**APPENDIX 8 – RECORD OF ENGAGEMENT WITH TE TAUMUTU RŪNANGA / MAHAANUI KURATAIAO LIMITED**

| Te Taumutu Rūunanga / Mahaanui Kurataiao Limited | | | |
|---|---|---|---|
| **Tab** | **Document** | **Date** | **Pages** |
| **1.** | Letter from Novo Group Limited to MKT: Fast-track Approvals Act 2024: Notification of Substantive Application for the Rolleston West Residential Project | 2 July 2026 | 1-9 |
| **2.** | PRELIMNARY MANA WHENUA ADVICE Pre-application advice on Fast Track job J8056 – Rolleston West Residential Subdivision (Westhaven Project) | 23 July 2026 | 10-29 |

2 July 2026

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Te Taumutu Rūnanga
Mahaanui Kurataio Ltd

[redacted]

**Private & Confidential**

Tēnā koe,

# FAST-TRACK APPROVALS ACT 2024: NOTIFICATION OF SUBSTANTIVE APPLICATION FOR THE ROLLESTON WEST RESIDENTIAL PROJECT

1. In accordance with section 29 of the Fast-track Approvals Act 2024 (**FTAA** or **Act**), Carter Group Limited (**Applicant**) gives notice of its intention to lodge a substantive application for the Rolleston West Residential Development, now referred to by the Applicant as Westhaven (**Project**).

2. The Rolleston West Residential Development (**Westhaven**) is a listed project in Schedule 2 of the FTAA. The Applicant is the authorised person for the Project.

3. The Project comprises a comprehensively planned urban extension to the west of Rolleston. The site represents a logical and contiguous expansion of Rolleston, the main urban centre in one of New Zealand's fastest-growing districts.

4. The proposed development, and the activities required to enable it, will deliver significant benefits for the region, including additional housing to meet strong demand, supporting social and community infrastructure, and employment opportunities.

## The Westhaven Project

*Site and context*

5. The Project relates to approximately 295.9 hectares of land on the western side of Rolleston's urban area, immediately adjoining the western side of Dunns Crossing Road, Rolleston, Canterbury, between State Highway 1 to the north and Selwyn Road to the south. The site is legally described as Section 1 Survey Office Plan 608925, Lot 3-4 Deposited Plan 20007, Lot 1 Deposited Plan 82068, Lot 1 Deposited Plan 72132, Lot 2 Deposited Plan 72132, Part Rural Section 31354, Part Rural Section 31356 and Part Section 4 Reserve 1342, Rural Section 25807 and Rural Section 23614.

6. The site comprises two separate blocks of land, referred to in this letter as the 'Holmes' block and 'Skellerup' block and collectively as the 'Site'. The Holmes Block is approximately 85 hectares and is located on the west side of Dunns Crossing Road, south of SH1 and north of Burnham School Road. The Skellerup Block is approximately

212 hectares and is located on the west side of Dunns Crossing Road bounded by Brookside Road, Edwards Road and Selwyn Road.

7. The Site has already been identified for urban development being recently rezoned through the Selwyn District Plan Review process, zoned General Residential Zone and within the Rolleston 7 Development Area (**DEV-RO7**) in the Partially Operative Selwyn District Plan (POSDP).

8. For clarity, the Applicant has recently obtained subdivision and land use resource consent from Selwyn District Council (**SDC**) for the development of approximately 32.4ha area of land within the Skellerup Block, herein referred to as 'Stage 1'.[1] The resource consents for Stage 1 provide for the construction of 470 residential lots and four lots for comprehensive development (120 units), as well as up to 3000m$^2$ of commercial activity, and associated roads, reserves, infrastructure, landscaping and earthworks.[2]

9. Notwithstanding the existing consents, Stage 1 has been included within the Project area, site description and scheme plans because it forms an integral part of the Westhaven Project and is located within the area identified for listing in Schedule 2 of the FTAA. Not all consents or other approvals that may be required in relation to Stage 1 have yet been obtained. Prior to lodging the substantive application for the Project, the Applicant will elect whether the remaining resource consents and/or other approvals required to enable the construction and servicing of Stage 1 will be sought through the FTAA process or obtained separately (i.e. through standard processes).

10. A Site Context Plan is enclosed as **Annexure 1** of this letter.

*The Project*

11. The Project represents a comprehensively planned urban extension to Rolleston, within the area of land identified as DEV-RO7 within the POSDP. It is designed as a large-scale, master-planned residential community supported by integrated infrastructure, open space and local services. In particular, the key components of the Project include:

    a. A total of 5,000 residential lots (4,410 lots plus those approved within Stage 1 – residential lots and assumed yield of the comprehensive development), providing for medium and high-density residential development. Residential development is proposed within the Pines Odour Control Overlay, with residential allotments provided up to 600m from the active composting area. The remainder of the Overlay will form a Balance Lot.

    b. Four commercial centres, including an approximately 5.7ha commercial area at the north-eastern corner of the site which will provide for a supermarket, convenience retail activities and fast-food outlets, with vehicle access to SH1 (via the slip lanes) and Dunns Crossing Road.

    c. Supporting infrastructure and open space, including the provision of greenspace, an integrated transport network, and associated infrastructure upgrades required to service the development.

[1] Selwyn District Council Resource Consent Application References RC265048 and RC265049
[2] A construction stormwater discharge consent for Stage 1 has also been granted by Environment Canterbury (CRC263616). Other resource consents or approvals may be required in relation to Stage 1.

12. Whilst recognising the land is zoned for residential development, Fast-track Approvals are sought as the most efficient and expedient process to enable all relevant approvals, across all of the land (rather than in incremental bits) and to enable residential development within the Odour Control Overlay.

13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand, delivering essential social infrastructure and employment opportunities and facilitating the sustainable expansion of Rolleston in an area identified for urban development.

