APPENDIX R: RECORD OF NOTIFICATION

Notified party	Date of Notification	Response received	How responses have informed the Project
New Zealand Transport Agency Waka Kotahi	3rd July 2026 (via email)	Initial feedback via email on 6 July 2026, requesting copy of ITA. No further feedback provided. Early internal feedback provided on 18 August 2026 is outlined below: *However, the early feedback is that NZTA is neutral on the proposal and considers that it will unlikely result in any effects along the state highway network, especially given that the Springs Road / Halswell Junction Road roundabout is currently going through revocation and will become local road in due course. Christchurch City Council should be the main contact if there are any changes/mitigation required along this section of the roading network as they will become the road controlling authority and will need to accept the asset. NZTA may still need to be a party to any changes until the revocation and uplift of the designation has occurred.* *It is considered that signage fronting the Christchurch Southern Motorway will be appropriately managed through the district plan for each individual site.*	ITA provided for review and no further matters were considered to be addressed as this point.
Christchurch City Council	3rd July 2026 (via email)	Memorandum received on 3rd August 2026. Preliminary feedback includes: • Planning documents: Consideration of consistency with relevant provisions of the CRPS and GCSP shall be considered in the referral application. • Water supply: A ring-main configuration will be required to provide an appropriate level of network resilience and to meet	• A comprehensive planning assessment will be undertaken as part of the Substantive Application. • The required watermain upgrades are proposed as part of the engineering design.

		firefighting water supply requirements. Any required upgrades to the water supply network and associated infrastructure will need to be identified and funded as part of the development. • Wastewater: Wastewater discharge to Selwyn District (SWL) is proposed, rather than CCC. Approval to receive and convey wastewater remains the responsibility of CCC as per the existing agreement between SDC and CCC, now transferred to SWL. Wastewater upgrades are required. • Stormwater: Integrated Stormwater Management Areas (SMA) should be vested to CCC as new assets. The SMAs shall be sized to treat and dispose of all roading and hardstand runoff from all lots. o Individual lots will have consent notices controlling roof materials and gross pollutant traps for pre-treatment of hardstand runoff prior to discharge. Further consent notices may be required relating to roof/hardstand coverage ratios. o Sites with hazardous activities will require a Stormwater Quality Management Plan, and a resource consent from ECan if required. Otherwise, all operational discharges will be covered by CCC's global regional consent. • Transport: The Transport Planner generally agrees with the high level ITA and detailed modelling and design will be required in the substantive application for the new intersections. A 20m legal width for roads is preferred. • Funding of infrastructure upgrades: CCC has no funding available to provide the infrastructure upgrades. It will need to be demonstrated how the upgrades to infrastructure can be achieved.	• Wastewater servicing requirements and any necessary network upgrades will be subject to investigated as part of the Substantive Application. The revised Infrastructure Report outlines possible feasible arrangements, subject to further assessment, network modelling and engagement with relevant network operators. • The stormwater management recommendations will be incorporated into the Substantive Application. • Detailed modelling and transport assessment will be undertaken as part of the Substantive Application. • Funding of infrastructure upgrades will form part of ongoing engineering investigations. • A local supply and demand analysis has subsequently been provided by Colliers (Appendix G), together with an Economic Assessment, demonstrating the significant regional benefits of the proposal.

		• Benefits: It is not clear whether the development will have national or regional benefits, should consider a local supply and demand analysis, if servicing constraints will impact the assumed level of economic activity.	
Selwyn District Council	3rd July 2026 (via email)	Response received on 31 July 2026, including: • SWL advise there is no connection available to the wastewater network, as there are constraints with servicing. The preference would be for the project to investigate connection within the CCC network on Halswell Junction Road. • Anticipate that the existing transport network adjoining the site to have capacity for the traffic generated by the development and defer to CCC and NZTA to raise critical issues.	• Wastewater upgrades will be investigated as part of the ongoing engineering design undertaken by Maven and consultation with relevant stakeholders. • Noted and will be addressed through detailed transport design and assessment.
Selwyn Water Limited	3rd July 2026 (via email)	No formal response was received, however the response from SDC outlined SWL position.	No response received.
Canterbury Regional Council	3rd July 2026 (via email)	Meeting with Andrew Ross and Victoria Kingsbury on 14 July 2025. Response received on 31 July 2026. Feedback includes: • CRC have identified that construction-phase stormwater discharge may be better assessed under Rule 5.93 and 5.94A, given that the proposed design is to a reticulated system. • A substantive application would need to include a comprehensive assessment of effects and technical assessment, CRC welcome the opportunity to review this in advance of lodgement. • CRC will provide more fulsome comment on the policy assessment once the referral application is lodged. A policy assessment against the CLWRP should be provided. • A substantive application will need to include a comprehensive set of proposed conditions, templates have been provided as a starting point, and early feedback can be provided by CRC.	• The application has been revised on the basis that resource consent will likely not be required under the LWRP, and stormwater discharges will operate under CCC's global regional consent. • A draft Substantive Application will be provided to CRC prior to lodgement for comment. • A comprehensive planning assessment will be undertaken as part of the Substantive Application. • A set of proposed conditions will be developed as part of the Substantive

