

22/12/2020

To Hughes Development Ltd

ATTN: s 9(2)(a)

## **Faringdon Far West**

### **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 the southern area of a block of land on Dunns Crossing, Goulds and East Maddisons Roads, south of Rolleston.
- It is proposed to rezone 63.3 hectares of Rural Inner Plains land to Living Z, which is comprised of 5 parcels of land.
- The topography of the site is flat. The properties are currently divided into numerous rectangular and square paddocks of different sizes. There are three existing dwellings and farm buildings on the land. The application states that there are no waterways running through the proposed development site.

- The development will provide approximately 800 residential allotments. These will be a mix of medium (500m<sup>2</sup>) and low-density (650m<sup>2</sup>) allotments with the rest of the land to be used for the roading network, numerous local recreation reserves, and a neighbourhood centre to provide convenience services and goods and community facilities for residents of the general area.
- Wastewater will primarily be gravity connections that will feed to existing and proposed infrastructure. The current pump on the corner of Selwyn Road and Springston Rolleston Road will need to increase its capacity to accommodate the fully developed catchment area which includes the newer Faringdon areas.
- Part of the Far West site will gravitate to the existing sewer on East Maddisons Road but the majority will need to be serviced by a new pump station which is to be located approximately 420m southwest of the intersection of Selwyn Road with East Maddisons Road. This pump station will also cater for the South West ODP Area.
- Water will be supplied as an extension of the existing infrastructure.
- Primary stormwater from the site will be discharged to ground. The soakholes on the individual sites will be constructed as part of the Building consent process but the drainage and soakholes associated with the roads will be constructed as part of any future subdivision and will be vested in SDC. The development will be designed to ensure that secondary flow will safely drain through the site via the road networks.
- The applicant has stated that nearly all vegetation related to soft landscaping will be made up of locally sourced indigenous vegetation.

## 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).

## Conclusion

The subdivision is taking place within an area of rich cultural and historical significance to Ngāi Tahu whānui. Any development within the region should reflect the values of both Te Ngāi Tūāhuriri and Te Taumutu rūnanga.

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

## Recommendations

### Recommendation 1

An Accidental Discovery Protocol consistent with appendix 3 of the Mahaanui Iwi Management Plan should be stringently followed for all earthworks including any future related to the construction of dwellings and other activities.

### Recommendation 2

The applicant should follow the Ngāi Tahu Subdivision guidelines when undertaking the design phase of the project.

### Recommendation 3

Stormwater attenuation and treatment methods should be by way of constructed wetlands to provide adequate treatment of stormwater and proved further habitat for indigenous species. All vegetation should be species appropriate for the area and of local whakapapa.

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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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