**Approvals sought under the Fast-track Approvals Act**

14. The substantive application for the Project will seek the approvals required to authorise the Project, including but not limited to:

    a. Schedule 5 approvals under the Resource Management Act 1991 (RMA), including:

        i. Non-complying subdivision consent under the POSDP for the subdivision of the site for residential development, as well as commercial, road and reserve purposes, including the creation of residential allotments within the Pines Odour Control Overlay.[3]

        ii. Non-complying land use consent under the POSDP for earthworks, and other land use activities to establish Medium Density Residential (**MRZ**) zoning, commercial activity and the location of sensitive activities within the Pines Odour Control Overlay.

        iii. Land Use Consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES-CS**) for the disturbance of contaminated soils.

        iv. Land Use Consent and associated Take, Use and Discharge consent pursuant to the Canterbury Land and Water Regional Plan (**LWRP**) and National Environmental Standards for Freshwater (**NES-FW**) for earthworks, and works within, adjacent to, or affecting water races, drains and other artificial watercourses, including any diversion, relocation, piping, dewatering or reclamation.

        v. Other operational regional consents may be required including discharge Consent under the LWRP and NES-FW for the discharge of stormwater to land and to locate structures within a watercourse.

    b. Schedule 7 approval under the Wildlife Act 1953 relating to the capture, release and incidental killing of herpetofauna.

15. At this time, it is not anticipated that any approvals will be required under Schedule 8 as there are no listed archaeological features on the site. Further, investigation is ongoing to confirm if any approvals will be required under Schedule 9 (complex freshwater fisheries activities).

[3] This includes Stage 1 that is already consented.

16. Attached as **Annexure 2** to this letter is a copy of the proposed Scheme Plans.

**Notification**

17. In accordance with Section 29 of the FTAA, the Applicant welcomes any feedback Te Taumutu Rūnanga may wish to provide on matters relevant to its interests and kaitiakitanga responsibilities. In particular, the Applicant would welcome comments on key matters of interest to Te Taumutu Rūnanga and in particular, any matters that may appropriately be addressed through proposed conditions.

18. Section 29(1A) of the FTAA provides for a 20-working day period following notification for a response to be provided. On that basis, the Applicant requests that any feedback be provided within 20 working days of the date of this letter. The Applicant intends to lodge the substantive shortly after that period has expired.

19. Once the substantive application has been lodged, the Applicant would welcome continued engagement with Te Taumutu Rūnanga as the Project progresses through the FTAA process.

20. We look forward to hearing from you.

Nāku noa, nā,

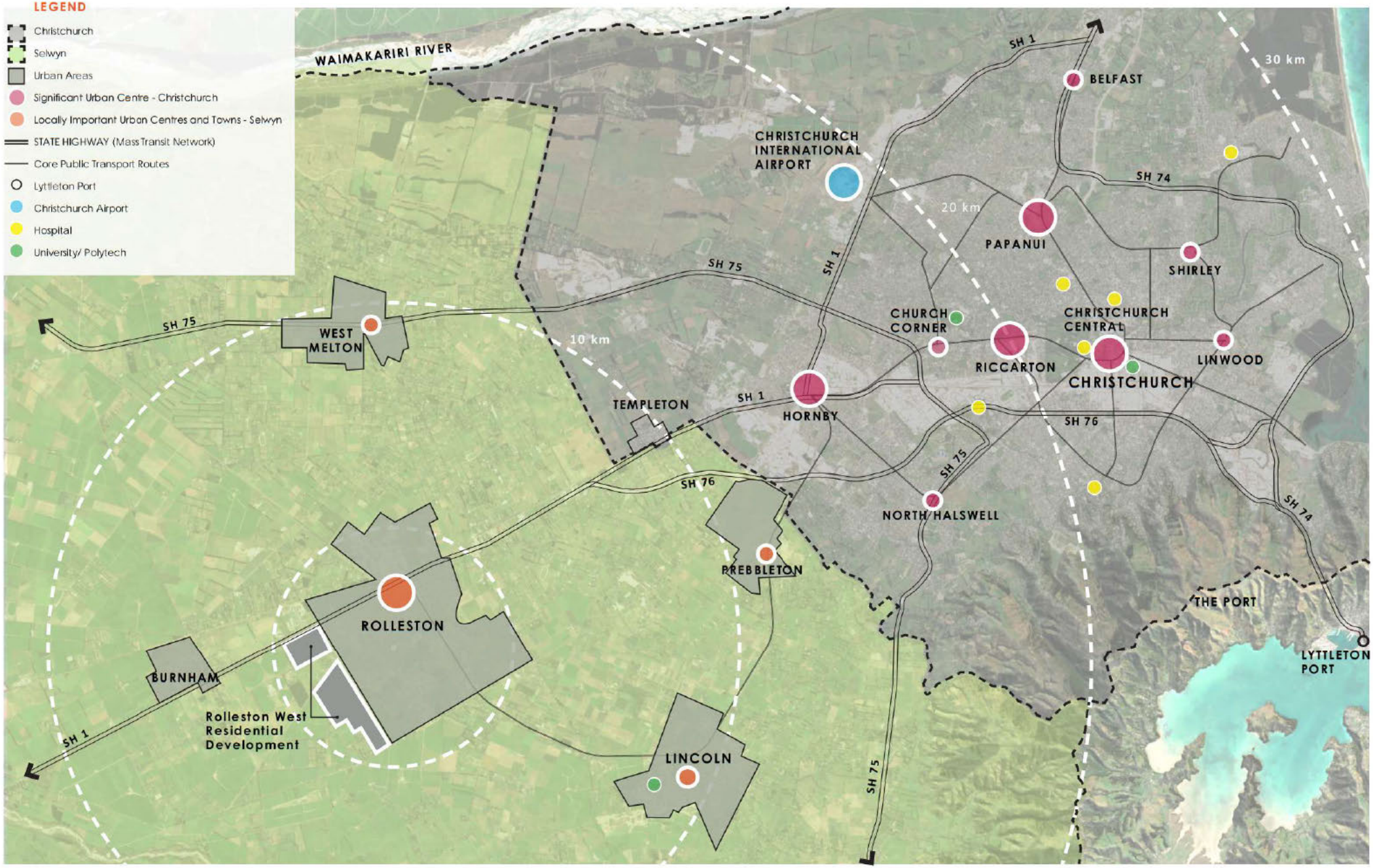
**Novo Group Limited**

Georgia Brown

[redacted]

