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To Hughes Development Ltd  
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## **Faringdon South-West and South-East**

### **Report**

Te Ngāi Tūāhuriri & Te Taumutu Rūnanga

#### **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 Ngāi Tūāhuriri & 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**

- Hughes Development Ltd are going through the process of undertaking a private plan change for the rezoning of land south of Rolleston which will expand on the current Faringdon subdivision.
- The new development is separated into two locations called Faringdon South West and Faringdon South East. Faringdon South West is comprised of 42.32ha which is currently in 8 lots and Faringdon South East is comprised of 35.56ha which is currently in 6 lots.
- The development will provide a total of 930 residential allotments comprised of 500 in the south west block and 430 in the south east block. These will be a mix of medium and low-

density allotments with the rest of the land to be used for the roading network, numerous recreation reserves and small commercial area in each development.

- Wastewater will primarily be gravity connections that will feed to existing infrastructure. This will be complimented by the existing pump station and a new pump station that will cater for the South West ODP Area. this will all then be treated at the Pines Wastewater Treatment Plant west of Rolleston.
- Water will be supplied as an extension of the existing infrastructure.
- Stormwater will be treated onsite in soak pits to be constructed on each site. Overflows during large storm events will go into the roading stormwater system before being discharged to ground. This is the same as the stormwater system for the rest of Faringdon.
- The applicant has stated that nearly all vegetation related to soft landscaping will be made up of locally sourced indigenous vegetation.
- The applicant has not specified the lot sizes other than the above-mentioned sizes. It is assumed this will be defined when the applicant applies for subdivision consent.

#### **Evaluation in relation to Mahaanui Iwi Management Plan (MIMP)**

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

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 (see next page).

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.

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 wetponds 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.

## Conclusion

The Faringdon South-West and South-East proposal was presented to the rūnanga representatives from both Te Ngāi Tūāhuriri and Te Taumutu Rūnanga whom provided the comments and recommendations below.

They do not have any concerns about the proposal as it is an expansion for a proposal they were not opposed to in the past. They do, however, wish for the conditions below to be included.

## Recommendations

### Recommendation 1

An accidental Discovery Protocol should be followed for all earthworks which is consistent with Appendix 3 of the Mahaanui Iwi Management Plan.

### Recommendation 2

The applicant should follow the Ngāi Tahu guidelines on subdivision development when designing the subdivision.

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

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