			Application. A review from CRC will be requested prior to lodgement.
Department of Conservation	3rd July 2026 (via email)	No response received.	No response received.
Mahaanui Kurataio Limited	3rd July 2026 (via email)	Preliminary Mana Whenua Advice provided on 31st July 2026. Recommendations included: 1. The development must incorporate considerations for the protection of Te Waihora according to the principle of Ki Uta Ki Tai. 2. An Accidental Discovery Protocol (ADP) must be in place during all earthworks to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014). 3. An Erosion and Sediment Control Plan for any earthworks required to give effect to this consent should be prepared, implemented, inspected, and maintained in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury until such time the site is stabilised. 4. Stormwater should be treated before discharge, including a minimum of first flush treatment and heavy metal treatment. 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. The waterway that runs along Springs Road should be naturalised and protected through indigenous riparian planting.	1. Principles of Ki Uta Ki Tai will be incorporated through landscape planning including substantial native planting and stormwater management areas. 2. This will be incorporated as part of the Substantive Application. 3. This will be incorporated as part of the Substantive Application. 4. All stormwater will be treated prior to discharge. 5. Three waters infrastructure capacity will be confirmed as part of the Substantive Application. 6. This will be investigated as part of the Substantive Application. 7. Indigenous planting is incorporated as part of the Landscape Plan. 8. Further investigation will be undertaken as part of the ecological/lizard habitat assessment in the Substantive Application. 9. Relevant provisions of the guidelines will be incorporated as required.

		7. Indigenous plants should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape. 8. The applicant must employ a suitably qualified and experienced herpetologist to survey/scout for native lizards. a. Following the surveying/scouting required above, if any native lizards and/or suitable habitat are found to be present on site, mitigation measures must be in place to minimise the negative effects on the herpetofauna, including the trapping and translocation of individuals prior to commencement of earthworks, as well as vegetation clearance during the warmer months, to allow the herpetofauna to naturally relocate themselves away from the site. b. The trap and transfer of herpetofauna must be undertaken by a suitably qualified herpetologist. c. Greenspace areas within the development should be designed to allow for suitable native lizard habitat. 9. The consent holder should incorporate the *Ngāi Tahu Subdivision and Development Guidelines* to the greatest practical extent.	

3 August 2026

Puna Property Holdings Limited and Foddercude (Nth Canty) Limited
c/- Andrew Ross
LandPlay Limited
Level 1, 169 Madras Street
Christchurch 8011

03 941 8999
53 Hereford Street
Christchurch 8013
PO Box 73013
Christchurch 8154
ccc.govt.nz

By email: s 9(2)(a)

Dear Andrew,

Fast-track Approvals Act 2024 – Notification of Intent to Lodge Referral Application

Puna Property Holdings Limited & Foddercude (Nth Canty) Limited – Southwest Industrial

1. The Christchurch City Council (CCC) received a notification from Puna Property Holdings Limited and Foddercude (Nth Canty) Limited advising of their intention to lodge a referral application under section 13 of the Fast-track Approvals Act 2024 (FTAA) to subdivide and use land for industrial purposes.

2. The purpose of this memorandum is to respond to this notification under FTAA section 11(1)(c), and identify matters that the proponent may want to consider prior to lodging a referral application.

Prior Council engagement

3. No prior Council engagement has occurred.

Information provided

4. The information provided with the notification is attached as Appendix 1, being:

   4.1. A draft Fast Track Referral Application (TRIM reference #26/162680).

5. For clarity, it is noted that the following have not been provided:

   5.1. Local supply and demand analysis.

Scope of comments

6. Noting the draft nature of the application provided and time available to respond, the scope of comments in this memorandum is of a general nature and not exhaustive.