0021056

**Annexure 1:** Site Context Plan




# STRATEGIC CONTEXT AND SPATIAL PLAN (1:100,000)

2024_052 ROLLESTON WEST RESIDENTIAL DEVELOPMENT

0 1000 2000 3000 4000m

1:100,000 @ A3

**Annexure 2:** Proposed Scheme Plans




INOVO

CLIENT: CARTER GROUP

PROJECT: ROLLESTON WEST FAST TRACK

DRAWING TITLE: PROPOSED ROADING LAYOUT

| REVISION DETAILS | BY | DATE |
|---|---|---|
| - | - | - |

| | | |
|---|---|---|
| SURVEYED | - | - |
| DESIGNED | ARA | 21/05/2026 |
| DRAWN | - | - |
| REVIEWED | - | - |
| APPROVED | - | - |

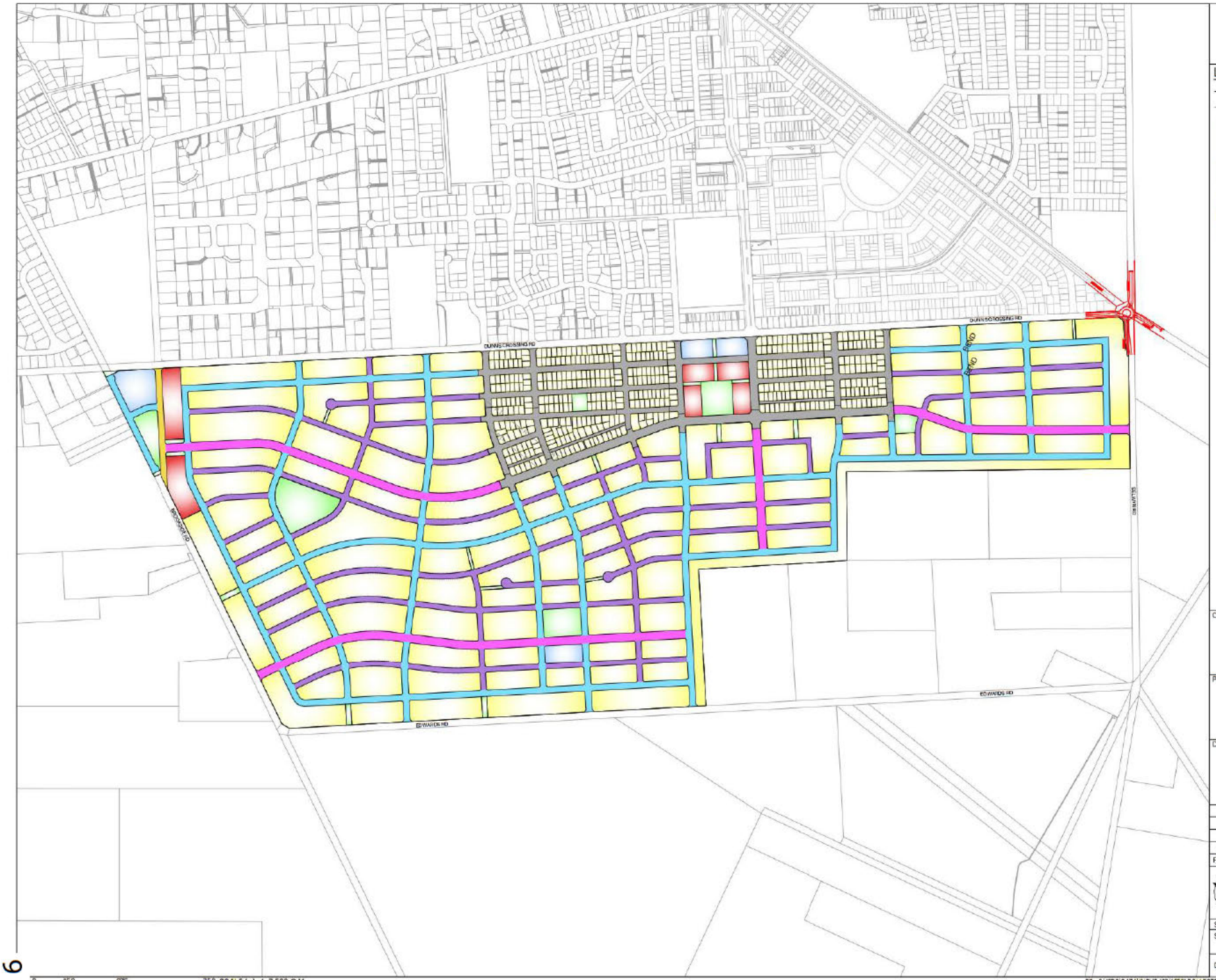
| | | | |
|---|---|---|---|
| SCALE | 1:2,000 @A1 | 1:4,000 @A3 | REVISION |
| STATUS | FOR INFORMATION NOT FOR CONSTRUCTION | | A |
| DWG NO | 16521-04-SK-1000 | | |

0 40 100 200 SCALE (m) 1:2,000 @A1 1:4,000 @A3

File: C:\12DS\DATA\INOVO-12D\16521-ROLLESTON WEST FAST TRACK_23610\3 CAD\001 CURRENT\16521-04-SK-1000.DWG

Plot Date: 10:04:01 am,30 June 2026, KIM CHEN

Synergy Version:




INOVO

LEGEND:

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- R.O.W
- COMMERCIAL AREA
- ROAD - 24m WIDE
- ROAD - 22m WIDE
- ROAD - 18m WIDE
- ROAD - 15.5m WIDE

CLIENT: CARTER GROUP

PROJECT: ROLLESTON WEST FAST TRACK

DRAWING TITLE: PROPOSED ROADING HIERARCHY

| REVISION DETAILS | BY | DATE |
|---|---|---|
| - | - | - |

| | | |
|---|---|---|
| SURVEYED | - | - |
| DESIGNED | MP | 21/05/2026 |
| DRAWN | ARA | 26/05/2026 |
| REVIEWED | - | - |
| APPROVED | - | - |

