



## Appendix 28: Assessment of compliance with Ngāi Tahu subdivision and development guidelines

### Cultural Landscapes

Guideline	Evidence/Actions Taken
1.1 Cultural landscape approach	We are inviting MKT 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.</p> <p>Native avifauna are not considered to be nesting on the site, however are present in the area in low numbers.</p> <p>Lizard habitat is present on site and a lizard management plan will be in place as recommended by the applicants' ecologists.</p> <p>MKT are invited to provide recommendations in relation to the landscaping plans and in particular proposed planting palette. Noting the birdstrike constraints on this.</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>MKT 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	Construction phase stormwater management is proposed through best practice erosion and sediment control measures. The existing irrigation race/ drain to be piped will be protected through the works ensuing sedimentation and erosion is managed so it does not result in adverse effects on any the waterways values.
2.5 Existing infrastructure	Aside from the Ryans 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 farming cattle / cropping which results in effluent runoff and fertiliser use. By developing the site and providing substantial stormwater treatment areas the water quality of 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 MKT 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 by 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 uses will be encouraged to consider installing low water use appliances, and grey water recycling.</p> <p>The application prevents the development of industrial uses</p>



	with large water requirements.
4.2 Infrastructure capacity	Capacity has been assessed by the relevant experts and is the subject of on-going consultation with CCC.
4.3 Supply limits	Water supply has been assessed in considering our proposed design and can be supplied via the existing CCC network.

## Waste Treatment and Disposal

Guideline	Evidence/Actions Taken
5.1 Waste reduction	<p>The proposal will see the creation of vacant lots to be developed for individual uses. End uses will be encouraged to consider waste minimisation.</p> <p>A waste management plan will be required to ensure that the site does not attract pest bird species that present a birdstrike risk.</p>
5.2 Infrastructure capacity	A network capacity assessment has been completed prior to the design of the subdivision. The is capacity in the CCC system for wastewater.
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	<p>The NZ building code will ensure double glazing and insulation on all new dwellings.</p> <p>Other sustainability items will be encouraged to the end users.</p>
6.2 Sustainability incentives	The lots of 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

Guideline	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 and those portions of the site covered by the airport designation which cannot be planted without CIAL approval.
7.2 Indigenous biodiversity	Indigenous Biodiversity across the site will be enhancement as demonstrated in the landscape plans for the site.
7.3 Native species use	A variety indigenous species (non pest bird attracting) are proposed across the site.  MKT 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 stormwater areas include indigenous planting. MKT are invited to provide further feedback on the proposed landscape plans and planting palette.