18 December 2018

Novo Group Limited
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info@novogroup.co.nz

Selwyn District Council
ROLLESTON

Attention: Rachael Carruthers

BY EMAIL: RACHAEL.CARRUTHERS@SELWYN.GOVT.NZ

Dear Rachael,

PC180059: GW WILFIELD LTD PRIVATE PLAN CHANGE REPLYTO REQUEST FOR FURTHER INFORMATION

1. Thank you for your letter dated 28 November 2018. We reply as follows, using the headings from your letter.

Infrastructure

2. A response to the sewer question re the practicality of upgrades is attached as Attachment 1.

Outline Development Plan and Connectivity

3. An amended Outline Development Plan (ODP) is attached as Attachment 2, as requested. The amendment is in the requested format and includes an indication of connectivity.

4. In regard supporting text, we provide the following:

   OUTLINE DEVELOPMENT PLAN – LIVING WEST MELTON (LIVING WM) SOUTH ZONE

   Introduction

   This Outline Development Plan (ODP) area comprises 73.5 ha and is bound State Highway 73 to the north and Weedons Ross Road to the west.

   The ODP embodies a development framework and utilises design concepts that are in accordance with:

   - The Land Use Recovery Plan (LURP)
   - Canterbury Regional Policy Statement
   - The Greater Christchurch Urban Development Strategy (UDS)

- The Ministry for the Environment's Urban Design Protocol

- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by four more specific plans that reference the Density (Land Use), Movement Network, Green and Blue Networks.

Land Use Plan

The majority of the ODP area will provide for sites with a minimum lot area of 1,100m^2 and a maximum lot area of 3,000m^2. A low density area is located on the eastern periphery of the ODP, with a minimum lot area of 3,000m^2 and a maximum area of 5,000m^2. The low density area will provide a buffer between the higher density residential areas located centrally within the ODP area, and the adjoining rural areas to the east and south.

An interface treatment will be required along the south eastern boundary of the ODP area. The interface treatment will comprise a single row of trees planted on the boundary with the Rural Zone, with centres no further apart then 3m, and maintained at a height of not less than 2m. Suitable species include fast growing species such as Cupressus leylandii 'ferndown' or similar. The interface treatment is intended to achieve a substantial screen without creating adverse shading conditions for future residents.

Movement Network

For the purposes of this ODP, it is anticipated that the built standard for a "Primary Route" will be the equivalent to the District Plan standards for a Local-Major Road, and a "Secondary Route" will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- A primary route that follows the existing circular alignment of Silver Peaks Drive, connecting to Kingsdowne Drive. The primary route also provides for an extension to Ridgeland Way;

- A secondary route that is anticipated to loop through the adjoining Rural Zone;

- Shared pedestrian and cycle connections throughout the ODP area, and including existing connections to the north and west of the ODP area, to enhance safe walking and cycling opportunities to other parts of West Melton township.

The remaining internal roading layout must provide for long term interconnectivity once full development is achieved. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

Green Network

One neighbourhood park is required centrally within the ODP area. Remaining reserves provide open space and facilitate attractive pedestrian connections.

An east-west orientated reserve follows the alignment of an existing high voltage transmission line corridor and will serve the dual purpose of providing open space whilst also ensuring that buildings and other structures on private land are set back safe distances from the transmission lines and supporting structures. The high voltage transmission line corridor reserve will have a minimum width of 12m from any tower foot and 12m from the centre line of the transmission line (e.g. a total width of 24m adjoining the transmission line, with additional width adjoining a tower).

Opportunities to integrate stormwater collection, treatment and disposal into the open space reserves also exist, where appropriate.

The proposed reserve network provides an opportunity to create an ecological corridor. Plant selection in new reserves should include native tree and shrub plantings, such as Olearia adenocarpa, Sophora prostrata, Muehlenbeckia ephedroides, Carex comans, Poa cita and Aciphylla subflabellata.

Blue Network

Water race - An existing water race is located on the western edge of the ODP area, adjoining Weedons Ross Road, and the northern edge of the ODP adjoining State Highway 73. Any subdivision and road design will account for the presence of the water race, ensuing its ongoing function is not compromised.

Stormwater - the underlying soils are relatively free-draining and support the discharge of stormwater to ground. Stormwater will be discharged to ground directly via a system of soakpits and swales. Detailed stormwater solutions will be determined by the developer in collaboration with Council at the subdivision stage and in accordance with Environment Canterbury requirements.

Sewer – All new sites are intended to be serviced by Low Pressure Sewer, with a network of pipes transferring wastewater to the existing Council Pump Station on Silver Peaks Drive. A new wastewater storage facility may be required, to provide emergency storage and to act as a buffer for additional flows entering the system from the ODP area. The storage facility may be located underground, adjacent the Rossington Drive Pump Station and within land owned by Selwyn District Council.

Water – The water reticulation will be an extension of existing reticulation within the ODP area. Upgrades of existing pipes may be required to ensure adequate water supply. The requirement for upgrades will be determined at the subdivision stage.

Building Setbacks

5. No specific building setbacks are proposed other than the State Highway 73 setbacks. The site will otherwise be subject to existing internal and road boundary setbacks specified for the Living West Melton Zone. No additional setbacks are proposed adjoining the high voltage transmission line corridor, as the requirement for a reserve in this location (as stipulated in the ODP) will to a large extent address the setbacks recommended by Transpower. Any additional setbacks or assessment required by NZECP34 can be addressed at the time of building consent (see further comment below).

Road Boundary Fencing

6. The Plan Change area is an existing residential area. There are currently no rules requiring specific road boundary treatments in this area and this will continue to be the case. That is also the case in the nearby West Melton (Living WM) North Zone. The applicant implements private covenants at the time of subdivision, preventing fences from being erected within 3m of the road boundary.

Reserve/Pylon Corridor/Setbacks

7. Transpower generally recommends a building/structure setback of 12m from any tower foot and 12m from the centreline of the transmission line under the National Grid Yard. Those setbacks have effectively been implemented by the requirement for a reserve to be established, with a minimum 24m dimension, along the alignment of the high voltage transmission line. The applicant advises that a reserve width of 32m-35m is actually proposed. Further, internal boundary building setbacks of 2m typically apply to residential properties, additional to the setback created by the reserve.