Site and area context

7. The site area and context are accurately described in the draft application as:

   "The site is located at 290, 300, 318, 320, 374 and 376 Springs Road and comprises a total of ~21.4 hectares (ha). The site is located on the southwest urban fringe of Christchurch City, in the Christchurch City Council boundary and adjacent to the Selwyn District located ~50m to the south. Access is achieved via Marshs Road to the south and Springs Road to the east.

   The Christchurch Southern Motorway (State Highway 76) forms the northern boundary. The site is located ~350m from a formed access to the State Highway network via Springs Road and Shands Road further to the west.

The site is currently used as a plant nursery, horticultural (turf production) and agricultural (grazing) purposes. An industrial warehouse for Urban Flooring is currently lodged with both City and Regional Council for respective land use applications on the northern portion of the site, within 300 Springs Road.

The character of the surrounding environment is mixed, comprising retail, heavy industrial (north and west), rural-residential properties, agricultural land, major transport corridors that connect Selwyn District to Christchurch City, and established commercial and industrial activities.

To the north, the site adjoins the Christchurch Southern Motorway (State Highway 76), a strategic transport corridor providing connections to the wider transport network.

To the west and north, the surrounding land is within the Christchurch City Council boundaries and is characterised by established industrial activities associated with the Hornby industrial area, as illustrated in orange in the zoning map of Figure 2 below. To the east, the surrounding environment is characterised by rural lifestyle activities with ~2ha lot sizes, each containing a dwelling.

Land to the south and southeast is generally rural lifestyle and within the Selwyn District Council boundary, including commercial activities (retail, landscape supplies, contractors' yard) and the township of Prebbleton located ~750m to the south.

The site is located ~10km southwest of the Christchurch International Airport and has direct access to key transport networks including State Highway 76, Springs Road and Marshs Road. Overall, the surrounding environment reflects the transitional nature of the urban fringe, though Industrial Heavy Zoning currently adjoins Rural Urban Fringe Zoning."

8. Additionally, at 300 Springs Rd which is within the Industrial Heavy zoned part of the site, a landuse consent (RMA/2026/1072) for an industrial building and a subdivision consent (RMA/2026/1094) to subdivide the lot into two, are currently being processed.

Local and regional planning documents, including spatial strategies

9. The site is subject to the Christchurch District Plan, zoned Industrial Heavy and Rural Urban Fringe, and subject to a range of overlays, including:

    9.1. 33kV Electricity Distribution Lines

    9.2. New Zealand Transport Agency (Future Works) Designation (excluding 318 Springs Road);

    9.3. Wastewater Discharge Restriction Overlay (290 and 300 Springs Road).

    9.4. Industrial Heavy Zone (Springs Road) Outline Development Plan (Appendix 16.8.13)

10. Whilst the Industrial Heavy zone part of the site is subject to an Outline Development Plan, the majority of the site is zoned rural, and accordingly is not subject to wider spatial strategies seeking to coordinate and facilitate development over a wide area, inclusive of multiple property owners.

11. Progressing development on greenfield land that is not subject to area planning risks disjointed development, small and inefficient facilities, and potential for rework required to upgrade undersized infrastructure in future. Such development would be inconsistent with Christchurch District Plan (CDP) Strategic Objectives 3.3.1 *Enabling recovery and facility the future enhancement of the district* and 3.3.8 *Urban growth, form and design*, which broadly seek to enable development in an integrated manner.

12. These provisions are consistent with other local and regional planning documents, in particular:

    12.1. The Canterbury Regional Policy Statement (CRPS), which sets the resource management aspirations for the Canterbury Region, with Chapters 5 *Land-use and Infrastructure* and 6 *Recovery and rebuilding of Greater Christchurch* particularly relevant to land use and development. These chapters seek to enable land use and development in greenfield priority areas, as shown in Map A of Chapter 6, where well supported by infrastructure, including strategic connections.