SCALE: 1:7,500 @A1 1:15,000 @A3 REVISION

STATUS: FOR INFORMATION / NOT FOR CONSTRUCTION — A

DWG NO: 16521-00-SK-1001

0 150 375 750 SCALE (m) 1: 7,500 @A1 1:15,000 @A3

File: C:\12DS\DATA\INOVO-12D\16521-ROLLESTON WEST FAST TRACK_236\03 CAD\001 CURRENT\16521-00-SK-1000.DWG

Synergy Version:

Plot Date: 2:16:02 pm, 30 June 2026, KIM CHEN

6

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Website:www.mahaanuikurataiao.co.nz

# PRELIMNARY MANA WHENUA ADVICE

Pre-application advice on Fast Track job
J8056 – Rolleston West Residential Subdivision (Westhaven Project)

To: Carter Group Limited / Novo Group Limited

Contact: Georgia Brown

## 1.0 Mana Whenua Statement

Ngāi Tahu holds and exercises rangatiratanga within the Ngāi Tahu Takiwā and has done so since before the arrival of the Crown. The rangatiratanga of Ngāi Tahu resides within the Papatipu Rūnanga. The Crown and Parliament have recognised the enduring nature of that rangatiratanga through:

- Article II of Te Tiriti o Waitangi (Te Tiriti);
- the 1997 Deed of Settlement (Deed of Settlement) between Ngāi Tahu and the Crown; and
- the 1998 Ngāi Tahu Claims Settlement Act (NTCSA) in which Parliament endorsed and implemented the Deed of Settlement.

The contemporary structure of Ngāi Tahu is set down through the Te Rūnanga o Ngāi Tahu Act 1996 (TRoNT Act). Article II of Te Tiriti o Waitangi (Te Tiriti), the TRoNT Act, Ngāi Tahu Claims Settlement Act (NTCSA) 1998, and the 1997 Deed of Settlement (Deed of Settlement) between Ngāi Tahu and the Crown sets the requirements for recognition of tangata whenua in Canterbury.

As recorded in the Crown Apology to Ngāi Tahu in the NTCSA, the Ngāi Tahu Settlement marked a turning point, and the beginning of a "new age of co-operation". The Crown apologised for its "past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries" and confirmed that it "recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui". This Mana Whenua Advice Report is provided without prejudice to the High Court freshwater claim[1].

Each Papatipu Rūnanga has their own respective takiwā, and each is responsible for protecting the tribal interests in their respective takiwā, not only on their own behalf of their own hapū, but again, on behalf of the entire tribe.

The following Rūnanga hold mana whenua over the project's location, as it is within their takiwā:

- Te Taumutu Rūnanga

[1]Tau & Ors v Attorney-General, HC Christchurch CIV 2020-409-534

## 2.0 Summary of Proposal

Carter Group Limited have sought preliminary advice from Mahaanui Kurataiao on their proposed Fast Track application. The application will facilitate the development of a subdivision (partially consented) which will create ~5,000 residential lots, various commercial areas, and reserves on the west side of Rolleston.

The following response has been made based on the preliminary information provided to Mahaanui by Novo Group Limited in July 2026. We have been notified of the applicant's intention to lodge this substantive application following their listed status.

## 3.0 Preliminary Feedback Disclosure

Mahaanui have been engaged to progress this information through a preliminary round of consultation with the understanding that **the response provided here is incomplete, and that the full impacts on tikanga Māori and mana whenua values cannot be assessed without a formal application.**

**This response does not remove the need for mana whenua consultation once the substantive application has been made.**

## 4.0 Consultation Methodology

Mahaanui Kurataiao Limited review the application documents and undertake an assessment of the information against the Mahaanui Iwi Management Plan.

A briefing report is prepared for Kaitiaki representatives who have been mandated by the Papatipu Rūnanga they represent to speak on behalf of hapū on environmental issues.

A Mahaanui Kurataiao Limited staff member meets with Kaitiaki representatives to discuss the application and Kaitiaki provide feedback based on Mātauranga Māori.

Preliminary Mana Whenua Advice is provided to outline the relevant policies in the Mahaanui Iwi Management Plan and the feedback provided by Kaitiaki representatives.

The relevant policies and Kaitiaki feedback for this application are provided in the following sections of this report.

## 5.0 Mahaanui Iwi Management Plan 2013

The Mahaanui Iwi Management Plan (IMP) is a written expression of kaitiakitanga, setting out how to achieve the protection of natural and physical resources according to Ngāi Tahu values, knowledge, and practices. The plan has the mandate of the six Papatipu Rūnanga, and is endorsed by Te Rūnanga o Ngāi Tahu, as the iwi authority.

Natural resources – water (waterways, waipuna (springs), groundwater, wetlands); mahinga kai; indigenous flora and fauna; ngā tūtohu whenua and land - are taonga to mana whenua and they have

concerns for activities potentially adversely affecting these taonga. These taonga are integral to the identity of ngā rūnanga mana whenua and they have a kaitiaki responsibility to protect them. The policies for protection of taonga that are of high significance to ngā rūnanga mana whenua are articulated in the IMP.

The policies in this plan reflect what Papatipu Rūnanga support, require, encourage, or actions to be taken with regard to resolving issues of significance in a manner consistent with the protection and enhancement of Ngāi Tahu values, and achieving the objectives set out in the plan.

The relevant Policies of the IMP to this proposal have been identified as:

**5.3 WAI MĀORI**

**TĀNGATA WHENUA RIGHTS AND INTERESTS IN FRESHWATER**

**WM1.1** Ngāi Tahu, as tāngata whenua, have specific rights and interests, in how freshwater resources should be managed and utilised in the takiwā.

CHANGING THE WAY WATER IS VALUED

**WM2.1** To consistently and effectively advocate for a change in perception and treatment of freshwater resources: from public utility and unlimited resource to wāhi taonga.

**WM2.2** To require that water is recognised as essential to all life and is respected for its taonga value ahead of all other values.

**WM2.3** To require that decision making is based on intergenerational interests and outcomes, mō tātou, ā, mō kā uri ā muri ake nei.