8. In regard the NZECP, where engineering advice is not sought, setbacks of up to 22.5m may be required from conductors during construction (for voltage lines exceeding 110kV but not exceeding 220 kV). Sufficient space is anticipated to be available in the allotments adjoining the transmission line, to ensure that these setbacks can be achieved, if necessary. In reality however, it is anticipated that engineering advice will be sought prior to undertaking construction near the transmission line corridor, allowing for reduced safe distances.

9. Commentary from Acoustic Engineering Services, in regard noise from conductor lines, is attached as Attachment 3.

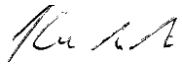
10. For your reference, we also include commentary from Xteriorscapes in regard the purpose of the proposed reserves, and including in relation to the transmission lines (see Attachment 4)

Consultation

11. Consultation undertaken to date is set out on Page 9 of the Proposed Plan Change. Additionally, please find attached in Attachment 5, the response of Mahaanui Kurataiao Limited in respect of consultation with runanga. That response notes no objections to the proposal and includes three recommendations, being the implementation of an accidental discovery protocol, and the use of locally sourced indigenous vegetation in landscape and stormwater soakpit/swale design. The requirement for adherence to accidental discovery protocol is already routinely included in subdivision consents in this area and that is anticipated to continue to be the case. The applicant also routinely utilises indigenous plantings within its landscaping areas and where possible within stormwater designs. The proposed ODP text noted above includes specific reference to native tree and shrubs recommended within new reserves. No further amendments to the Plan Change proposal are considered necessary in response to this consultation.

Yours sincerely,

Novo Group Limited



Kim Seaton

Senior Planner

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[Novo Group file number]

Attachment 1: Infrastructure Comment

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

Davie, Lovell-Smith Ltd
116 Wrights Road, Addington
PO Box 679, Christchurch 8140
New Zealand
Telephone (03) 379-0793,
E-mail: office@dls.co.nz

9th December 2018

GW Wilfield Ltd
Hamish Wheelans hamish@gwlimited.nz

Attn Mr Hamish Wheelans

RE: PC180059 GW WILFIELD LTD – RFI Response

Dear Hamish

In response to the Request for Information from Selwyn District Council dated 28th November 2018, please accept this letter addressing the Infrastructure query regarding the sewer.

Council seek to determine a way in which the proposed sewage upgrade measures that were proposed in the Plan Change Application, can be applied when considering that the additional development capacity may not be created beyond this application.

In response to this we need to consider which of the proposed upgrade measures will satisfy the needs of the new lots proposed and benefit the existing community in general. In regards to this there is only one item of upgrade that fits this description and that is the Storage Facility.

As part of any sewer system there is a need to provide emergency storage should there be a breakdown or electrical failure. This storage volume is usually calculated from an assessment of the time that it may take to get the system running again. In this case we have assumed a time of 8 hours. Using the Average Sewerage Flow we can determine a volume of 253m³. This calculation is in the application.

Currently the storage in West Melton is virtually nil. This is a significant deficiency in the system and it would be in the interest of the existing community to have this rectified.

This storage can also have a secondary function. It can act as a buffer for the additional flows entering the system from the proposed Plan Change Area. This additional flow may occasionally cause the overall flow to exceed the capability of the existing pumps. If the inflow were to exceed the pump capability then it would only be for a short period during the very high points of diurnal flow. This additional inflow would need to be stored. The storage capacity proposed would easily cater for this additional sewerage inflow.

We have estimated the cost of the facility to be approximately $300,000.00+gst excluding land. It is proposed that the storage may be located underground, adjacent to the Rossington Drive Pump station, and within land currently owned by Selwyn District Council. The proposal is seeking 71 additional lots. We have estimated that the contribution per lot for the overall upgrades will be approximately $3,780.76+gst per lot (refer to the application). This amounts to a contribution from the proposed plan change of 71 x $3,780.76 = $268,433.96. There may be a small shortfall in costs but we would assume that Council would be happy to pay this due to the overall benefits to the existing community.

DAVIE LOVELL-SMITH

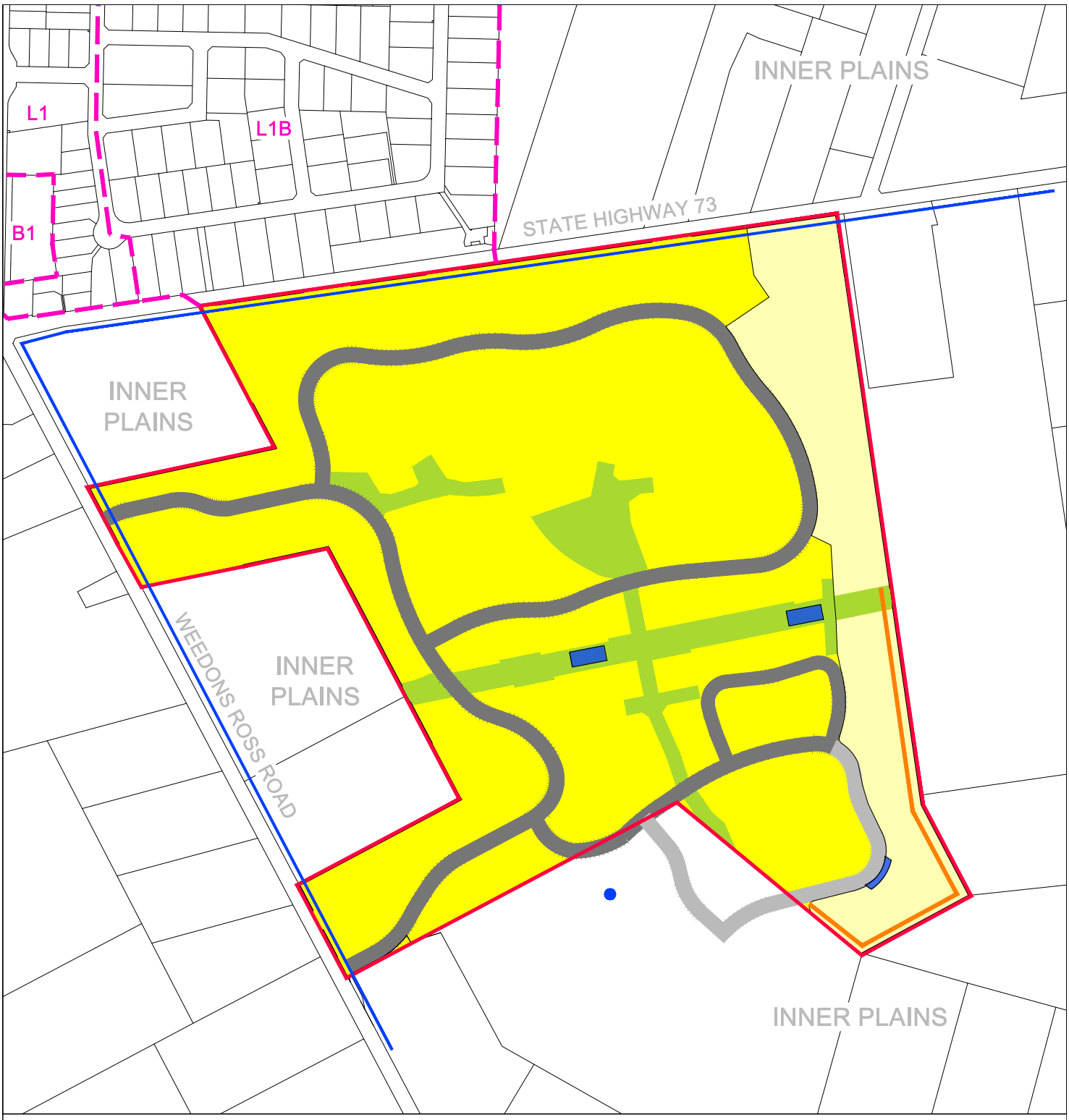
Please note that this estimate of the cost is subject to a full design, approval and tendering process, so to that end we cannot be final with this cost assessment. Needless to say the benefits to all are very apparent and we believe that this addresses the Councils RFI query.