12.2. The Greater Christchurch Spatial Plan[1] (GCSP), which has been adopted by CCC and Selwyn District Council as the Future Development Strategy under the National Policy Statement on Urban Development 2020, to inform the broad locations in which development is anticipated to inform requirements for development and other infrastructure, and transport corridors. The GCSP identifies areas in which greenfield development is anticipated, as shown in Map 14. The GCSP acknowledges additional greenfield development may be required outside priority areas where a Housing and Business Capacity Assessment identifies a need for development, and the development is well integrated with existing urban areas.

13. The proponent should demonstrate the extent to which the development is consistent with the relevant provisions of these documents when the referral application is lodged.

Infrastructure and servicing constraints

Water supply

14. With regard to the availability of connections to and potential upgrades required for the provision of water supply to the site Michele McDonald, Team Leader Asset Planning Water and Wastewater, has noted:

14.1. The proposed development is located within the West Water Supply Zone (WSZ) and is supplied from the PS1117 Wilmers WS Pump Station and Treatment Plant. Provision has been made in the next Council Long-Term Plan for increasing the source capacity associated with PS1117 Wilmers WS to support future growth within the zone.

14.2. We have reviewed the water supply connection options outlined in the Infrastructure Report and advise that a ring-main configuration will be required to provide an appropriate level of network resilience and to meet firefighting water supply requirements.

14.3. The requirements of the draft PAS 4509 - Firefighting Water Supplies Code of Practice may necessitate firefighting flows that exceed the capacity of the existing reticulation network. Accordingly, a detailed assessment of firefighting water supply requirements and network capability will be required as part of any future development application.

14.4. Any required upgrades to the water supply network or associated infrastructure necessary to meet potable water, resilience, and firefighting requirements will need to be identified and funded as part of the development.

Wastewater

15. It is noted that within the draft application, wastewater discharge to Selwyn District is sought however CCC Officers understand that Selwyn District facilities may not have capacity to accept discharges. Accordingly, brief comment on CCC wastewater capacity is given below, should this be sought at a later stage.

16. With regard to the availability of connections to and potential upgrades required for the management of wastewater from the site Michele McDonald, Team Leader Asset Planning Water and Wastewater, has noted:

16.1. Whilst capacity is allocated to service the existing Industrial Heavy-zoned land included within this proposal from PS67 Halswell Junction Road Pump Station (PS67), it should be noted that this area lies within a Limited Sewer Discharge Area as defined by the District Plan. This restricts allowable wastewater discharge rates to 0.09 L/s/ha (average daily flow) and will consequently limit future development to low-water-use activities such as dry industrial and warehousing operations.

16.2. The PS67 Halswell Junction Road Pump Station does not have sufficient spare capacity available to service the Rural Urban Fringe portion of the proposed development.

16.3. The rights and obligations under the existing Sewage and Trade Waste Disposal Agreement between SDC and CCC have been transferred to Selwyn Water Limited (SWL). Under this agreement, SWL retains the right to discharge up to 25 L/s and 250,000 m^3 per financial year of wastewater via the DN175 rising main in Springs Road to PS67.

16.4. Although the Infrastructure Report states that approval to connect will be obtained from SDC (or SWL), it must be clearly acknowledged that approval to receive and convey wastewater remains the responsibility of Christchurch

[1] https://www.greaterchristchurch.org.nz/assets/Documents/Work-Programme/Greater-Christchurch-Spatial-Plan/Greater-Christchurch-Spatial-Plan-2024.pdf

City Council. CCC advises that there is currently no residual capacity available at PS67 Halswell Junction Road Pump Station to accommodate the additional wastewater flows that would be generated by the proposed development.

16.5. CCC has previously requested that SDC relinquish its discharge rates under the Wastewater Agreement; however, SDC declined this request. Accordingly, PS67 Halswell Junction Pump Station does not have sufficient capacity to both preserve the reserved 25 L/s capacity entitlement for SDC/SWL and accommodate additional wastewater discharge from development within Christchurch City Council boundaries, including land zoned Rural Urban Fringe.

16.6. Any upgrade to the PS67 Halswell Junction Road Pump Station would also trigger the need for consequential upgrades to the recently replaced DN250 PE100 rising main, as well as the downstream DN450 and DN525 gravity sewer in Springs Road, to ensure adequate network capacity and performance.

16.7. Accordingly, significant wastewater infrastructure upgrades would be required before the proposed Rural Urban Fringe development could be serviced by the existing wastewater network.

