	200
*Melicytus ramiflorus**	mahoe/whiteywood	2.5L	50
Myrsine australis	red matipo	2.5L	900
Pennantia corymbosa	kaikomako	2.5L	750
Pittosporum eugenioides	lemonwood/tarata	RT	1250
Pittosporum tenuifolium	kohuhu/black matipo	RT	850
Plagianthus regius	ribbonwood/manatu	RT	1500
Podocarpus totara	totara	2.5L	800
Prumnopitys ferruginea	miro/brown pine	2.5L	200
Prumnopitys taxifolia	matai/black pine	2.5L	350
Pseudopanax anomalus	shrub pseudopanax	2.5L	100
Pseudopanax arboreus	five-finger/pauhou	RT	800
Pseudopanax crassifolius	lancewood/horoeka	2.5L	1200
Pseudowintera colorata	pepper tree/horopito	2.5L	600
Sophora microphylla	South Island kowhai	2.5L	525
Streblus heterophyllus	milk tree/turepo	2.5L	95

Climbing Plants

Botanical Name	Common Name(s)	Grade	
*Clematis paniculata**	NZ clematis/puawananga	RX1L	20
*Clematis fosteri**	yellow clematis	RX1L	20
*Fuchsia perscandens**	climbing fuchsia	RX1L	20
*Muehlenbackia complexa**	shrubby puhue	RX1L	20
*Parsonsia capsularis**	NZ jasmine/kaiwhiria	RX1L	20
*Parsonsia heterophylla**	NZ jasmine/kaiwhiria	RX1L	20
*Rubus australis**	bush lawyer/taramoa	RX1L	20
*Rubus schmidelioides**	bush lawyer/taramoa	RX1L	20
*Rubus squarrosus**	bush lawyer/taramoa	RX1L	20

Monocot Herbs

Botanical Name	Common Name(s)	Grade	
Astelia fragrans	bush flax/kahaka	RX1L	625
Austroderia richardii	toetoe	RX1L	1225
Carex flagelifera	shining sedge/mania	RX90	925
Carex secta	sedge/purei	RX90	18580
Carex virgata	swamp sedge	RX90	975
Cyperus ustulatus	umbrella sedge	RX90	3220
Juncus gregiflorus	rush	RX90	6525
Juncus pallidis	rush	RX90	2370
*Microlaena avenacea**	bush rice grass	RX1L	50
Phormium tenax	NZ flax/harakeke	RX1L	2575
*Uncinia uncinata**	hooked sedge/kamu	RX1L	50

Ferns

Botanical Name	Common Name(s)	Grade	
Blechnum minus	swamp kiokio	RX1L	1905
*Blechnum penna-marina**	little hard fern	RX1L	50
*Cyathea dealbata**	silver fern	2.5L	50
*Dicksonia fibrosa**	wheki ponga	2.5L	50
*Dicksonia squarrosa**	rough tree fern	2.5L	50
*Hypolepis ambigua**	rough pig fern	RX1L	50
*Phymatosorus pustulatus**	hounds tongue fern	RX1L	50
*Polystichum vestitum**	prickly shield fern/puniu	RX1L	50