226 Antigua Street, Central Christchurch, Telephone: +64 3 377 4374 Website:www.mahaanuikurataiao.co.nz

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West Melton West- Plan Change 77

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 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).

Summary of Proposal

- The proposed Private Plan encompasses rezoning of approximately 50ha in West Melton.
- The land is currently zoned Rural.
- Rezoning will allow for the creation of 525 residential lots.
- Two public open spaces are included in the ODP.
- A 12-metre buffer for landscaping, cycling and walking will be installed along the SH 73 Road frontage.
- There are no significant on-site water bodies other than water races.
- There is no reticulated stormwater system other than collection of stormwater from roads.
- Residential stormwater will be managed by discharge to ground.
- All sewage discharges will be to a reticulated system.
- There are two small pockets of potential contamination. A site investigation will assess the environmental effects of those spots and recommend any appropriate remediation.

- There is no mature indigenous vegetation evident on site.
- Plants to be used as part of any landscaping have not been indicated at this stage.

Evaluation in relation to Mahaanui Iwi Management Plan (IMP)

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

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.*

The guidelines have been attached below. The rūnanga recommend that these are referred to for all new development applications within the takiwā.

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.

The kaitiaki have not considered a CIA a necessary precursor to this plan change and subsequent development. Accordance with the subdivision and development guidelines would avoid adverse impacts on cultural values.

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:

(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.

Stormwater management systems should be based around retention on site and development of multi-use areas with increased biodiversity.

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.

P11.8 To require the planting of indigenous vegetation as an appropriate mitigation measure for adverse impacts that may be associated with earthworks activity.

The applicant should utilise locally sourced indigenous vegetation as part of any landscaping plan.

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.

The implementation of an ADP will be sufficient to prevent adverse effects on wāhi tapu and wāhi taonga.

Conclusion

The kaitiaki committee for Te Ngāi Tūāhuriri Rūnanga were informed as to the Private Plan change proposal on Friday 26th of November 2021. The recommendations made are outlined below. In addition, the applicant should refer to the Ngāi Tahu Subdivision and Development Guidelines before finalising the development, with particular reference to policies regarding stormwater management.

The kaitiaki have indicated that the proposed stormwater discharge to ground utilizing soak pits is not an outcome that they would support. Stormwater management areas should be designed as multi-use areas that retain stormwater on site as much as possible and utilise indigenous species to provide filtration and nutrient uptake.

Recommendations

Recommendation 1:

Any activity that involves ground disturbance has the potential to uncover culturally significant material. Shallow archaeological features or deposits could be permanently damaged due to earthworks. An Accidental Discovery Protocol (ADP) should be followed during all earthworks and all contractors made familiar with this.

Recommendation 2:

It is recommended that the applicant considers implementing a landscaping plan which consists of appropriate indigenous vegetation as per provision P11.8 of the Iwi Management Plan, to mitigate against earthworks and assist in soil retention.

Recommendation 3:

Future subdivision should incorporate best practice onsite stormwater management controls to mitigate the effects of development and allow for stormwater infiltration.

- Stormwater from hardstand areas should be directed to detention ponds and swales to reduce runoff from site and allow for infiltration.
- Stormwater discharge from roads and carparks should be directed to planted detention ponds to allow for infiltration and nutrient uptake.

Recommendation 4:

Appropriate remediation of contaminated sites to minimise the risk of pollutant-laden stormwater leaving the site.

Recommendation 5:

Planting is considered a critical mitigation measure for large-scale developments. Locally sourced indigenous vegetation should be used.

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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Report Prepared by:

Jemma Hardwick-Smith

Environmental Advisor

Peer Reviewed By:

Kenya Calder

Environmental Advisor

Appendix 1

Ngāi Tahu subdivision and development guidelines

Cultural landscapes

1.1 A cultural landscape approach is the most appropriate means to identify, assess and manage the potential effects of subdivision and development on cultural values and significant sites [refer Section 5.8 Issue CL1].

1.2 Subdivision and development that may impact on sites of significance is subject Ngāi Tahu policy on Wāhi tapu me wāhi taonga and Silent Files (Section 5.8, Issues CL3 and CL4).

1.3 Subdivision and development can provide opportunities to recognise Ngāi Tahu culture, history and identity associated with specific places, and affirm connections between tāngata whenua and place, including but not limited to:

i) Protecting and enhancing sites of cultural value, including waterways;
ii) Using traditional Ngāi Tahu names for street and neighborhood names, or name for developments;
iii) Use of indigenous species as street trees, in open space and reserves;
iv) Landscaping design that reflects cultural perspectives, ideas and materials;
v) Inclusion of interpretation materials, communicating the history and significance of places, resources and names to tāngata whenua; and
vi) Use of tāngata whenua inspired and designed artwork and structures.