Stormwater

17. With regard to stormwater Brian Norton, Senior Stormwater Planning Engineer, has reviewed the information provided and advised:

17.1. The site will need to provide collective, integrated stormwater management areas (SMAs) that will vest to CCC as new assets. These SMAs will provide treatment via soil adsorption processes (infiltration basins for the runoff from the first 25mm of rainfall on impervious surfaces) followed by detention with disposal of stormwater into land via rapid soakage. The SMAs will be sized to treat and dispose of all roading and hardstand runoff from all allotments. Regardless of infiltration capacity achieved on the site, a minimum above-ground storage volume equal to the runoff volume generated during a 10-year, 18-hour storm will be required within basins (FF basin storage inclusive). Measured rapid soakage rates should be reduced by a factor of 3 to derive design soakage rates. Roof water will be discharged into land via separately sealed networks and rapid soakage within individual allotments. The overall system will need to provide full capture and disposal for the critical 50-year storm for all durations up to 60 hours.

17.2. Individual industrial lots will have consent notices controlling roof materials (no galvanized, copper or Zincalume) and to required gross pollutant traps for pre-treatment of hardstand runoff prior to discharge into the network. Further consent notices may be required to enforce roof/hardstand coverage ratios, depending on the assumptions made for the sizing of the collective SMAs.

17.3. Sites engaging in hazardous activities will require a Stormwater Quality Management Plan and, if considered unacceptably high risk, will be required to obtain their own resource consent for stormwater discharge from ECan. Otherwise, all operational discharges will be able to be covered under CCC's Comprehensive Stormwater Network Discharge Consent (CSNDC). Construction phase discharges, even to land, may also be covered under the CSNDC unless the site is contaminated.

17.4. Predicted flooding within the site appears to be relatively minor and should be able to be mitigated by filling within internal site depressions.

Transport

18. With regard to the existing transport environment and potential effects of a development of this scale, Peter Rodgers, Transport Network Planner has advised:

18.1. He generally agrees with the high level ITA provided noting that additional detailed modelling and design will be required at the substantive application stage to confirm appropriate treatments for the new intersections onto Springs and Marshs roads.

Springs Road intersection

18.2. In addition to the Springs Road / Halswell Junction Road roundabout and state highway on-ramp, the new Springs Road intersection is also a key local access to the development. This future intersection has an existing limitation in that it has a limited length & capacity of the right turn bay due to the bridge abutments of the downstream Springs Road overbridge over the Southern Motorway.

18.3. At the substantive application stage it will be necessary to determine if the length of the right turn bay is long enough such that queuing right turn traffic will not impact upon the southbound arterial traffic flows on Springs Road. This may mean that the new intersection should be restricted to left in / left out.

18.4. Note that there is a consent condition on Tasman Fuels requiring relocation of their vehicle crossing to the new road when that occurs.

18.5. Agreed that the existing shared path should be incorporated into the design, this should both cross Springs Road and extend into the development in order to service the development sites for cycle access.

Little River Cycle link

18.6. Acknowledge no vehicle connectivity to the southern motorway is proposed nor is it possible, however recommend the proponent investigate pedestrian and cycle connections to the Little River Cycle link, particularly from lots with frontage onto this path.

18.7. Recommend the proponent consider an access reserve for off-road pedestrian and cycle link to the Little River Cycle link path. This could be anywhere in the vicinity of lots 22-24 and would serve the remainder of the development for cycle and pedestrian access and may be a more attractive route than the route past Tasman Fuels. Consider swapping Lot 22 and Lot 100 to provide for this.

Roading:

18.8. A minimum legal width of 18m for roads is referred to in the infrastructure report, however 20.0m is shown on the concept plan. 20.0m is preferred. Other than that, the proposed road network is suitable for the industrial development it serves.

Marshs Road intersection

18.9. Note there is an existing vehicle crossing on the south side which may be impacted by the intersection. Marshs Road is also on the boundary with Selwyn District (our understanding is the boundary goes through the centre of the road) and so SDC may have further comment on this intersection.

Funding of infrastructure upgrades and connections to CCC infrastructure

19. Out of sequence development undermines the strategic and phased approach to planning and creates inefficiencies in infrastructure delivery by diverting funding from planned development. This proposal represents such out-of-sequence development. CCC's position is that infrastructure planning and investment needs to occur at a broader scale to achieve efficiencies and effectiveness of infrastructure provision. As this planning has not yet been undertaken for this area, any development at this stage would be ad hoc and may lock CCC into less optimal infrastructure outcomes.