WATER QUALITY

***Discharges***

**WM6.8** To continue to oppose the discharge of contaminants to water, and to land where contaminants may enter water.

**WM6.11** Consented discharge to land activities must be subject to appropriate consent conditions to protect ground and surface water, including but not limited to:

(a) Application rates that avoid over saturation and nutrient loading

(b) Setbacks or buffers from waterways, wetlands and springs;

(c) Use of native plant species to absorb and filter contaminants; including riparian and wetland establishment and the use of planted swales

***Controls on land use activities to protect water quality***

**WM6.16** To require, in the first instance, that all potential contaminants that may enter water (e.g. nutrients, sediments and chemicals) are managed on site and at source rather than discharged off site. This applies to both rural and urban activities.

**WM6.17** To require the development of stringent and enforceable controls on the following activities given the risk to water quality:

(a) Subdivision and development adjacent to waterways;

(b) Discharge to land activities associated with industry; and

(c) Activities in the bed and margins of waterways, including gravel extraction.

***Environmental infrastructure***

**WM6.19** To promote the restoration of wetlands and riparian areas as part of maintaining and improving water quality, due to the natural pollution abatement (treatment) functions of these taonga.

***Comment****: Water is a significant cultural resource, connecting Ngāi Tahu to the landscape, culture and traditions of the tūpuna. Wai is a taonga, and a life giver of all things. The protection and enhancement of wai is, therefore, of upmost importance to tāngata whenua. The mauri of the wai must be prioritised. The relationship of Māori to freshwater is recognised as a matter of national importance.*

**5.4 PAPATŪĀNUKU**

SUBDIVISION AND DEVELOPMENT

*Processes*

**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.

***Basic principles and guidelines***

**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.

STORMWATER

**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:

(a) Education- engaging greater general public awareness of stormwater and its interaction with the natural environment, encouraging them to take the steps to protect their local environment and perhaps re-use stormwater where appropriate;

(b) Reduce volume entering system - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);

(c) Reduce contaminants and sediments entering system – maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and

(d) Discharge to land-based methods, including swales, stormwater basins, retention basins, and constructed wet ponds and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

**P6.2** To oppose the use of existing natural waterways and wetlands, and drains, for the treatment and discharge of stormwater in both urban and rural environments.

**P6.3** Stormwater should not enter the wastewater reticulation system in existing urban environments.

**P6.4** To require that the incremental and cumulative effects of stormwater discharge are recognised and provided for in local authority planning and assessments.

**P6.6** To oppose the use of global consents for stormwater discharges.

WASTE MANAGEMENT

**P7.1** To require that local authorities recognise that there are particular cultural (tikanga) issues associate with the disposal and management of waste, in particular:

(a) The use of water as a receiving environment for waste (i.e. dilution to pollution); and

(b) Maintaining a separation between waste and food.

**P7.2** To actively work with local government to ensure that waste management practices protect cultural values such as mahinga kai and wāhi tapu and are consistent with Ngāi Tahu tikanga.

**P7.4** To continue to oppose the use of waterways and the ocean as a receiving environment for waste.

DISCHARGE TO LAND

**P8.1** To require that discharge to land activities in the takiwā:

(a) Are appropriate to the soil type and slope, and the assimilative capacity of the land on which the discharge activity occurs;

(b) Avoid over-saturation and therefore the contamination of soil, and/or run off and leaching; and

(c) Are accompanied by regular testing and monitoring of one or all of the following: soil, foliage, groundwater and surface water in the area.

**P8.2** In the event that that accumulation of contaminants in the soil is such that the mauri of the soil resource is compromised, then the discharge activity must change or cease as a matter of priority.

SOIL CONSERVATION

**P9.1** To sustain and safeguard the life supporting capacity of soils, mō tātou, ā, mō kā uri ā muri ake nei.

**P9.2** To require the appropriate valuation of soil resources as taonga and as natural capital, providing essential ecosystem services.

**P9.3** To protect the land from induced soil erosion as a result of unsustainable land use and development.

**P9.4** To support the following methods and measures to maintain or improve soil organic matter and soil nutrient balance, and prevent soil erosion and soil contamination:

(f) Restoration of indigenous vegetation, including the use of indigenous tree plantations as erosion control and indigenous species in shelter belts; and

(g) Avoiding leaving large areas of land/soil bare during earthworks and construction activities.

CONTAMINATED LAND

**P10.1** The management of contaminated land must recognise and provide for specific cultural issues, including:

(a) The location of contaminated sites;

(b) The nature of the contamination;

(c) The potential for leaching and run-off;

(d) Proposed land-use changes; and

(e) Proposed remediation or mitigation work.

**P10.2** To require appropriate and meaningful information sharing between management agencies and tāngata whenua on issues associated with contaminated sites.

EARTHWORKS

***Risk of damage of modification to sites of significance***

**P11.2** To require that tāngata whenua are able to identify particular areas whereby earthworks activities are classified as a restricted discretionary activity, with Ngāi Tahu values as a matter of discretion.

**P11.3** To use the methods identified in Section 5.8 Policy CL4.6 (Wāhi tapu me wāhi taonga) where an earthworks activity is identified by tāngata whenua as having actual or potential adverse effects on known or unknown sites of significance.

*Indigenous vegetation*

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

*Erosion and sediment control*

**P11.9** To require stringent and enforceable controls on land use and earthworks activities as part of the resource consent process, to protect waterways and waterbodies from sedimentation, including but not limited to:

(a) The use of buffer zones;

(b) Minimising the extent of land cleared and left bare at any given time; and

(c) Capture of run-off, and sediment control.

***Comment:*** *Papatūānuku is profoundly important in the Ngāi Tahu worldview, as the birthplace of all things of the world, and the place to which they return. Land use and development activities in the takiwā must be managed in way that works with the land and not against it. Papatūānuku sustains the people, and the people must in turn ensure their actions do not compromise the life supporting capacity of the environment. The cultural, social and economic wellbeing of people and communities is dependent on a healthy and resilient environment.*

**5.5 TĀNE MAHUTA**

MAHINGA KAI

***Ki Uta Ki Tai***

**TM1.4** To promote the principle of Ki Uta Ki Tai as a culturally appropriate approach to mahinga kai enhancement, restoration and management, in particular:

(a) Management of whole ecosystems and landscapes, in addition to single species; and

(b) The establishment, protection and enhancement of biodiversity corridors to connect species and habitats.