We would go further to say that this proposal may even cater for additional development before the need to upgrade the delivery pipe to the Pines. This would allow the Council to accumulate some contributions before having to meet this large expenditure.

Kind Regards

Andy Hall
Director
CPEng

Attachment 2: Amended Outline Development Plan



Legend

- ODP boundary
- Parcel
- Indicative location for water bore
- Primary Route
- Secondary Route
- Existing water race
- Low Density
- Medium Density
- Soakage Areas
- Neighbourhood Park
- Interface Treatment

Note:

All sections adjacent to Inner Plains zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.

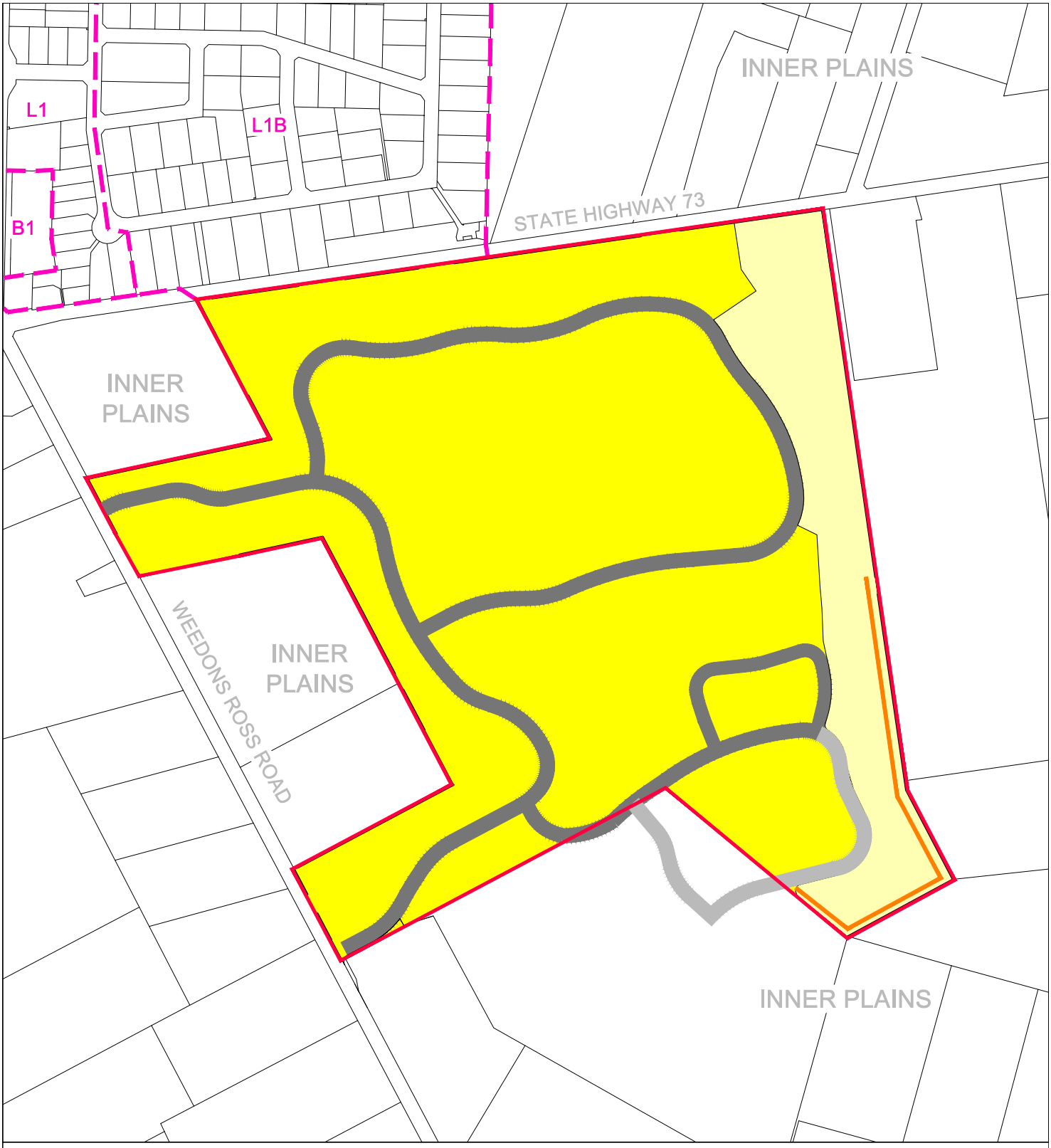
Interface treatment includes having larger residential sections as perimeter blocks where sections immediately adjoin a boundary with Inner Plains.