20. In the case of this development, infrastructure upgrades will be required to enable the development to connect to the wider urban network, particularly in relation to wastewater services. Beyond the capital investment needed to upgrade this infrastructure, ongoing operational expenses will be required for maintenance and service delivery. These costs will largely be borne by the CCC.

21. The current Long-Term Plan does not include provision for all expenditure in this area, and these costs are not reflected in the development contributions currently levied. Any decision by CCC to amend these plans to provide infrastructure for this development would require reprioritisation, potentially displacing planned investment in other areas of Christchurch.

22. As the infrastructure required to provide capacity to service this development is not in the current Long-Term Plan or Development Contributions Policy, the CCC has no funding available to provide the infrastructure upgrades. Greenfield development impacts downstream capacity in the wastewater network. If this development was aligned with CCC's area planning, the developer would be required to fund to their share of the cost to provide the infrastructure upgrades with the rest spread over a wider area which the CCC would then recover via development contributions.

23. To address this funding gap identified, the proponent will need to demonstrate how the upgrades to infrastructure can be achieved such that the development can be appropriately serviced, including both the connections to outfalls and

downstream infrastructure where capacity is constrained. If unresolved and unfunded, CCC may refuse (under CCC bylaws[2]) any request for infrastructure connections until adequate capacity exists.

Benefits

24. Whether the development will have national or regional benefits is not clear, nor is the extent of any such benefit. The quantification of benefits should consider:

    24.1. Local supply and demand analysis for industrial land/development.

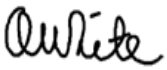
    24.2. If activities will be subject to servicing constraints, whether that will impact/reduce the FTEs, wages and GDP and therefore the assumed level of economic activity and benefits.

    24.3. Whether the development represents a transfer of economic activity that would occur elsewhere, either within the region or nationally.

Conclusion

25. It is recommended that the proponent consider and respond to these matters identified above in any referral application. Pre-application meeting processes are available should further input from CCC be sought prior to the referral application being lodged, subject to staff availability.

Kind regards



Odette White
Senior Planner

Authorised by:



Mal Nash
Team Leader Planning

[2] In particular, the **Water Supply and Wastewater Bylaw 2022** and **Stormwater and Land Drainage Bylaw 2022**.

Applicant	Puna Property Holdings Limited
Pre-Application number	RMA270085
Meeting date	14/07/2026
Location	Canterbury Regional Council Office - Tuam Street
Participants	**Applicant attendees:** Andrew Ross, Sam Elliotte, Ben Lagan, Ben (Arumoni Developments), Fletcher **CRC attendees:** Anna Stewart, Victoria Kingsbury, Sam Prystupa

INTRODUCTION

Canterbury Regional Council (CRC) and Puna Property Limited (Puna/the Applicant) met to discuss the potential use of the Fast-track Approvals Act (FTAA) for the Southwest Industrial development. The project is not listed on Schedule 2 of the FTAA and so the applicant is seeking referral.

Fast-track Act Consenting:

Under section 11(1)(b)(i) of the FTAA, the applicant is required to notify the relevant authorities. Puna Property Limited will need to provide evidence of this consultation as part of their referral application.

This pre-application meeting forms part of this consultation and outlines the process going forward.

Southwest Industrial Project:

Specifically, the applicant sought advice relating to the subdivision and industrial land use development of a ~21.4-hectare (ha) site at 290, 300, 318, 320, 374 and 376 Springs Road, Halswell, Christchurch. The Project is referred to as Southwest Industrial.

NOTES

General discussion:

- Canterbury Regional Council (CRC) provided an overview of the Fast-track process and introductions.
- CRC explained that technical advice is intentionally front-loaded during the pre-application phase to identify significant issues early and resolve them collaboratively before Expert Panel consideration.
- A pre-application reference number has been established to manage costs associated with pre-application discussions. Once an application is formally lodged with the EPA/MfE, the reference number is updated, so costs can be billed directly to the EPA/MfE.
- CRC noted the importance of continuing to work closely with Christchurch City Council (CCC) and Selwyn District Council (SDC) where responsibilities overlap.

- CRC noted that SDC has recently experienced a significant increase in Fast-track applications following a relatively quiet period, placing pressure on resourcing.
- CRC has offered support to SDC and shared guidance material, templates and assessment approaches to avoid duplication of effort.

