



**Mahaanui
Kurataiao Ltd**
Manawhenua Environmental Services

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To: GW Wilfield Ltd

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Papatipu Rūnanga Report on GW Wilfield Ltd Private Plan Change, West Melton

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

- Te Ngai Tūāhuriri Runanga & 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

- G W Wilfield Ltd is seeking to undertake a private change to the Selwyn District Plan to enable higher density development at the existing West Melton subdivision.

- The existing subdivision consists of 191 residential lots, which is proposed to increase by approximately 72 additional lots, to an approximate total of 252 lots.
- It has been confirmed by the landowner, that there is sufficient sewer capacity available to accommodate the anticipated increase in demand.
- Stormwater will also continue to be discharged to ground via a system of soakpits and swales.
- The change is primarily sought due to a lack of market demand for larger sections of the size that are currently permitted.
- There are no recorded archaeological findings, waterways, wetlands or significant vegetation within the site.

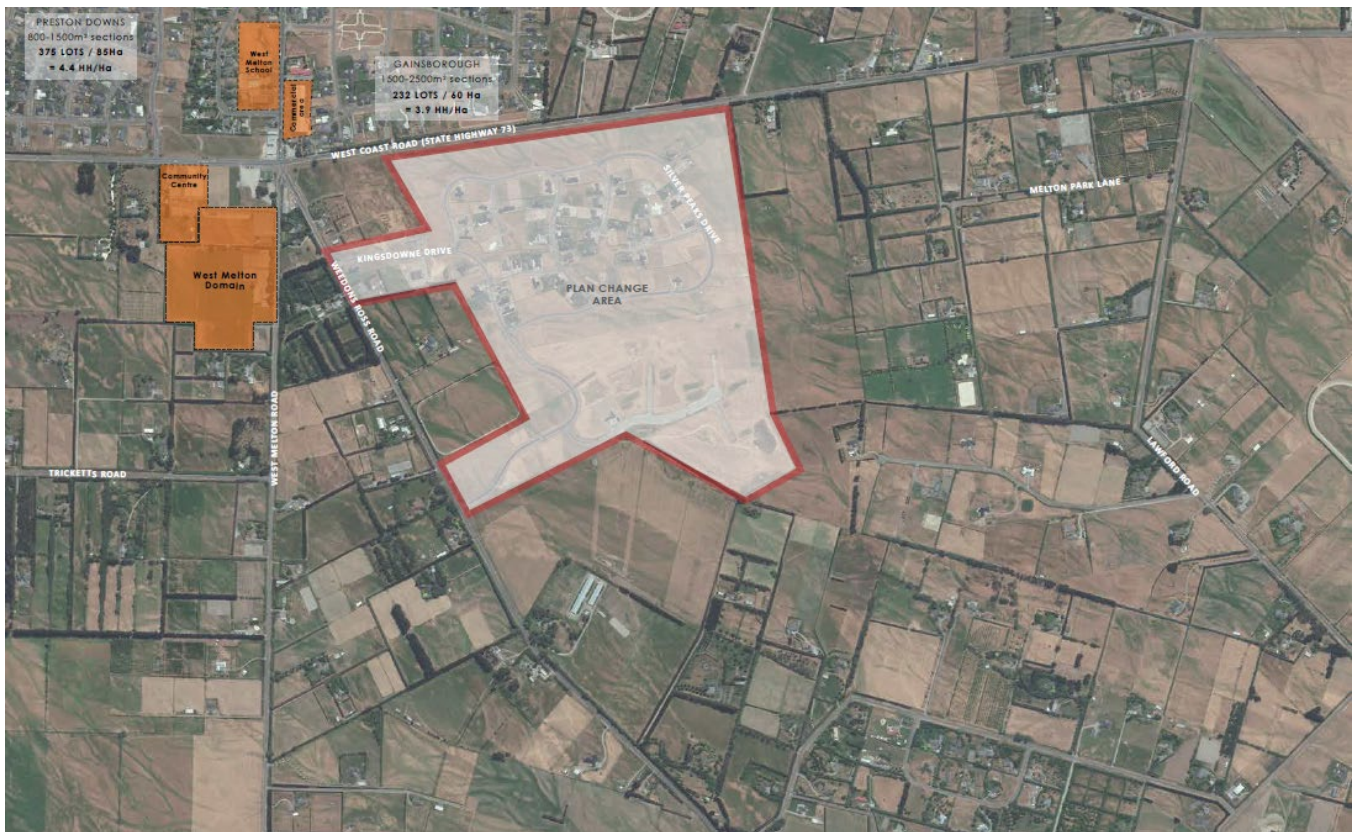


Figure 1: Proposed plan change area, bordered by West Coast Rd (State Highway 73) to the north, and Weedons Ross Rd to the west.

Evaluation in relation to Mahaanui Iwi Management Plan (MIMP)

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

P3.1 To require that local government recognise and provide for the particular interest of Ngāi Tahu Papatipu Rūnanga in urban and township planning.

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:

- 1) Urban development strategies;
- 2) Plan changes and Outline Development Plans;
- 3) Area plans;
- 4) Urban planning guides, including landscape plans, design guides and sustainable building guides;
- 5) Integrated catchment management plans (ICMP) for stormwater management;
- 6) Infrastructure and community facilities plans, including cemetery reserves; and
- 7) Open space and reserves planning.

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:

- 1) 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;
- 2) Ensuring engagement with Papatipu Rūnanga at the Plan Change stage, where plan changes are required to enable subdivision;
- 3) Requiring that resource consent applications assess actual and potential effects on tāngata whenua values and associations;