Outline Development Plan

OVERALL Plan

Living West Melton
(Living WM) South Zone

Scale: 1:7500@A4



Legend

- ODP boundary
- Parcel
- Primary Route
- Secondary Route
- Low Density
- Medium Density
- Interface Treatment

Note:

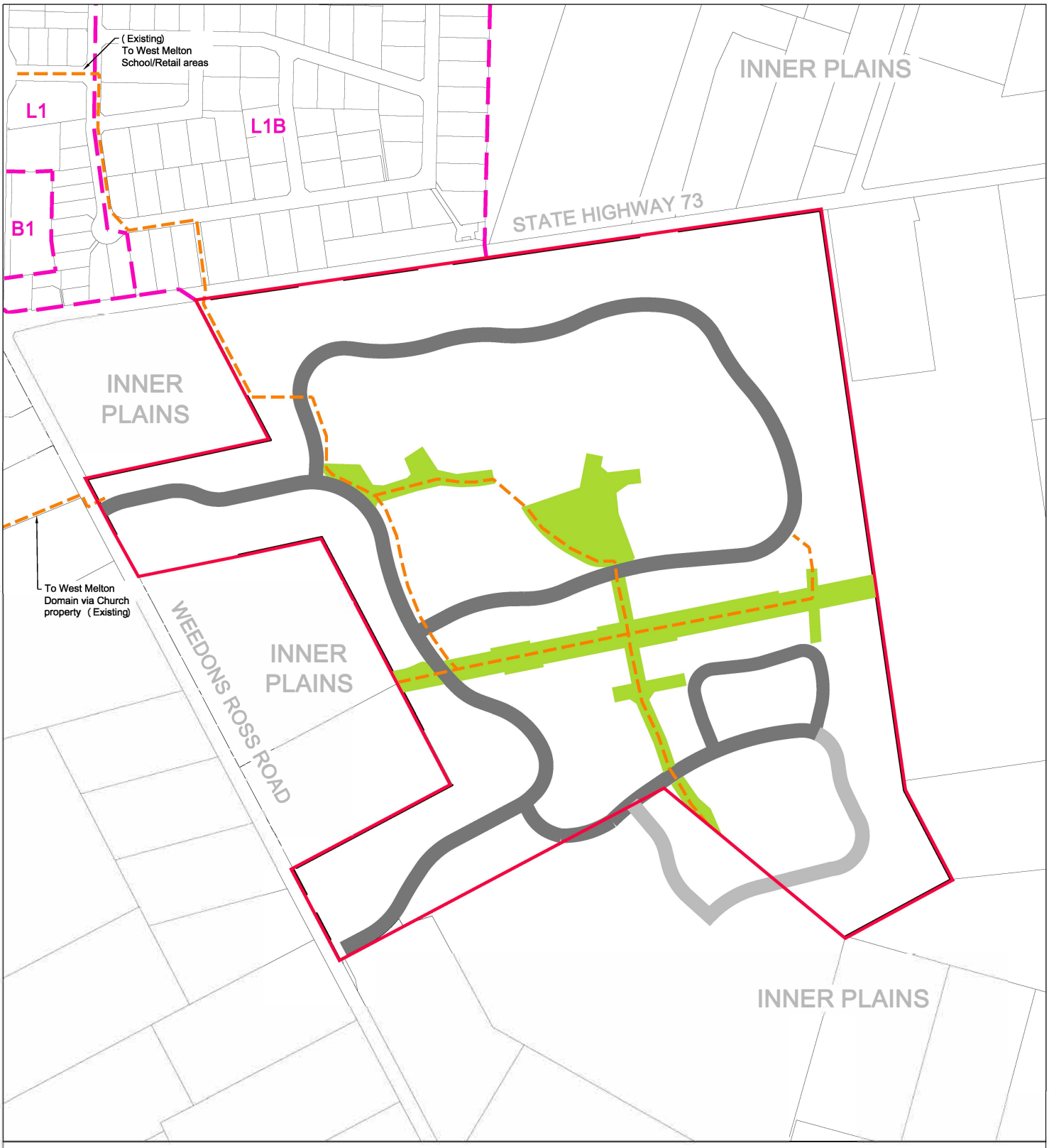
All sections adjacent to Inner Plains zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.
Interface treatment includes having larger residential sections as perimeter blocks where sections immediately adjoin a boundary with Inner Plains.

Outline Development Plan

LANDUSE Plan

Living West Melton
(Living WM) South Zone

Scale: 1:7500@A4



Legend

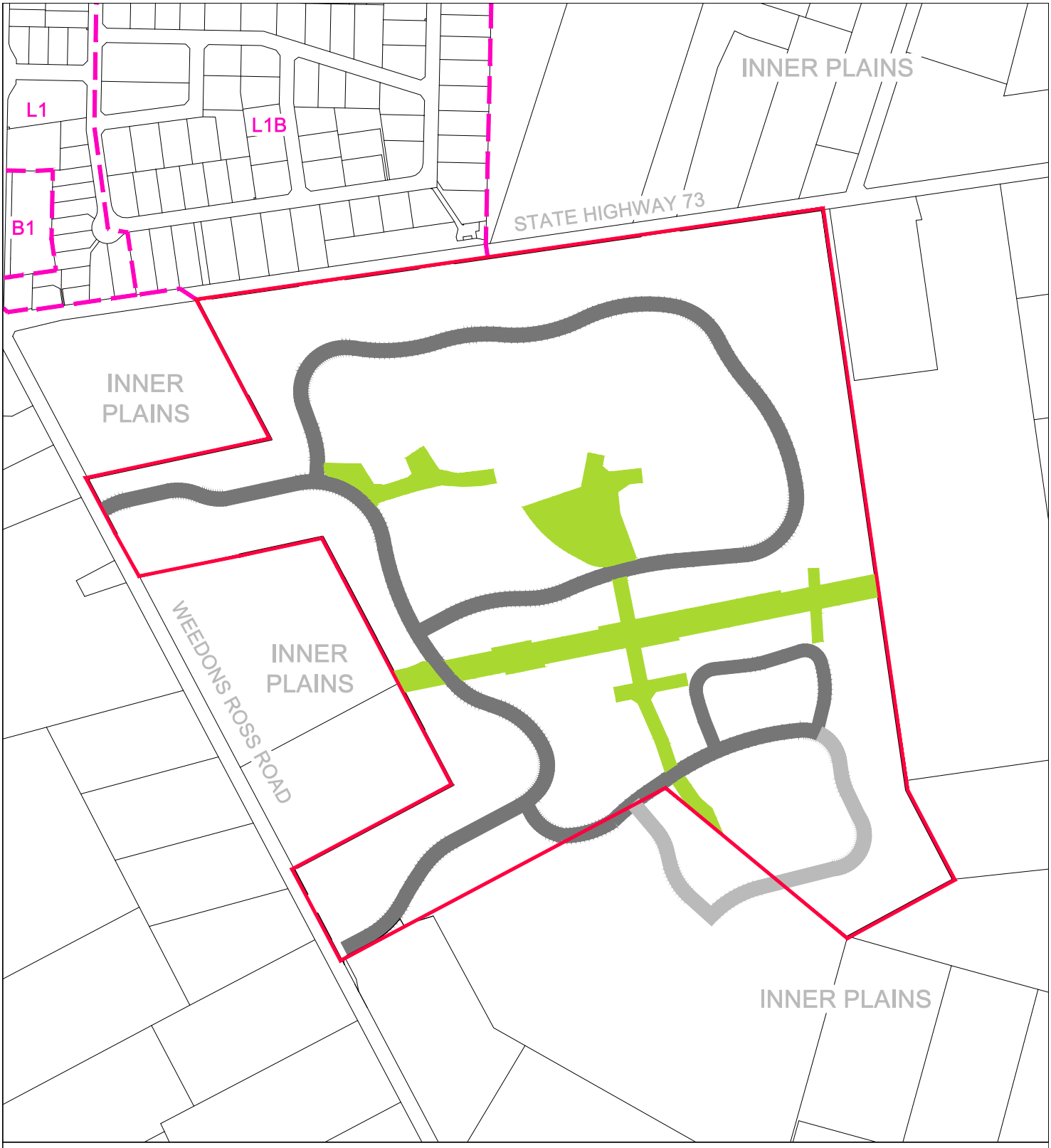
- ODP boundary
- Parcel
- Primary Route
- Secondary Route
- Neighbourhood Park
- Shared pedestrian/cycle lane