LGOIMA requests and confidentiality:

- CRC advised that it has received LGOIMA requests from competing developers seeking access to Fast-track pre-application material.
- CRC's approach is to redact or withhold as much pre-application information as appropriate until formal lodgement to:
  - encourage open and frank discussions;
  - protect commercially sensitive information during the pre-application stage; and
  - recognise that application material will ultimately become publicly available through the EPA/MfE process.

Applicant overview:

- Development of the site for industrial activities, with a boutique-style development focus, including a higher level of native planting to provide a buffer between the township of Prebbleton and the motorway/ Heavy industrial areas to the north.
- The recently consented development (CRC264535, CRC264536, CRC264537) is intended to form the template for the site to be developed as part of the fast-track application;
- Extensive landscaping/planting, rainwater harvesting, onsite energy and resource monitoring, and solar panels on buildings is proposed, with the development targeting highest Green Star Level 6 accreditation. This is unique to the City as it remains the only available greenfield location that could contribute the public transport credits towards the accreditation;
- The proposal incorporates on-site stormwater management with a reduced building footprint compared to other developments;
- The applicant acknowledged current limitations around three waters servicing and advised that ongoing discussions are occurring with SDC, Selwyn Water and CCC regarding wastewater and other servicing arrangements;
- The applicant intends to connect to either the SDC or CCC network and is working towards servicing agreements, with updates to be shared with CRC as they become available.

Technical Engagement:

- CRC outlined its approach to technical engagement on other industrial development fast-track projects to date, and noted the process generally involves the following:
  - early review of draft technical reports by specialists;
  - identification of significant technical issues before lodgement;
  - provision of comments back to the applicant;

- opportunity for the applicant to respond, amend reports or explain alternative approaches.

- This collaborative approach is intended to identify and resolve technical issues before lodgement, reducing the matters requiring determination by the Expert Panel.
- Drawing on experience from previous Fast-track industrial developments, CRC identified the following recurring technical considerations:
  - protection and naturalisation of water races;
  - stormwater treatment, storage and attenuation;
  - sizing of stormwater infrastructure;
  - groundwater constraints;
  - maintenance of water quality.
- CRC has undertaken a preliminary review of the information provided by the Applicant and considers that these matters appear to have been addressed in the current proposal. However, a more comprehensive assessment of the proposal and supporting information will be required as part of the referral application review.

Coordination with other authorities:

- Given the proposal interfaces with CCC/SDC infrastructure, continued coordination between CRC, CCC and SDC will be required, particularly regarding:
  - wastewater servicing;
  - stormwater connections;
  - infrastructure responsibilities; and
  - allocation of consenting responsibilities between regional and territorial authorities.

Information sharing:

- CRC confirmed it will share information with the applicant as it is provided to the EPA.
- CRC requested that the applicant similarly share draft information wherever possible prior to formal lodgement to assist with timely technical review.
- The applicant indicated agreement with this approach.

Fast-track guidance:

- CRC has also provided Fast-track guidance material to assist the applicant through the process.
- CRC noted that it generally provides more procedural guidance under the Fast-track process than would typically occur under a standard RMA consenting process.

Referral Application:

- When asked about the referral application, CRC advised that the information currently prepared appears sufficient for referral purposes and no additional work is considered necessary at this stage.

NEXT STEPS

ACTION – ALL PARTIES: Maintain ongoing engagement as the application progresses through the Fast-track process.

ACTION – APPLICANT: Continue engagement with CCC and SDC regarding servicing arrangements and provide updates to CRC as further information becomes available.

ADDITIONAL INFORMATION

Charging: CRC will charge for pre-application engagement under RMA270085.

Communication (going forward): Victoria Kingsbury for CRC and Andrew Ross for the Applicant.

Process: Applicant intends to lodge a Fast-track referral application.

Timelines for pre/ referral and substantive notification: To be determined.

Signed by:



Victoria Kingsbury

Principal Consents Planner

Disclaimer: *This note provides preliminary technical council guidance on potential matters that may affect applications under the Fast-track Approvals Act 2024. It does not constitute legal advice and should not be relied upon as such. The advice reflects an initial review of material within limited timeframes and is not a full or definitive assessment.*

Should an applicant elect to pursue a Resource Management Act 1991 application instead, Information requirements, assessment approaches, notification considerations, and recommended consent conditions may differ between the Fast Track and RMA processes due to the different statutory tests, decision making frameworks, and procedural requirements that apply. Applicants should not assume that positions expressed during the Fast Track process will necessarily be adopted or relied upon in any subsequent RMA application.