Stormwater

2.1 All new developments must have on-site solutions to stormwater management (i.e. zero stormwater discharge off site), based on a multi-tiered approach to stormwater management that utilises the natural ability of Papatūānuku to filter and cleanse stormwater and avoids the discharge of contaminated stormwater to water [refer to Section 5.4, Policy P6.1].

2.2 Stormwater swales, wetlands and retention basins are appropriate land based stormwater management options. These must be planted with native species (not left as grass) that are appropriate to the specific use, recognising the ability of particular species to absorb water and filter waste.

2.3 Stormwater management systems can be designed to provide for multiple uses. For example, stormwater management infrastructure as part of an open space network can provide amenity values, recreation, habitat for species that were once present on the site, and customary use.

2.4 Appropriate and effective measures must be identified and implemented to manage stormwater run off during the construction phase, given the high sediment loads that stormwater may carry as a result of vegetation clearance and bare land.

2.5 Councils should require the upgrade and integration of existing stormwater discharges as part of stormwater management on land rezoned for development.

2.6 Developers should strive to enhance existing water quality standards in the catchment downstream of developments, through improved stormwater management.

Earthworks

3.1 Earthworks associated with subdivision and development are subject to the general policy on Earthworks (Section 5.4 Issue P11) and Wāhi tapu me wāhi taonga (Section 5.8, Issue CL3), including the specific methods used in high and low risk scenarios for accidental finds and damage to sites of significance.

3.2 The area of land cleared and left bare at any time during development should be kept to a minimum to reduce erosion, minimise stormwater runoff and protect waterways from sedimentation.

3.3 Earthworks should not modify or damage beds and margins of waterways, except where such activity is for the purpose of naturalisation or enhancement.

3.4 Excess soil from sites should be used as much as possible on site, as opposed to moving it off site. Excess soil can be used to create relief in reserves or buffer zones.

Water supply and use

4.1 New developments should incorporate measures to minimise pressure on existing water resources, community water supplies and infrastructure, including incentives or requirements for:

i) low water use appliances and low flush toilets;
ii) grey water recycling; and
iii) rainwater collection.

4.2 Where residential land development is proposed for an area with existing community water supply or infrastructure, the existing supply or infrastructure must be proven to be able to accommodate the increased population prior to the granting of subdivision consent.

4.3 Developments must recognise, and work to, existing limits on water supply. For example, where water supply is an issue, all new dwellings should be required to install rainwater collection systems.

Waste treatment and disposal

5.1 Developments should implement measures to reduce the volume of waste created within the development, including but not limited to incentives or requirements for:

i) Low water use appliances and low flush toilets;
ii) Grey water recycling; and
iii) Recycling and composting opportunities (e.g. supporting zero waste principles).

5.2 Where a development is proposed for an area with existing wastewater infrastructure, the infrastructure must be proven to be able to accommodate the increased population prior to the granting of the subdivision consent.

5.3 New rural residential or lifestyle block developments should connect to a reticulated sewage network if available.

5.4 Where new wastewater infrastructure is required for a development:

i) The preference is for community reticulated systems with local treatment and land-based discharge rather than individual septic tanks; and
ii) Where individual septic tanks are used, the preference is a wastewater treatment system rather than septic tanks.

Design guidelines

6.1 New developments should incorporate low impact urban design and sustainability options to reduce the development footprint on existing infrastructure and the environment, including sustainable housing design and low impact and self-sufficient solutions for water, waste, energy such as:

i) Position of houses to maximise passive solar gain;
ii) Rainwater collection and greywater recycling;
iii) Low energy and water use appliances;
iv) Insulation and double glazing; and
v) Use of solar energy generation for hot water.

6.2 Developers should provide incentives for homeowners to adopt sustainability and self-sufficient solutions as per 6.1 above.

6.3 Urban and landscape design should encourage and support a sense of community within developments, including the position of houses, appropriately designed fencing, sufficient open spaces, and provisions for community gardens.

6.4 Show homes within residential land developments can be used to showcase solar hot water, greywater recycling and other sustainability options, and raise the profile of low impact urban design options.

Landscaping and open space

7.1 Sufficient open space is essential to community and cultural wellbeing, and the realization of indigenous biodiversity objectives, and effective stormwater management.

7.2 Indigenous biodiversity objectives should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape.

7.3 Indigenous biodiversity objectives to include provisions to use indigenous species for:

i) street trees;
ii) open space and reserves;
iii) native ground cover species for swales;
iv) stormwater management network; and
v) home gardens.

7.4 Indigenous species used in planting and landscaping should be appropriate to the local environment, and where possible from locally sourced seed supplies.

7.5 Options and opportunities to incorporate cultural and/or mahinga kai themed gardens in open and reserve space can be considered in development planning (e.g. pā harakeke as a source of weaving materials; reserves planted with tree species such as mātai, kahikatea and tōtara could be established with the long term view of having mature trees available for customary use).