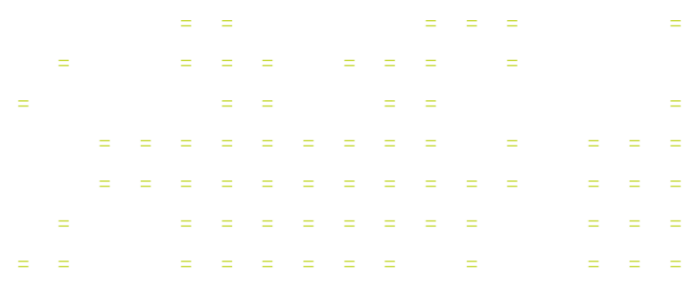


Appendix 12: Assessment of the Mahaanui Iwi Management Plan



The following is an assessment of the Plan Change against the Mahaanui Iwi Management Plan (IMP). The Papatūānuku and Te Waihora Chapters are considered to be the most relevant to the Plan Change request, assessed as follows:

Papatūānuku Ngā Paetae / Objectives

- (1) *The mauri of land and soil resources is protected mō tātou, ā, mō kā uri ā muri ake nei.*
- (2) *The ancestral and contemporary relationship between Ngāi Tahu and the land is recognised and provided for in land use planning and decision making.*
- (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.*
- (5) *Inappropriate land use practices that have a significant and unacceptable effect on water quality and quantity are discontinued.*
- (6) *Ngāi Tahu has a prominent and influential role in urban planning and development.*
- (7) *Subdivision and development activities implement low impact, innovative and sustainable solutions to water, stormwater, waste and energy issues.*
- (8) *Ngāi Tahu cultural heritage values, including wāhi tapu and other sites of significance, are protected from damage, modification or destruction as a result of land use.*

The IMP defines the principle of Ki Uta Ki Tai as land management that recognises the relationship and connections between land, water, biodiversity and the sea. The Plan Change will promote stormwater management principles to mitigate the risk of flooding and will more appropriately management stormwater of future development through the stormwater management areas. The servicing report has confirmed future development can be serviced by Council's reticulated wastewater and potable water subject to upgrades.

Papatūānuku

Issue P1: Basic principles of land management, from a Ngāi Tahu perspective.

Ngā Kaupapa / Policy

Policy 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.*

As a means to:

- (a) *Protect eco-cultural systems;*
- (b) *Promote catchment based management and a holistic approach to managing resources;*
- (c) *Identify and resolve issues of significance to tāngata whenua, including recognising the relationship between land use and water quality and water quantity;*
- (d) *Provide a sound cultural and ecological basis for assessments of effects of particular activities; and*
- (e) *Recognise and provide for the relationship between healthy land, air and water and cultural well-being.*

The Plan Change will implement principles of Ki Uta Ki Tai, as discussed above. Lifting the deferral from the existing Living 1(deferred) and Living 2 (deferred) zones and rezoning the site will provide long term development and housing opportunities for future generations, while being provided with reticulated potable and wastewater services. Stormwater will be managed through the ODP requirements and guidelines and naturalising the stormwater management areas will encourage wildlife and habitats. The Servicing Report has confirmed capacity of the Council's reticulated potable water and wastewater networks, subject to upgrades.

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.

Policy P4.1

- (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.

Stormwater

Ngā Kaupapa / Policy

Policy P6.1

- (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.

Policy P6.2

Policy P6.3

Stormwater should not enter the wastewater reticulation system in existing urban environments.

Policy P6.5

To encourage the design of stormwater management systems in urban and semi urban environments to provide for multiple uses: for example, stormwater management infrastructure as part of an open space network that provides for recreation, habitat and customary use values.

Stormwater management can be designed and managed at the time of subdivision. The ODP has outlined the requirement for stormwater management areas to mitigate flooding in high rainfall events.. Stormwater from future development is not anticipated to enter the reticulated wastewater network, rather is anticipated to be treated in the stormwater management areas and discharged into Birdlings Brook and the existing stormwater system on Chapman Street. The Plan Change is considered to be not contrary to the stormwater policies of the IMP.