Outline Development Plan

TRANSPORT Plan

Living West Melton
(Living WM) South Zone

Scale: 1:7500@A4



Legend

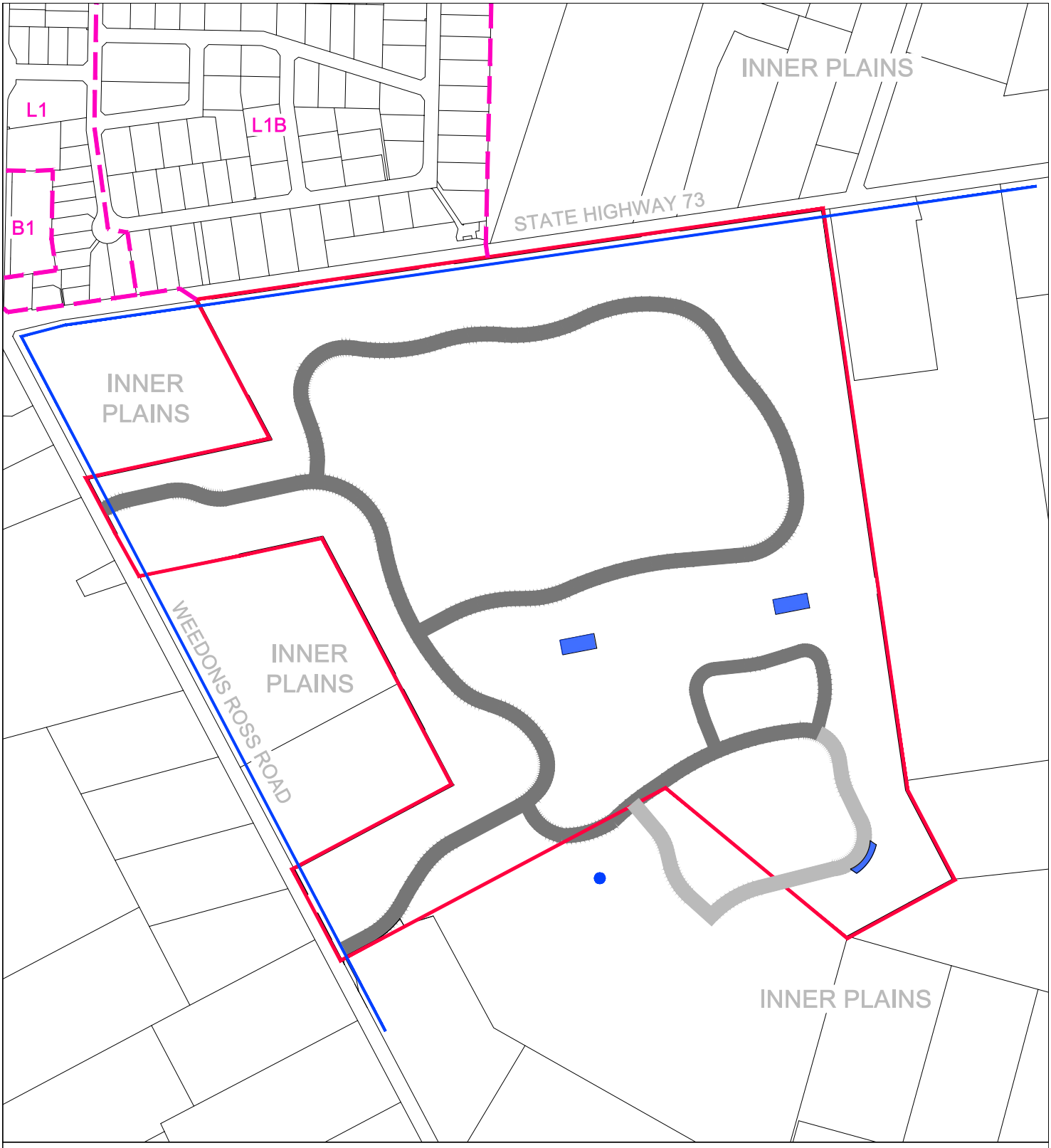
- ODP boundary
- Parcel
- Primary Route
- Secondary Route
- Neighbourhood Park

Outline Development Plan

GREEN NETWORK Plan

Living West Melton
(Living WM) South Zone

Scale: 1:7500@A4



Legend

- ODP boundary
- Parcel
- Primary Route
- Secondary Route
- Indicative location for water bore
- Existing water race
- Soakage Areas

Outline Development Plan

BLUE NETWORK Plan

Living West Melton
(Living WM) South Zone

Scale: 1:7500@A4

Attachment 3: Acoustic Engineering Services Comment

acoustic
engineering services

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Christchurch 8140

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office@aeservices.co.nz

File Ref: AC18396 – 01 – R2

13 December 2018

Mr H. Wheelans
GW Wilfield Ltd
PO Box 36511
CHRISTCHURCH 8146

Email: hamish@gwlimited.nz

Dear Hamish,

Re: Proposed Private Plan Change, Wilfield Subdivision
Noise from pylon corridor

In response to the Request for Information (RFI) from the Selwyn District Council, titled *PC180059: GW Wilfield Ltd Private Plan Change: Request for Further Information*, and dated the 28th of November 2018, we have considered the associated noise from the pylon corridor within the Wiflield subdivision. The proposed Private Plan Change (PC180059) is to increase the allowable density of the southern portion of the subdivision.