INDIGENOUS BIODIVERSITY

**TM2.2** To recognise Te Tiriti o Waitangi as the basis for the relationship between central and local government and tāngata whenua with regard to managing indigenous biodiversity, as per duty of active protection of Māori interests and the principle of partnership

***Integrating indigenous biodiversity into the landscape***

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

(a) Indigenous species in shelter belts on farms;

(b) Use of indigenous plantings as buffers around activities such as silage pits, effluent ponds, oxidation ponds, and industrial sites;

(c) Use or indigenous species as street trees in residential developments, and in parks and reserves and other open space; and

(d) Establishment of planted indigenous riparian margins along waterways.

**TM2.9** To advocate for the establishment of biodiversity corridors in the region, Ki Uta Ki Tai, as means of connecting areas and sites of high indigenous biodiversity value.

**TM2.10** To require that indigenous biodiversity is recognised and provided for as the natural capital of Papatūānuku, providing essential and invaluable ecosystem services.

RESTORATION OF INDIGNOUS BIODIVERSITY

**TM3.1** To approach restoration of indigenous biodiversity in the takiwā based on the following principles:

(a) Restoration of indigenous biodiversity is about restoring original and natural landscapes, and therefore the mauri of the land; and

(b) Restoration of indigenous biodiversity is about restoring the relationship of Ngāi Tahu to important places and resources; including planning for customary use.

**TM3.2** To advocate for an approach to restorations based on *'working with the land rather than against it'.,* including but not limited to:

(a) Establishment of long term, intergenerational vision, and objectives (50 and 100 years ahead); and

(b) Use of natural succession and staged re-planting rather than spraying and burning (e.g. natural succession of indigenous species into areas of gorse and broom; staged underplanting of natives into wetland and lagoon areas full of willow).

***Comment****: Ngāi Tahu has a particular interest in indigenous biodiversity, both for its inherent value on the landscape and the ecosystem services it provides, and with regard to mahinga kai. The protection and enhancement of indigenous biodiversity and mahinga kai underpins many of the issues and policies in the Mahaanui IMP.*

**5.8 NGĀ TŪTOHU WHENUA**

**CL3.1** All taonga within the takiwā of Ngāi Tahu, accidental discovery or otherwise, belong to the Papatipu Rūnanga/ Te Rūnanga o Ngāi Tahu.

***Protecting wāhi tapu and wāhi taonga***

**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).

(b) High risk to sites:

i. Cultural Impact Assessment (CIA);

ii. Site visit;

iii. Archaeological assessment, by a person nominated by the Papatipu Rūnanga;

iv. Cultural monitoring to oversee excavation activity, record sites or information that may be revealed, and direct tikanga for handling cultural materials;

v. Inductions for contractors undertaking earthworks;

vi. Accidental discovery protocol agreements (ADP); and/or

vii. Archaeological Authority from the New Zealand Historic Places Trust.

***Comment****: As a planning tool, cultural landscapes are a culturally meaningful and effective framework for the identification, protection and management of sites and places of significance, the multiple values associated with those sites and places, and the relationship of tāngata whenua to them.*

## 5.1 Guidance to Moderate Impacts on Mana Whenua Values

The above policies from the Mahaanui Iwi Management Plan provide a framework for assessing the potential negative impacts of the proposed activity on Mana Whenua values and provide guidance on how these effects can be moderated.

Based on the information available at this stage, Te Taumutu Rūnanga kaitiaki have identified several factors/values that may be put at risk by the continuation of this proposal. However, due to the lack of supporting information available, the potential for the development to impact these values is still unclear. To support an informed assessment during the substantive application, the applicant must provide the following information:

A. A bird survey;
B. A lizard and lizard habitat survey;
C. A survey of springs and wetlands;
D. Identification of any waterways on or adjoining the site;
E. An ecological survey of any waterways and vegetation on the site;
F. Identification of any site contamination;
G. Water supply, stormwater, and wastewater servicing plans.

Te Taumutu Rūnanga have a unique and abiding interest in the sustainable management of te taiao – the environment. Wai māori (freshwater) is a taonga of Ngāi Tahu, governed under the domain of rangatiratanga and defined by Ngāi Tahu tikanga and ritenga.

Wetlands, waipuna (springs), waterways, and riparian areas are all considered to be wāhi taonga by Ngāi Tahu, treasured for their role in protecting and enhancing mauri, connecting the takiwā, and providing habitat for mahinga kai. The amount and extent of wetlands, springs, and waterways have decreased significantly due water overallocation, the draining and re-routing of waterways, filling and capping of wetlands and springs, and by changing flow paths - causing drainage of wet areas. It is critical that existing wetlands, waipuna, waterways, and riparian areas are protected, maintained or enhanced, and that opportunities are taken to re-establish wāhi taonga across the landscape. Kaitiaki have requested that various assessments be undertaken on this site. Based on the findings of these assessments, subdivision plans must be modified to ensure that all waterbodies identified are naturalised and incorporated within the subdivision.

It is also recommended that planted setbacks of at least 10 meters are provided between any wetlands, spring, or waterways on site and the future development – construction and operational phase.

In addition to the ecological landscape features, it is important to the kaitiaki of Te Taumutu Rūnanga that indigenous flora, fauna, and the habitats that support these ecosystems, are not compromised by land use change or intensification. The results of the ecological surveys should provide information on birds, lizards, and other indigenous flora and fauna present on site. These results must also inform the subdivision design. Development must avoid risk to indigenous flora and fauna, and any habitat supporting critical or threatened species should be retained.

Changing the way that water resources are viewed must be the first step in changing the way freshwater resources are managed and used. Water is a taonga, it is the life giver and supporter of all things. No ecosystems can function or create fundamental primary production without it, humans

and other species rely on it for not only sustenance (drinking water and food), but for recreation and connection. In Te Ao Māori (the māori world view), protecting the mauri (life giving force) of the wai comes before all else; as represented in te mana o te wai - the mauri of water must be first order priority in all decisions associated with water. Despite being needed to support communities in the form of drinking water, people must ensure that community growth is well placed and well planned so that the pressure put on water resources (via extraction) is sustainable for the long term and not driven by purely economic benefits and convenience.

