

Appendix F: Mahaanui Kura Taiao Report

March 2020

To Kimberly Road, Darfield – Private Plan Change

ATTN: Merf Ag Services Ltd and Matthew Reed c/o Aston Consultants Ltd

Kimberly Road, Darfield – Private Plan Change

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

- 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

- The client seeks to rezone approximately 60 ha land area (located on the east of Kimberley Road and north of the existing L1 zoned land adjacent to SH3) for residential purposes, including medium density lots and a retirement village.
- The Proposal will provide:
 - In the 14.6ha L1 Zone (Figure 2) approximately 90 low density lots, approximately 13 medium density lots, and a retirement village, all to be serviced by a local roading network, pedestrian accessways, reserves and off-site wastewater treatment in a privately owned and operated package treatment plant.
 - The balance 46ha L1 Deferred zone will provide about approximately 283 standard residential lots, approximately 56 lower density lots (minimum average density

1000m²) type lots, and approximately eight medium density lots including reserves, a future road connection to the north and south, and a future connection to the off-site wastewater treatment plant or a reticulated public sewer system if available.

- All subdivision, development and activity standards for the Site will adopt those in the SDC L1 Zone.
- The application states there are no surface water bodies, springs, or wetlands in close proximity to the site.
- A community wastewater plant discharge consent application is being sought for the L1 land (Stage 1 land in Figure 2) only at this stage, as the balance land will be a Stage 2 development (anticipated as being developed over the next 5-15 years, by which time a Council wastewater scheme may be available to service the land).
- Planting Plans and Erosion and Sediment Control are not covered in the material provided and are expected to be dealt with at a later date.
- The applicant states that no planning documents identify any risks from natural hazards such as flooding, liquefaction or slippage/subsidence. The site is flat to undulating and is ideally suited to residential building.
- A preliminary investigation has confirmed that the subject site has only been used for tree plantation and pastoral purposes and has not found any HAIL activities affecting the site

Wastewater:

- Darfield is the largest unsewered community in New Zealand (870 households).
- The 14.6ha site to be re-zoned L1 is to be serviced by a privately owned communal package treatment plant and effluent disposal area to be located on adjoining farmland.
- The 40ha site to be zoned L1 Deferred will either be connected to that package treatment plant in an expanded form, or to a Council scheme if one is available at the time that site is to be developed.

Stormwater:

- There is currently no existing reticulated stormwater network on the Site, or close to the site. The proposal is for stormwater to be managed by onsite soakage from buildings. Stormwater run-off within the road corridors will be via swales in to appropriately spaced and sized soakpits via sumps. The road corridor will be used as overland flow paths to direct stormwater runoff when the soakpits are at full capacity (50-year design storm).

Water supply:

- The Darfield water supply is sourced from two town supply deep wells, and reticulated water mains in Kimberley Road and Broadmeadows Drive can be connected into.
- Selwyn District Council has indicated that there is sufficient supply in the Darfield network to service the proposed development, and there will be sufficient pressure in the system to meet firefighting requirements.

Evaluation in relation to Mahaanui Iwi Management Plan (MIMP)

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

WM8.11 To support activities and strategies to improve the efficiency of water use in urban and rural situations, including:

(a) Water efficiency technology in residential, commercial, industrial and urban environments:

- (i) rainwater storage tanks;
- (ii) greywater reuse;
- (iii) reduced or low flow devices (e.g. low flush toilets and efficient showerheads); and
- (iv) water efficient appliances.

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.

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 (pages 107-109). https://www.mkt.co.nz/wp-content/uploads/2016/05/Mahaanui-IMP-web_Part11.pdf

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.

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.

P7.6 To require higher treatment levels for wastewater: 'we should not have to rely on mixing and dilution of wastewater to mitigate effects'

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.

P8.2 In the event that that accumulation of contaminants in the soil is such that the mauri of the soil resource is compromised, then the discharge activity must change or cease as a matter of priority.

CL3.3 To ensure that local and central government recognise that:

- (a) Existing schedules and maps of cultural sites are not comprehensive nor exhaustive;
- (b) Many sites and information about sites are held by whānau; and
- (c) Protecting wāhi tapu and wāhi taonga requires effective working relationships with Papatipu Rūnanga.

CL3.7 To require appropriate policies and rules in territorial and regional plans to protect sites of cultural significance from inappropriate land use and development, including but not limited to:

- (a) Explicit recognition of the relationship of tāngata whenua to wāhi tapu and wāhi taonga;
- (b) Processes for engagement with Papatipu Rūnanga with regard to wāhi tapu and wāhi taonga;
- (c) Recognition of cultural landscapes as a planning tool to identify and assess sites (see Issue CL1);
- (d) Recognition of silent files (see Issue CL4); and
- (e) Recognition that wāhi tapu and wāhi taonga values may extend beyond the physical boundaries of individual sites;
- (f) Setting aside land from development.

CL3.8 To require, where a proposal is assessed by tāngata whenua as having the potential to affect wāhi tapu or wāhi taonga, one or more of the following:

(a) Low risk to sites:

(i) Accidental discovery protocol (ADP) - See Appendix 3.

(b) High risk to sites:

(i) Cultural Impact Assessment (CIA);

(ii) Site visit;

(iii) Archaeological assessment, by a person nominated by the Papatipu Rūnanga;

(iv) Cultural monitoring to oversee excavation activity, record sites or information that may be revealed, and direct tikanga for handling cultural materials;

(v) Inductions for contractors undertaking earthworks;

(vi) Accidental discovery protocol agreements (ADP); and/or

(vii) Archaeological Authority from the New Zealand Historic Places Trust.

Conclusion

- The proposed zoning change is consistent with expected township growth in the district, and the site appears to be suitable for residential development.
- The plan change could be an opportunity to create provisions that reflect some of the Ngāi Tahu subdivision and development guidelines.
- The absence of surface waterways and distance to groundwater indicate that mahinga kai and other values will likely not be adversely affected through future residential development in this area.
- While there are no known (as documented in the planning maps) wāhi tapu or wāhi taonga sites in close proximity to the site, there may be unknown cultural materials or sites that could be impacted by development activity as a result of the zoning change.

The application was taken to Taumutu Rūnanga who provided the following recommendations.

Recommendations

Recommendation 1

That any future subdivision plans/consents within the area must be consulted on independently.

Recommendation 2

Any developments should be undertaken in accordance with the Ngāi Tahu Subdivision and Development Guidelines, with a particular emphasis on water efficiency measures such as greywater re-use systems, and establishment of indigenous biodiversity. These guidelines could be integrated into the Outline Development Plan through rules and advice notes. For example, subdivision in the area could be a controlled activity with the integration of these guidelines as a matter of control.

Recommendation 3

An Accidental Discovery Protocol consistent with Appendix 3 of the Mahaanui Iwi Management Plan should be followed for all activities.

Recommendation 4

The applicant should be encouraged to consider planting locally sourced indigenous vegetation to enhance indigenous biodiversity values on the area as part of landscaping (as appropriate).

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

Report Prepared by:

Jason Eden

Environmental Advisor / Team Leader

Peer Reviewed By:

Helen Matunga

Environmental Advisor