- 4) Ensuring that effects on tāngata whenua values are avoided, remedied or mitigated using culturally appropriate methods;
- 5) Ensuring that subdivision consents are applied for and evaluated alongside associated land use and discharge consents; and
- 6) Requiring that 'add ons' to existing subdivisions are assessed against the policies in this section.

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 pages 106-109).

TM2.8 To require the integration of robust biodiversity objectives in urban, rural land use and planning, including but not limited to:

- 1) Indigenous species in shelter belts on farms;
- 2) Use of indigenous plantings as buffers around activities such as silage pits, effluent ponds, oxidation ponds, and industrial sites;
- 3) Use of indigenous species as street trees in residential developments, and in parks and reserves and other open space; and
- 4) Establishment of planted indigenous riparian margins along waterways.

WAI4.1 To require recognition that subdivision and development in the Waimakariri catchment has the potential to affect tāngata whenua values and interests, in particular:

- 1) Lowland streams, drains, wetlands and waipuna, and the desire to manage these as mahinga kai;
- 2) Mahinga kai resources and opportunities;
- 3) Silent files; and
- 4) Wāhi tapu and wāhi taonga

WAI4.2 To require that local government recognise and provide for the particular interest of Papatipu Rūnanga in subdivision and development activities in the Waimakariri catchment, including:

(a) Ensuring that engagement with the Papatipu Rūnanga is not limited to silent file or wāhi tapu triggers.

WAI4.3 To assess subdivision and development proposals in the catchment with reference to general policy on Subdivision and Development (Issues P.4, addressed above).

Conclusion

- The proposed Plan Change is not inconsistent with the policies in the Mahaanui Iwi Management Plan.
- Both of the affected Papatipu Rūnanga do not have any major concerns to raise in regards to the proposal, as it is largely consistent with expected density of development in the West Melton area.
- In considering subdivision and associated development, nga rūnanga are particularly interested in infrastructure design (including avoiding direct discharging to water bodies) and capacity.
 - The on-site land-based stormwater system is supported.
- The application demonstrates that infrastructure will be able to cope with additional demand resulting from the proposed plan change, or that upgrades will be undertaken where required.