Based on discussions with the Applicant, we understand that the corridor is a minimum of 24 metres wide, with the pylon structures located centrally. The transmission lines carry a voltage of 220 kV, and the conductors are a minimum of 12 metres in height from the ground. We note that any dwelling on the adjoining sites would need to be set back from the boundary in accordance with the District Plan rules, a minimum of an additional 2 metres.

Two main noise sources may be associated with the pylon corridor – wind generated noise (known as aeolian noise), and electrical noise (known as corona discharge). We have discussed each of these sources further below.

1.0 Wind generated noise

The likely occurrence, magnitude, and nature of wind noise is difficult to analyse theoretically. This is due to the fact that all of these aspects depend on the specific wind speeds and angles that the structure experiences. Each wind speed and direction will interact differently with the pylons and transmission lines, meaning that over time the risk that wind noise could be generated would differ significantly depending on the conditions. For wind noise generally, in instances where it is found to be significant in practice, in many cases it remains difficult to completely understand even with the benefit of extensive subsequent testing and theoretical analysis. The only way to provide some certainty prior to construction would be through full-scale testing in a low-noise wind tunnel, and wind flow modelling to determine actual wind conditions the pylons and transmission lines will be exposed to.

In this situation, noise may be generated by wind blowing through the conductors and structures. As this depends on both the wind velocity and direction, we would expect any wind generated noise would be infrequent. In addition, we note that we would expect that the wind speeds required to generate an audible noise would need to be high. At high wind speeds, the ambient noise levels within the area would also be expected to increase, which would mask any noise generated by the pylon corridor, and windows would likely be closed.

Based on the above, there are no aspects of the pylon corridor design and location which raise particular concern with regard to wind noise.

2.0 Electrical noise

The electrical noise occasionally heard from transmission lines is due to a corona discharge. This is caused by charged particles within the electrical field at the surface of the conductor, and is subjectively described as a cracking, hissing or humming sound.

This type of noise is dependent on the voltage of the line and the weather conditions. It most commonly occurs during rain or high humidity. The higher the rainfall rate the greater the noise level. Similarly to wind noise, during periods of heavy rain, we would expect the overall ambient noise levels to be increased, which would provide additional masking to the electrical noise from the pylon corridor. In terms of voltage, most of the literature suggests that corona noise only becomes a significant issue for transmission lines carrying voltages of 350 – 500 kV and above.

We note that in some cases an electrical noise can also be generated by dirty or broken insulators. We understand that as part of Transpower's policies if this occurs, they will investigate, repair or wash the insulators as required.

Based on the above, with the setback to the nearest potential dwellings, the likely infrequency of occurrence, and the 220 kV voltage of the transmission lines we would not expect the electrical noise from the pylons to be problematic at the nearest residential properties.

Please do not hesitate to contact us to discuss further as required.

Kind regards

Clare Dykes
MBSc, MASNZ
Senior Acoustic Engineer
Acoustic Engineering Services Ltd

13 December 2018

Attachment 4: Xteriorscapes Comment

26 November 2019

xteriorscapes
LANDSCAPE ARCHITECTS

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hayden@xteriorscapes.nz
www.xteriorscapes.nz

Wilfield Plan Change (PC59)
GW Wilfield Ltd

Wilfield Subdivision Pylon/Ecology Corridor and Recreation Reserves

You have sought commentary on the proposed Pylon/Ecology Corridor and Recreation Reserves located within the Plan Change (PC59) site.

The purpose of these reserves is to link the existing greenspace and reserve network within West Melton, originating at the northern end of Preston Downs and Gainsborough, crossing SH73 at two strategic locations, then following south through Wilfield, whilst at the same time affording enhancement of the ecological and recreation values of the Plan Change area.

From an ecological perspective there is opportunity to reinstate some of Canterbury's dry plains native shrub land, and grassland habitats. The area of land within the corridor is a continuous stretch of land where swards of planting can be achieved without the interruption of utilities such as roads, and services.

Emphasis shall be provided to plant selection that are connected to the area and thrive in ground conditions that are generally shallow, stony and well-drained and dry through most of the year and subject to extreme summer drought.

The Ecological Corridor provides an opportunity to specify Olearia adenocarpa, a rare shrub only found on the Canterbury Plains (picture 1), in-conjunction with nationally and locally rare plants that include Sophora prostrata (prostrate kowhai) (picture 2), Muehlenbeckia ephedroides (pohuehue) (picture 3), Carex comans (longwoods tussock), Poa cita (silver tussock), and Aciphylla subflabellata (grassland spear grass).

Picture 1: Olearia adenocarpa

The native tree and shrub plantings will provide habitat for native bird life, invertebrate species, and pollinators.

Picture 2: Sophora prostrata

The reinstatement of local indigenous habitat should also be a driver to communicate with the local primary schools environmental groups, such as the 'Eco warriors', so they have a hands-on outdoor educational opportunity to revitalise the local ecosystems.

Picture 3: Muehlenbeckia ephedroides

Tree selection within the Plyon/Ecology Corridor shall have specific attention to Transpower "Development Guidelines" to reduce the risk caused by trees near power lines. Tree species shall comply with any height and setback restrictions, have low maintenance attributes and screening capabilities to assist in concealing the Pylons at viewing level.

From a recreational perspective, the ecological corridors and reserve areas provide linkages and opportunity to pathways for walking, running, scootering, and biking. This provides a safe environment and network of pathways within the overall Wilfield development for the user without the requirement to negotiate the local rural roads with higher speed limits and in many instances berms without pathways.

The connectivity of the green spaces within the site makes the existing recreation amenities accessible which include the tennis court, basketball half court, flying fox and play equipment, and open fields for play and passive recreation provisions with seating areas throughout. Additional break out areas along the reserve footpath network shall also be provided for additional seating areas.

Considering amenity, the proposed green spaces also enables localised amenity that fits with increased density and housing typologies, an important factor in the overall design of new housing areas in the district.

