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To IPort Rolleston Holdings Ltd
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Rolleston Industrial Developments Ltd Plan Change

Report

Te Taumutu Rūnanga and Te Ngāi Tūāhuriri 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 mana whenua over the project's location, as it is within their takiwā:

- Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga

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

Assessment of Proposal

- Rolleston Industrial Developments Ltd are applying for a plan change to the area that is adjacent to the IPort in the industrial area of Rolleston.
- The purpose of this plan change is to add an overlay that will allow for the establishment of a new dairy processing site.
- The site is currently zoned Rural Inner Plains and is adjacent to the Business 2A Zone.

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- Currently these sites are managed by an overlay (Dairy Processing Management Areas) which only applies to the Rural Outer Plains Zone. The applicant wants to change this to allow a single site within the Rural Inner Plains Zone (the site next to Business 2A Zone).
- Currently the district plan looks to avoid these being established in the Rural Inner Plains Zone due to them likely creating significant adverse amenity effects.
- The District Plan states that it is not intended to provide a policy basis for the establishment of any new dairy processing sites, hence a plan change is required.
- The proposal is for this to be a permitted activity at this site except for where there is any density or site coverage rules that cannot be met under the Height Control Zone. This is the same as what already applies to those processing sites within the Outer Plains Zone.
- The applicant has included a provision that requires the landscape planting that is outlined in the Outline Development Plan to be established prior to the construction of any new building associated with dairy processing activity.
- Taller buildings will be clustered towards the Business Zone side to reduce the effects on the Rural Zone as there is less sensitivity to this zone.
- The ODP for the planting provides consistency currently for the Synlait site and is proposed to offer the same for the Rolleston site. there will also be the inclusion of the planting offering some visual screening from the Rural Zone.
- The proposed changes to the noise limits appear to be negligible in the differences and the applicant has undertaken a sound assessment that
- Another assessment was undertaken to determine the any constraint the development might have in regard to services. The only issue raised was the unknowns around power.

Evaluation in relation to Mahaanui Iwi Management Plan (MIMP)

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

P2.1 Rural land use must prioritise the protection of resources and environmental health for future generations. Economic gain must not have priority over the maintenance of the mauri of Papatūānuku, the provider of all things of nature and the world.

P2.2 The adverse effects of intensive rural land use on water, soil and biodiversity resources in the takiwā must be addressed as a matter of priority.

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:

- (a) Urban development strategies;
- (b) Plan changes and Outline Development Plans;
- (c) Area plans;

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- (d) Urban planning guides, including landscape plans, design guides and sustainable building guides;
- (e) Integrated catchment management plans (ICMP) for stormwater management;
- (f) Infrastructure and community facilities plans, including cemetery reserves; and
- (g) Open space and reserves planning.

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).

CL3.1 All taonga within the takiwā of Ngāi Tahu, accidental discovery or otherwise, belong to the Papatipu Rūnanga/ Te Rūnanga o Ngāi Tahu.

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.

R1.1 To protect the mauri of air from adverse effects associated with discharge to air activities.

R1.4 To support the use of indigenous plantings and restoration projects as a means to offset and mitigate industrial, agricultural and residential discharges to air.

R3.4 To support the reduction of emissions as a response to climate change, including but not limited to:

- (a) Urban planning to reduce transport emissions;
- (b) Use of solar water heating and similar measures to reduce energy use; and
- (c) Improved farming practices to reduce emissions.

Conclusion

The proposal was assessed by Mahaanui Kurataiao against the Mahaanui IMP. The application was presented to both kaitiaki representatives for both Taumutu and Tūāhuriri Rūnanga who provided comments and recommendations for the application.

Concerns were raised about the proposal in regard to any future water takes or discharges that might be needed for both the establishment of the facility and the operation of the facility. The rūnanga have asked these be considered when these are being applied for in the future.

The following recommendations made should be included as conditions for the establishment of the facility to be considered as a permitted activity in the proposal.

Recommendations

Recommendation 1

The applicant should ensure all landscaping consists of locally sourced indigenous vegetation that is suitable to the environment.

Recommendation 2

An Accidental Discovery Protocol consistent with appendix 3 of the Mahaanui Iwi Management Plan should be followed at all times.

Recommendation 3

Sediment and erosion controls should be followed in accordance with the Environment Canterbury Toolbox throughout construction.

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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