



Appendix 21: Assessment of compliance with Ngāi Tahu subdivision and development guidelines

Cultural Landscapes	
Guideline	Evidence / Actions Taken
1.1 Cultural landscape approach	We are inviting Whitiara to provide comment on this matter, so that feedback can be incorporated into the further development of site landscape plans.
1.2 Sites of significance	There are no listed Sites of Significance or Silent file areas identified in relation to the site.
1.3 Cultural recognition	<p>There are no natural waterways present on site.</p> <p>There is currently no significant native/indigenous vegetation present on site (other than that planted in private gardens).</p> <p>Native avifauna are not considered to be nesting on the site, however may be present in the area.</p> <p>Lizard habitat is present on site, a Lizard Management Plan has been prepared and forms a part of the application and approval sought under the Wildlife Act.</p> <p>Whitiara are invited to provide recommendations in relation to the landscaping plans and in particular the proposed planting palette.</p>
Stormwater Management	
Guideline	Evidence / Actions Taken
2.1 On site solutions	Stormwater management areas are proposed to manage stormwater within the site. Stormwater will largely be attenuated and then discharged to ground following appropriate treatment.
2.2 Appropriate plantings	<p>Stormwater basins are designed to provide for ecological value as well as their functional value. A variety of native planting with low pest bird attracting properties will be utilised to ensure these outcomes are achieved.</p> <p>Whitiara are invited to provide recommendations in relation to the landscaping plans and in particular proposed planting palette.</p>
2.3 Multiple use design	As mentioned above, stormwater management areas will be multi-functional providing for ecological enhancement of the area as well as stormwater disposal.
2.4 Construction management	<p>The construction phase stormwater management is proposed through best practice erosion and sediment control measures.</p> <p>Minimal works are proposed within the existing drain along the Barters Road frontage of the site, besides the</p>



	<p>installation of two culverts to facilitate site access. A 5m landscaped buffer strip is proposed along the full length of the drain and will be planted with indigenous species.</p> <p>The drain will be protected through the works, ensuring sedimentation and erosion is managed so it does not result in adverse effects on any of the waterways values.</p>
2.5 Existing infrastructure	Asides from the Barters Road water race / drain, there is no existing stormwater infrastructure on site.
2.6 Water quality enhancement	Existing water quality will be enhanced as the current use of the site is for ancillary grazing / cropping which results in effluent runoff and fertiliser use. By developing the site, providing a generous landscaped buffer strip and providing substantial stormwater treatment areas the water quality of the existing drain will be improved.

Earthworks

Guideline	Evidence / Actions Taken
3.1 Cultural considerations	An accidental discovery protocol can be implemented to ensure these works manage risk associated with accidental finds should Whitiara consider this necessary.
3.2 Minimal exposure	Erosion sediment and dust control measures will ensure any exposed areas are managed appropriately. Following works, areas will be stabilised as soon as possible to ensure exposed areas are minimised.
3.3 Waterway protection	Some of the earthworks proposed will temporarily disturb the existing drain bed and margins. When this work is occurring, it is proposed to temporarily divert flows so the actual water body isn't affected b the works.
3.4 On-site soil management	Soil will be retained on site as much as possible. This minimises the need to import soil which can be costly so reuse is considered in the earthworks plans.

Water Supply and Use

Guideline	Evidence / Actions Taken
4.1 Water conservation	<p>The proposal will see the creation of vacant lots to be developed for individual uses. End users will be encouraged to consider installing low water use appliances, and grey water recycling.</p> <p>The application prevents the development of industrial use with large water requirements.</p>
4.2 Infrastructure capacity	Capacity has been assessed by relevant experts and is subject to ongoing consultation with CCC.
4.3 Supply limits	Water supply has been assessed as part of the proposed design and can be supplied via the existing CCC network.

Waste Treatment and Disposal

Guideline	Evidence / Actions Taken
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5.1 Waste reduction	The proposal will see the creation of vacant lots to be developed for individual uses. End uses will be encouraged to consider waste minimisation.
5.2 Infrastructure capacity	A network capacity assessment has been completed prior to design of the subdivision. Whilst there are known capacity constraints in the local network, there are feasible options to manage wastewater disposal. This is the subject of ongoing consultation with CCC.
5.3 Rural connections	All proposed lots will be provided a connection to a reticulated network.
5.4 Treatment systems	Existing Council infrastructure facilities are proposed to be utilised for this development, and no new treatment or disposal infrastructure is required.
Design Guidelines	
Guideline	Evidence / Actions Taken
6.1 Low impact design	Other sustainability items will be encouraged to the end users.
6.2 Sustainability incentives	The lots are of a shape and size that developers are able to adopt sustainable and self-sufficient solutions.
6.3 Community design	There are no existing community design guidelines relevant to the site.
6.4 Show homes	No show homes are proposed.
Landscaping and Open Space	
Guidelines	Evidence / Actions Taken
7.1 Open space provision	Given the industrial nature of the proposed use, little open space is proposed aside from the stormwater treatment areas.
7.2 Indigenous biodiversity	Indigenous biodiversity across the site will be enhanced as demonstrated in the landscape plans for the site, and the proposed lizard relocation site.
7.3 Native species use	A variety of indigenous species are proposed across the site. Whitiora are invited to provide comment on the proposed landscaping plan.
7.4 Local sourcing	Locally sourced landscaping will be incorporated where appropriate / possible.
7.5 Cultural gardens	Road boundaries, and 5m buffer strip and stormwater areas include indigenous planting. Whitiora are invited to provide further feedback on the landscape plans and planting palette.