For tāngata whenua, the current state of the waterways and groundwater is evidence that water management and governance in the takiwā has failed to protect freshwater resources. Surface and groundwater resources are over-allocated in many catchments and water quality is degraded as a result land use changes. This has significant effects on the relationship of Ngāi Tahu to water, mahinga kai, cultural well-being, indigenous biodiversity, and the availability of water for future generations. Servicing this development must not place pressure on, or over-extract, ground or surface water. Groundwater assessments must confirm long-term sustainable water availability. This extends beyond just drinking water, three waters infrastructure must have capacity to incorporate the proposed development, and mana whenua must be included in decision making regarding three waters infrastructure in the future.

It is important that stormwater is appropriately managed and treated to protecting the mauri of the soil and of the wai. Stormwater discharges have the potential to introduce contaminants into the receiving environment, leading to environmental degradation and contamination of natural resources. This does not align with the kaitiakitanga aims and values and is culturally unacceptable. Stormwater from hardstand areas, including roofs and roads, should be treated before discharge - including for heavy metals. in addition to this, stormwater management areas, soakpits, and treatment areas should be planted with indigenous species wherever practicable to support the mauri of the soil, water, and associated ecosystems.

Indigenous biodiversity, as well as the landscapes and ecosystems that support this biodiversity, are a fundamental part of the culture, identity and heritage of Ngāi Tahu. Indigenous vegetation provides a range of benefits such as increasing indigenous habitat throughout the takiwā, binding of soil, nutrient uptake, and carbon sequestration – all of which help support a healthy environment. Regardless of how robust the protection measure for te taiao are during this development, there will still be impacts on cultural and ecological values. Incorporating indigenous biodiversity throughout the development can help to offset these impacts and increase the indigenous biodiversity landscape across Waitaha as a whole. The applicant should retain all native vegetation on site where practicable. Where removal is unavoidable, two native plants should be established for every one removed.

Land use, subdivision and development activities must have appropriate controls to avoid over-saturation, contamination and erosion of soils. Erosion and sediment control is a key issue of concern with regard to earthworks. Activities such as residential land development can leave large areas of land cleared with bare soil exposed, increasing the risk of erosion and the discharge of sediment into waterways, harbours, estuaries, or the sea. An Erosion and Sediment Control Plan for any earthworks required to give effect to this development.

Any activity that involves ground disturbance has the potential to uncover cultural material or wāhi tapu. How this potential is managed is dependent on the level of risk identified by tāngata whenua. The consent holder must ensure that an Accidental Discovery Protocol (as shown in Appendix 1) is in place during all earthworks and that all contractors are made familiar with this protocol as per policy CL3.8 in the Mahaanui IMP.

Contaminated land can have negative effects on the environment, including the potential for contaminants to leach into groundwater or surrounding environments. Best measures should be taken to avoid spills of fuel and hazardous substances on the site. If a spill does occur, it must be must be contained and disposed of appropriately.

Te Waihora is a tribal taonga representing a major mahinga kai and an important source of mana. Te Waihora itself is a central feature of the Te Taumutu Rūnanga takiwā. The original name for the lake - Te Kete Ika o Rākaihautū (The Fish Basket of Rākaihautū), is a reference to it being a major tribal mahinga kai resource. The protection, restoration, and enhancement of this taonga is of immense importance to Te Taumutu Rūnanga. For the last 160 years, management of the lake and its catchment has prioritised urban development and intensive land use over the health and wellbeing of the whenua and the wai. At the bottom of the catchment, the cultural health of the Te Waihora is directly related to the water flowing into it. Every site and tributary in the catchment influences the health of the lake and must therefore take a role in improving it. The management of land and water within this development must recognise and provide for the relationship between catchment land use, tributary flow, drain management, water quality and the cultural health of Te Waihora. The development must not reduce stormwater capacity or create cumulative effects that would flow on and contribute to low water quality in the Te Waihora Catchment. The applicant should incorporate ongoing water quality and cultural monitoring into the proposal and future management plans to assess the impact of increasing and ongoing urbanisation on the cultural health of the Te Waihora and its catchment.

The principle of Ki Uta Ki Tai reflects the holistic nature of traditional resource management, particularly the interdependent nature and function of the various elements of the environment within a catchment. The principle of Ki Uta Ki Tai recognises the connection between land, groundwater, surface water and coastal waters and is a culturally appropriate approach to mahinga kai enhancement, restoration and management of land and water resources. The development must incorporate considerations for the protection of Te Waihora according to the principle of Ki Uta Ki Tai.

Subdivision and development can have significant effects on tāngata whenua values, including sense of place, cultural identity, indigenous biodiversity, mahinga kai, and wāhi tapu and wāhi taonga, but can also present opportunities to enhance those values. The consent holder is encouraged to refer to the Ngāi Tahu subdivision and development guidelines for low impact methods. Low impact design solutions such as rain and greywater collection and re-use systems as an alternative to discharge to land systems are encouraged. Aligning stormwater treatment prior to discharge and disposal with best practice methods will have overall beneficial results to water quality and is highly encouraged.

## 6.0 Rūnanga – Affected Party or Not

In terms of this response, Mahaanui Kurataiao has attempted to addresses matters of fundamental concern to Te Taumutu Rūnanga. The fact that Mahaanui Kurataiao has not commented on any particular matter should not be taken as support thereof and Te Taumutu Rūnanga reserves the right to comment on additional matters in a future stage of engagement or when more information becomes available.

The Kaitiaki representatives of Te Taumutu Rūnanga have reviewed this application and provided the recommendations outlined in Section 7.0 to seek additional information at the substantive stage and align this proposal more closely with the provisions in the Mahaanui IMP.

