Appendix 10: Assessment of Mahaanui Iwi Management Plan (MIMP)

5.4 Papatuanku - Objectives

(3) Land use planning and management in the takiwā reflects the principle of Ki Uta Ki Tai.
(4) Rural and urban land use occurs in a manner that is consistent with land capability, the assimilative capacity of catchments and the limits and availability of water resources.
(7) Subdivision and development activities implement low impact, innovative and sustainable solutions to water, stormwater, waste and energy issues.

Papatuanku: Issues of Significance

Issue P1: Papatuanuku	*Basic principles of land management from a tāngata whenua perspective.*
Issue P4: Subdivision and development	*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.*
Issue P6: Stormwater	*The discharge of contaminated stormwater in urban, commercial, industrial and rural environments and can have adverse effects on water quality.*
Issue P7: Waste management	*There are specific cultural issues associated with the disposal and management of waste.*
Issue P8: Discharge to land	*Discharge to land can utilise the natural abilities of Papatūānuku to cleanse and filter contaminants but must be managed to avoid adverse effects on soil and water resources.*

Papatuanuku

Policy P1.1
P1.1 To approach land management in the takiwā based on the following basic principles:
(a) Ki Uta Ki Tai;
(b) Mō tātou, ā, mō kā uri ā muri ake nei; and
(c) The need for land use to recognise and provide for natural resource capacity, capability, availability, and limits, the assimilative capacity of catchments.

Ki Uta Ki Tai is described in the MIMP as an approach to land management that recognises the relationships and connections between land, water, biodiversity and the sea. In the case of the application site, options for servicing of the plan change area for future subdivision has been explored to ensure the future land use and choice of servicing

can be accommodated. In terms of intergenerational thinking, the proposed plan change will enable residential use in the township in the long-term without encroaching further on adjoining rural productive land or expanding the township boundaries. The proposed plan change area would at this time be serviced by individual on-site wastewater treatment and disposal to ground. Given the level of treatment required and the geology of the application site, the proposed residential use of the site is within the assimilative capacity of the land.

Subdivision and development

Policy 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.

A consultation process with MKT representing the local runanaga has been undertaken and a draft of the plan change application has been provided for consideration.

Ngai Tahu Subdivision and Development Guidelines

Stormwater	Plan Change Comments
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].	On-site stormwater discharge will likely be used for any future subdivision of the application site. This matter can be designed for at the time of subdivision.
Appropriate and effective measures must be identified and implemented to manage stormwater run off during the construction phase, given the high sediment loads that stormwater may carry as a result of vegetation clearance and bare land.	Management of construction phase stormwater discharge will be addressed in any future subdivision consent and or individual building consents through engineering specific design.
Developers should strive to enhance existing water quality standards in the catchment downstream of developments, through improved stormwater management.	Any future stormwater discharge will meet the required treatment standards of any future Environment Canterbury consent.
Earthworks	
Earthworks associated with subdivision and development are subject to the general policy on Earthworks (Section 5.4 Issue P11) and Wāhi tapu me wāhi taonga (Section 5.8, Issue CL3), including the specific methods used in high and low risk scenarios for accidental finds and damage to sites of significance.	No earthworks are proposed to enable the change of zoning. Any future subdivision of the application site requiring earthworks would require consent and conditions to address this could be included at the time consent is issued.
Water supply and use	

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.	It is noted a new utility allotment has been created within the underlying Kirwee Plains Subdivision intended for a new community water supply bore. Any low use infrastructure or buildings requirements can be addressed at the time of subdivision and or building consent.
Where residential land development is proposed for an area with existing community water supply or infrastructure, the existing supply or infrastructure must be proven to be able to accommodate the increased population prior to the granting of subdivision consent.	The application site is currently zoned for residential use, any future subdivision of the application site resultant from the proposed zone change will have to confirm availability of supply.
Waste treatment and disposal	
Developments should implement measures to reduce the volume of waste created within the development, including but not limited incentives or requirements for: (i) Low water use appliances and low flush toilets; (i) Grey water recycling; and (ii) Recycling and composting opportunities (e.g. supporting zero waste principles).	Any future subdivision or building consents can incorporate these requirements.
Where a development is proposed for an area with existing wastewater infrastructure, the infrastructure must be proven to be able to accommodate the increased population prior to the granting of the subdivision consent.	There is no existing wastewater infrastructure available to the application site.
Where new wastewater infrastructure is required for a development: (i) The preference is for community reticulated systems with local treatment and land based discharge rather than individual septic tanks; and (ii) Where individual septic tanks are used, the preference is a wastewater treatment system rather than septic tanks.	It is anticipated any future subdivision of the application site would be serviced via on-site wastewater treatment and disposal to ground in accordance with the relevant requirements of Environment Canterbury.

Stormwater

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:
(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.

Discharge of stormwater for roads and individual allotments will be addressed at the time of subdivision and can be adequately provided for in accordance with the above guidelines. The proposed plan change is not inconsistent with this policy or any of the other associated stormwater policies.

Discharge to Land

P8.1
To require that discharge to land activities in the takiwā:
(a) Are appropriate to the soil type and slope, and the assimilative capacity of the land on which the discharge activity occurs;
(b) Avoid over-saturation and therefore the contamination of soil, and/or run off and leaching; and
(c) Are accompanied by regular testing and monitoring of one or all of the following: soil, foliage, groundwater and surface water in the area.

The Servicing Report attached to this application and the Geotechnical Report confirm the soils of the application site are appropriate to enable the use of the assimilative capacity of the soils. Therefore, future subdivision of the plan change area can be appropriately serviced through on-site wastewater treatment and disposal to ground.

Te Waihora

The application is within the identified catchment of Te Waihora (Map 23, Page 322 of the IMP). The issues and policies identified the Te Waihora catchment are primarily focused on Ngai Tahu as having an active role in management of the land and land use decisions and ensuring land use does not further compromise water and land resources with an aim to improving the health of resource where possible. It is considered the proposed plan change is not contrary to the objectives and policies of this section of the IMP.