Hayden Stark
Xteriorscapes

Attachment 5: Response to Runanga Consultation

Mahaanui Kurataiao Ltd
Manawhenua Environmental Services

17 Allen Street, Central Christchurch, Telephone: +64 3 377 4374 Website:www.mkt.co.nz

Monday 3rd December 2018

To: GW Wilfield Ltd

ATTN: Kim Seaton
kim@novogroup.co.nz

Papatipu Rūnanga Report on GW Wilfield Ltd Private Plan Change, West Melton

Manawhenua Statement

Ngāi Tahu are tangata whenua of the Canterbury region, and hold ancestral and contemporary relationships with Canterbury. The contemporary structure of Ngāi Tahu is set down through the Te Rūnanga o Ngāi Tahu Act 1996 (TRoNT Act) and, through this structure and this Act, sets the requirements for recognition of tangata whenua in Canterbury.

The following Papatipu Rūnanga hold manawhenua over the project's location, as it is within their takiwā:

- Te Ngai Tūāhuriri Runanga & Te Taumutu Rūnanga

The natural resources – water (waterways, waipuna (springs), groundwater, wetlands); mahinga kai; indigenous flora and fauna; cultural landscapes and land - are taonga to manawhenua and they have concerns for activities potentially adversely affecting these taonga. These taonga are integral to the cultural identity of ngā rūnanga manawhenua and they have a kaitiaki responsibility to protect them. The policies for protection of taonga that are of high cultural significance to ngā rūnanga manawhenua are articulated in the Mahaanui Iwi Management Plan (IMP).

Assessment of Proposal

- G W Wilfield Ltd is seeking to undertake a private change to the Selwyn District Plan to enable higher density development at the existing West Melton subdivision.

- The existing subdivision consists of 191 residential lots, which is proposed to increase by approximately 72 additional lots, to an approximate total of 252 lots.

- It has been confirmed by the landowner, that there is sufficient sewer capacity available to accommodate the anticipated increase in demand.

- Stormwater will also continue to be discharged to ground via a system of soakpits and swales.
- The change is primarily sought due to a lack of market demand for larger sections of the size that are currently permitted.
- There are no recorded archaeological findings, waterways, wetlands or significant vegetation within the site.

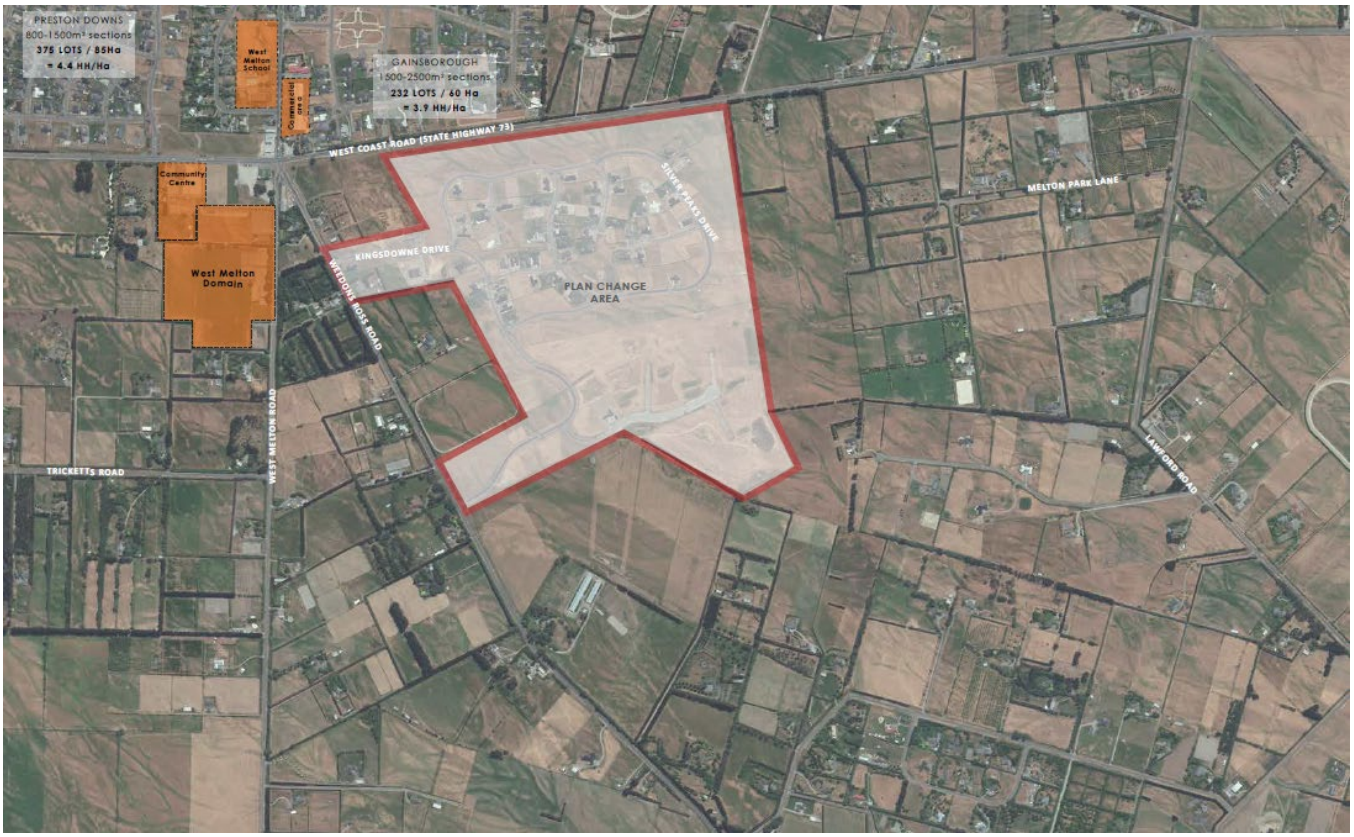

Figure 1: Proposed plan change area, bordered by West Coast Rd (State Highway 73) to the north, and Weedons Ross Rd to the west.

Evaluation in relation to Mahaanui Iwi Management Plan (MIMP)

The matters that are relevant to this particular proposal have been identified as:

P3.1 To require that local government recognise and provide for the particular interest of Ngāi Tahu Papatipu Rūnanga in urban and township planning.