## 7.0 Recommendations and Feedback

The following recommendations should be considered to moderate effects of this proposed activity on mana whenua values:

1. Based on the available information, Te Taumutu Rūnanga kaitiaki have identified several potential areas of concern. To support an informed assessment at the substantive application stage, the applicant must provide the following information:
    A. A bird survey;
    B. A lizard and lizard habitat survey;
    C. A survey of springs and wetlands;
    D. Identification of any waterways on or adjoining the site;
    E. An ecological survey of any waterways and vegetation on the site;
    F. Identification of any site contamination;
    G. Water supply, stormwater, and wastewater servicing plans.

The following measures are recommended to mitigate effects on mana whenua values. The applicant is encouraged to integrate them into their plans:

2. Any identified springs, wetlands, and waterways on site must not be drained, capped, or piped. They must be naturalised, protected, and incorporated into the subdivision design and layout.
3. A planted setback of at least 10 metres must be provided between any wetlands, springs, or waterways and the future development.
4. The ecological survey results (including bird, lizard, etc) should inform the proposal. Development must avoid risk to indigenous fauna, and any habitat supporting critical or threatened species should be retained.
    A. Any trapping and transfer of reptiles must be undertaken by a suitably qualified herpetologist.
    B. Any vegetation clearance should be undertaken during warmer months to allow reptiles to move away from the site naturally.

C. Vegetation clearance and planting/landscaping should be based on protecting the habitat, populations, and pathways of indigenous species.

5. Three waters infrastructure must have capacity to incorporate the proposed development, and mana whenua must be included in decision making regarding three waters infrastructure in the future.
6. Servicing the development must not place pressure on, or over-extract, ground or surface water resources. Groundwater assessments must confirm long term sustainable water availability.
7. All stormwater from hardstand areas, including roofs and roads, must be treated for contaminants (including heavy metals) before it is discharged to land.
8. The applicant should retain all native vegetation on site where practicable. Where removal is unavoidable, two native plants should be established for every one removed.
9. An Accidental Discovery Protocol (ADP) must apply during all earthworks to manage archaeological discoveries and protect mana whenua interests. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act 2014.
10. An Erosion and Sediment Control Plan must be prepared, inspected, and maintained for all earthworks in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury until exposed soils are stabilised.
11. Any spills, including heavy metals and hydrocarbons, must be contained and disposed of appropriately.
12. Stormwater management areas, soakpits, and treatment areas should be planted with indigenous species wherever practicable to support the mauri of the soil, water, and associated ecosystems.
13. The management of land and water within this development area must recognise and provide for the relationship between catchment land use, tributary flow, drain management, water quality and the cultural health of Te Waihora.
14. The development must not reduce stormwater capacity or create cumulative effects on water quality or quantity within the Te Waihora Catchment.
15. The applicant should incorporate ongoing water quality and cultural monitoring into the proposal and future management plans to assess the impact of increasing and ongoing urbanisation on the cultural health of the Te Waihora and its catchment.
16. Indigenous planting is required to enhance the cultural landscape, increase indigenous habitat, filter sediment and sequester carbon.
17. The development should align with the *Ngāi Tahu Subdivision and Development Guidelines* and include sustainable urban design features for stormwater runoff and greywater reuse, such as:
    a. Greywater capture and reuse.
    b. Rainwater capture and reuse (i.e., rainwater collection tanks).
    c. Minimising impervious cover (e.g., using permeable paving and maintaining grass cover).

d. Rain gardens, swales, or other land-based methods planted with appropriate native species, rather than standard kerb and channel.

18. The development must incorporate considerations for the protection of Te Waihora according to the principle of Ki Uta Ki Tai.

On behalf of Mahaanui Kurataiao Ltd, this report has been prepared by Grace King | Mahaanui Kurataiao Ltd Pou Taiao, and peer reviewed by Tayla Spencer | Mahaanui Kurataiao Ltd Pou Taiao.

Date: 23 July 2026

This information is provided in good faith for the purpose of engagement on this Fast Track pre-application advice. Parts of this information is sensitive and is shared only to provide context for decision matters. Should a request for information be received by the Council under the Local Government Official Information and Meetings Act 1987 in relation to this information, it is requested that it is withheld in full or in part (in consultation with rūnanga) under section 7(2)(ba) of the Local Government Official Information and Meetings Act 1987.

## Appendix 1: Accidental Discovery Protocol (ADP)

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 Te Taumutu Rūnanga. Te Taumutu Rūnanga is the representative body of the tangata whenua who hold mana whenua in the proposed area.

**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 *Heritage New Zealand Pouhere Taonga Act 2014*, 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 Heritage New Zealand Pouhere Taonga (HNZPT). 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 HNZPT is the statutory authority for archaeology in New Zealand.

*Note that this ADP does not fulfil legal obligations under the Heritage New Zealand Pouhere Taonga Act 2014 regarding non-Māori archaeology. Please contact the HNZPT 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 HNZPT. In the case of kōiwi (human remains), the New Zealand Police must be notified.
4. The Kaitiaki Rūnanga and HNZPT 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 HNZPT before work resumes (as per the *Heritage New Zealand Pouhere Taonga Act 2014*).

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 HNZPT (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 *Heritage New Zealand Pouhere Taonga Act 2014* 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.

IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE HNZPT ARCHAEOLOGIST

**Contact Details**

HNZPT Archaeologist: (03) 357 9615 archaeologistcw@heritage.org.nz

HNZPT Southern Regional Office (03) 357 9629 infosouthern@heritage.org.nz

HNZPT Māori Heritage Advisor (03) 357 9620 pouarahisouth@heritage.org.nz

**Kaitiaki Rūnanga:**

Te Taumutu Rūnanga: 03 371 2660, taumutu@ngaitahu.iwi.nz

## Appendix 2: Ngāi Tahu Subdivision and Development Guidelines

***Note:*** *These guidelines are to be read in conjunction with Policies P4.1, P4.2 and P4.3 within the Mahaanui IMP.*

### 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 neighbourhood 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 run-off 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 incentives or requirements for:

(i) Low water use appliances and low flush toilets;

(i) Grey water recycling; and

(ii) 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).

**7.6** Developers should offer incentives for homeowners to use native species in gardens, including the provision of lists of recommended plants to avoid, discounts at local nursery, and landscaping ideas using native species.