Discharge to Land

Issue P8: Discharge to land can utilise the natural abilities of Papatūānuku to cleanse and filter contaminants but must still be managed to avoid adverse effects on soil and water resources.

Ngā Kaupapa / Policy

Policy 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 Geotechnical Report notes the site is above a high groundwater table. Stormwater management areas have been identified in the ODP to mitigate flooding of Leeston Creek and to capture stormwater, so the flows of the Leeston Creek does not exceed predevelopment flow rates. The Servicing Report has concluded the site can be serviced by Council's reticulated potable and wastewater networks.

Earthworks

Issue P11: Earthworks associated with land use and development need to be managed to avoid damaging or destroying sites of significance, and to avoid or minimise erosion and sedimentation.

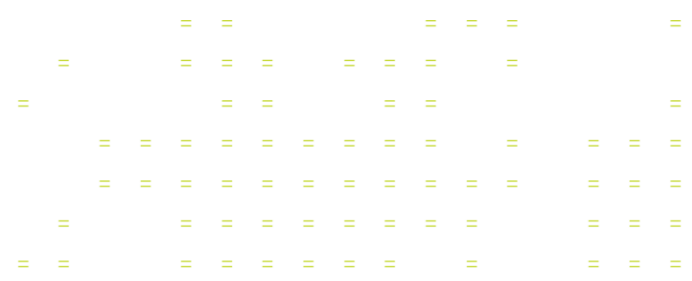
Ngā Kaupapa / Policy

Policy P11.1

To assess proposals for earthworks with particular regard to:

- (a) Potential effects on wāhi tapu and wāhi taonga, known and unknown;*
- (b) Potential effects on waterways, wetlands and waipuna;*
- (c) Potential effects on indigenous biodiversity;*
- (d) Potential effects on natural landforms and features, including ridge lines;*
- (e) Proposed erosion and sediment control measures; and*
- (f) Rehabilitation and remediation plans following earthworks*

Earthworks will be required for the future development of the site and can be appropriately managed through conditions of consent the time of development.



Te Waihora

Ngā Paetae / Objectives

- (1) *Ngāi Tahu are active co-governors of Te Waihora and its catchment.*
- (2) *Land and water management in the catchment effectively provides for the Treaty partner status of Ngāi Tahu, and the taonga status of Te Waihora.*
- (3) *The cultural health of Te Waihora is restored, including the restoration of mahinga kai species abundance and diversity to a level to enable customary use.*
- (4) *The customary rights of Ngāi Tahu whānui associated with mahinga kai and Te Waihora are protected mō tātou, ā, mō kā uri ā muri ake nei.*
- (5) *Land and water use in the catchment respects the boundaries, availability and limits of our freshwater resources and the need to protect soil and water resources for future generations.*
- (6) *The relationship between land use, groundwater, surface water and Te Waihora is recognised and provided for according to the principle of Ki Uta Ki Tai.*
- (7) *Lake management, including lake level management, reflects living with the lake, rather than forcing the lake to live with us.*
- (8) *The cultural health of lowland waterways is restored, through the restoration of water quality and quantity and riparian margins.*
- (9) *Wetlands and waipuna are recognised and protected as wāhi taonga, and there is an overall net gain of wetlands in the catchment.*
- (10) *All waterways have healthy, planted riparian margins and are protected from stock access.*
- (11) *The discharge of contaminants to the lake and waterways in the catchment is eliminated.*

The above objectives of the Te Waihora Chapter relate mainly to the governance of Te Waihora and the goal to restore the health of the Lake. The Plan Change will not adversely affect the governance of Te Waihora and servicing any future development of the site can be accommodated by Council's reticulated potable water and wastewater networks, as well as stormwater management areas and reserves. Naturalisation of the waterways is anticipated to assist in improving water quality in Leeston Creek and this water ends up in Te Waihora. The Plan Change is considered to be not contrary to the objectives of the Te Waihora Chapter of the IMP