P3.2 To ensure early, appropriate and effective involvement of Papatipu Rūnanga in the development and implementation of urban and township development plans and strategies, including but not limited to:

1) Urban development strategies;
2) Plan changes and Outline Development Plans;
3) Area plans;
4) Urban planning guides, including landscape plans, design guides and sustainable building guides;
5) Integrated catchment management plans (ICMP) for stormwater management;
6) Infrastructure and community facilities plans, including cemetery reserves; and
7) Open space and reserves planning.

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:

1) 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;
2) Ensuring engagement with Papatipu Rūnanga at the Plan Change stage, where plan changes are required to enable subdivision;
3) Requiring that resource consent applications assess actual and potential effects on tāngata whenua values and associations;
4) Ensuring that effects on tāngata whenua values are avoided, remedied or mitigated using culturally appropriate methods;
5) Ensuring that subdivision consents are applied for and evaluated alongside associated land use and discharge consents; and
6) Requiring that 'add ons' to existing subdivisions are assessed against the policies in this section.

P4.3 To base tāngata whenua assessments and advice for 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 (see pages 106-109).

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

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

WAI4.1 To require recognition that subdivision and development in the Waimakariri catchment has the potential to affect tāngata whenua values and interests, in particular:

1) Lowland streams, drains, wetlands and waipuna, and the desire to manage these as mahinga kai;
2) Mahinga kai resources and opportunities;
3) Silent files; and
4) Wāhi tapu and wāhi taonga

WAI4.2 To require that local government recognise and provide for the particular interest of Papatipu Rūnanga in subdivision and development activities in the Waimakariri catchment, including:

(a) Ensuring that engagement with the Papatipu Rūnanga is not limited to silent file or wāhi tapu triggers.

WAI4.3 To assess subdivision and development proposals in the catchment with reference to general policy on Subdivision and Development (Issues P.4, addressed above).

Conclusion

- The proposed Plan Change is not inconsistent with the policies in the Mahaanui Iwi Management Plan.
- Both of the affected Papatipu Rūnanga do not have any major concerns to raise in regards to the proposal, as it is largely consistent with expected density of development in the West Melton area.
- In considering subdivision and associated development, nga rūnanga are particularly interested in infrastructure design (including avoiding direct discharging to water bodies) and capacity.
    - The on-site land-based stormwater system is supported.
- The application demonstrates that infrastructure will be able to cope with additional demand resulting from the proposed plan change, or that upgrades will be undertaken where required.

- As acknowledged in the application, an Accidental Discovery Protocol is a suitable mechanism to mitigate against the potential adverse effects of earthworks on wāhi tapu and wāhi taonga values.
- Subdivision and development can provide an opportunity to enhance cultural landscape values such as biodiversity.
- The below recommendations provided by ngā rūnanga should be appropriately implemented as part of the proposal.

Recommendations

Recommendation 1

That all stormwater soakpits and swales within the subdivision be planted with appropriate indigenous vegetation to enhance their capacity to filter contaminants. This would provide the additional benefit of enhancing indigenous biodiversity at the site.

Recommendation 2

That the new zone be subject to the existing rule requiring land use consent holders to follow an Accidental Discovery Protocol (consistent with Appendix 3 of the Mahaanui Iwi Management Plan) during earthworks.

Recommendation 3

That an additional rule be incorporated into the plan change requiring locally sourced indigenous vegetation to be included in landscaping plans.

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

Report Prepared by:

Kenya Calder

Graduate Environmental Advisor

Peer Reviewed By:

Amy Beran

Environmental Advisor and Consents Lead

Appendix 1: Mahaanui Iwi Management Plan 2013- ADP

Appendix 3: Accidental Discovery Protocol

PRIOR TO COMMENCEMENT OF ANY WORKS, A COPY OF THIS ADP SHOULD BE MADE AVAILABLE TO ALL CONTRACTORS WORKING ON SITE.

Purpose

This Accidental Discovery Protocol (ADP) sets out the procedures that must be followed in the event that taonga (Māori artefacts), burial sites/kōiwi (human remains), or Māori archaeological sites are accidentally discovered.

The Protocol is provided by [----] Rūnanga. [----] Rūnanga is the representative body of the tangata whenua who hold manawhenua in the area defined as [-----].

Background

Land use activities involving earthworks have the potential to disturb material of cultural significance to tangata whenua. In all cases such material will be a taonga, and in some cases such material will also be tapu. Accidental discoveries may be indicators of additional sites in the area. They require appropriate care and protection, including being retrieved and handled with the correct Māori tikanga (protocol).

Under the *Historic Places Act 1993*, an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. It is unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site (known or unknown) without the prior authority of the NZ Historic Places Trust (NZHPT). This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The NZHPT is the statutory authority for archaeology in New Zealand.

Note that this ADP does not fulfill legal obligations under the Historic Places Act 1993 regarding non-Māori archaeology. Please contact the Historic Places Trust for further advice.

Immediately following the discovery of material suspected to be a taonga, kōiwi or Māori archaeological site, the following steps shall be taken:

1. All work on the site will cease immediately.
2. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed.
3. The contractor/works supervisor/owner will notify the Kaitiaki Rūnanga and the Area Archaeologist of the NZHPT. In the case of kōiwi (human remains), the New Zealand Police must be notified.
4. The Kaitiaki Rūnanga and NZHPT will jointly appoint/ advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.
5. If the material is confirmed as being archaeological, the contractor/works supervisor/owner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from NZHPT before work resumes (as per the *Historic Places Act 1993*).
6. The contractor/works supervisor/owner will also consult the Kaitiaki Rūnanga on any matters of tikanga (protocol) that are required in relation to the discovery and prior to the commencement of any investigation.
7. If kōiwi (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōiwi dealt with according to both law and tikanga, as guided by the Kaitiaki Rūnanga.
8. Works in the site area shall not recommence until authorised by the Kaitiaki Rūnanga, the NZHPT (and the NZ Police in the case of kōiwi) and any other authority with statutory responsibility, to ensure that all statutory and cultural requirements have been met.
9. All parties will work towards work recommencing in the shortest possible time frame while ensuring that any archaeological sites discovered are protected until as much information as practicable is gained and a decision regarding their appropriate management is made, including obtaining an archaeological authority under the *Historic Places Act 1993* if necessary. Appropriate management may include recording or removal of archaeological material.
10. Although bound to uphold the requirements of the *Protected Objects Act 1975*, the contractor/works supervisor/owner recognises the relationship between Ngāi Tahu whānui, including its Kaitiaki Rūnanga, and any taonga (Māori artefacts) that may be discovered.