- As acknowledged in the application, an Accidental Discovery Protocol is a suitable mechanism to mitigate against the potential adverse effects of earthworks on wāhi tapu and wāhi taonga values.
- Subdivision and development can provide an opportunity to enhance cultural landscape values such as biodiversity.
- The below recommendations provided by ngā rūnanga should be appropriately implemented as part of the proposal.

Recommendations

Recommendation 1

That all stormwater soakpits and swales within the subdivision be planted with appropriate indigenous vegetation to enhance their capacity to filter contaminants. This would provide the additional benefit of enhancing indigenous biodiversity at the site.

Recommendation 2

That the new zone be subject to the existing rule requiring land use consent holders to follow an Accidental Discovery Protocol (consistent with Appendix 3 of the Mahaanui Iwi Management Plan) during earthworks.

Recommendation 3

That an additional rule be incorporated into the plan change requiring locally sourced indigenous vegetation to be included in landscaping plans.

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

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Appendix 1: Mahaanui Iwi Management Plan 2013- ADP

Appendix 3: Accidental Discovery Protocol

PRIOR TO COMMENCEMENT OF ANY WORKS, A COPY OF THIS ADP SHOULD BE MADE AVAILABLE TO ALL CONTRACTORS WORKING ON SITE.

Purpose

This Accidental Discovery Protocol (ADP) sets out the procedures that must be followed in the event that taonga (Māori artefacts), burial sites/kōiwi (human remains), or Māori archaeological sites are accidentally discovered.

The Protocol is provided by [----] Rūnanga. [----] Rūnanga is the representative body of the tangata whenua who hold mana whenua in the area defined as [----].

Background

Land use activities involving earthworks have the potential to disturb material of cultural significance to tangata whenua. In all cases such material will be a taonga, and in some cases such material will also be tapu. Accidental discoveries may be indicators of additional sites in the area. They require appropriate care and protection, including being retrieved and handled with the correct Māori tikanga (protocol).

Under the *Historic Places Act 1993*, an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. It is unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site (known or unknown) without the prior authority of the NZ Historic Places Trust (NZHPT). This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The NZHPT is the statutory authority for archaeology in New Zealand.

Note that this ADP does not fulfill legal obligations under the Historic Places Act 1993 regarding non-Māori archaeology. Please contact the Historic Places Trust for further advice.

Immediately following the discovery of material suspected to be a taonga, kōiwi or Māori archaeological site, the following steps shall be taken:

1. All work on the site will cease immediately.

2. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed.
3. The contractor/works supervisor/owner will notify the Kaitiaki Rūnanga and the Area Archaeologist of the NZHPT. In the case of kōiwi (human remains), the New Zealand Police must be notified.
4. The Kaitiaki Rūnanga and NZHPT will jointly appoint/advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.
5. If the material is confirmed as being archaeological, the contractor/works supervisor/owner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from NZHPT before work resumes (as per the *Historic Places Act 1993*).
6. The contractor/works supervisor/owner will also consult the Kaitiaki Rūnanga on any matters of tikanga (protocol) that are required in relation to the discovery and prior to the commencement of any investigation.
7. If kōiwi (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōiwi dealt with according to both law and tikanga, as guided by the Kaitiaki Rūnanga.
8. Works in the site area shall not recommence until authorised by the Kaitiaki Rūnanga, the NZHPT (and the NZ Police in the case of kōiwi) and any other authority with statutory responsibility, to ensure that all statutory and cultural requirements have been met.
9. All parties will work towards work recommencing in the shortest possible time frame while ensuring that any archaeological sites discovered are protected until as much information as practicable is gained and a decision regarding their appropriate management is made, including obtaining an archaeological authority under the *Historic Places Act 1993* if necessary. Appropriate management may include recording or removal of archaeological material.
10. Although bound to uphold the requirements of the *Protected Objects Act 1975*, the contractor/works supervisor/owner recognises the relationship between Ngāi Tahu whānui, including its Kaitiaki Rūnanga, and any taonga (Māori artefacts) that may be discovered.