Please note that any advice, comments, draft conditions, or technical recommendations provided during the Fast Track process were prepared solely for the purposes of assisting assessment under the Fast Track Approvals Act 2024. If an application proceeds under the Resource Management Act 1991 instead, Canterbury Regional Council may undertake a fresh assessment and reach different conclusions on matters previously discussed. Canterbury Regional Council reserves the right to revisit, amend, or depart from any previous advice, including information requirements, notification, effects assessment, and consent conditions. Accordingly, material prepared for the Fast Track process should not be relied upon as indicating Canterbury Regional Council's final position under the RMA.

31 July 2026

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

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Andrew Ross
LandPlay Ltd
Level 1, 169 Madras Street
Christchurch 8011

Kia ora Andrew Ross,

Thank you for providing Canterbury Regional Council (CRC) notice under section 11(1)(b)(i) of the Fast-track Approvals Act (FTAA) on 3 July 2026. Section 11(1)(c) states that CRC have 20 working days in which to respond to this notice. Please consider this has CRC's response to that notification.

For completeness, CRC notes that a meeting was held on 14 July 2026 and a draft application was provided in addition to the formal notification. CRC's feedback on this information is captured below.

PROJECT SUMMARY

As CRC understand it, Puna Property Limited is proposing the subdivision and industrial land use development of the following legal descriptions:

- Section 4 SO 550060
- Section 6 550060
- Lot 1 DP 82095
- Section 7 SO 482614
- Section 4 SO 562497
- Section 2 SO 556764

The Project proposes a boutique industrial subdivision that would contain:

- 36 industrial lots ranging in size from ~2,000m^2 to ~1.6ha;
- the creation of an internal road with native planting and positive streetscape design;
- the establishment of new intersections at Marshs Road and Springs Road;
- the establishment of three waters infrastructure including integrated stormwater management areas;
- earthworks, landscaping and supporting infrastructure required to service the new development.

FEEDBACK

Based on the information provided by the Applicant, CRC staff have raised the following comments regarding this proposal. These comments are set out below.

Planning - Consent Requirements

The Applicant has provided an assessment of consent requirements under the Canterbury Land and Water Regional Plan (CLWRP) in the draft fast-track referral application provided to CRC dated 3 July 2026. Based on their assessment, the Applicant envisages seeking the following consents:

a. Land use consent under section 9 of the Resource Management Act 1991 (RMA)
b. Take and use of water consents under section 14 of the RMA
c. Discharge consents under section 15 of the RMA

The Applicant's draft application also notes that they do not anticipate the need for any consents under the Canterbury Air Regional Plan (CARP) or the National Environmental Standards for Freshwater Management 2020 (NES-FM). Additionally, CRC notes the Applicant intends to seek consents under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS). However, CRC notes that consenting matters relating to the NES-CS, fall to the Christchurch City Council (CCC).

CRC notes that the draft application provides a helpful high-level overview of potential consent requirements. At this stage, however, the level of project specific detail provided means CRC is not yet able to confirm the consent requirements for the proposal. CRC would welcome further details on the proposed activities and the reasons why any permitted activity thresholds may not be met. This would assist CRC in providing more specific feedback on consent requirements under the CLWRP.

CRC also notes that the Applicant would need to seek any relevant resource consents from the Christchurch City Council under their district plan if the relevant consent triggers are met, in addition to any consents under applicable National Environmental Standards.

To assist the Applicant in refining the rule assessment, CRC has identified the following matters:

i. The draft application states that consent would be required under Rule 5.97 of the CLWRP for construction-phase stormwater. CRC considers the construction-phase stormwater discharge may be better assessed against Rule 5.94A, and if compliance can not be demonstrated with all the conditions it would be restricted discretionary under Rule 5.94B.

ii. The draft application also states that consent would be required under Rule 5.97 of the Canterbury Land and Water Regional Plan (CLWRP) for the operational-phase stormwater discharge. CRC considers that the operational-phase stormwater discharge may be more appropriately assessed under Rule 5.93 if the proposed design establishes a reticulated stormwater network to which all sites discharge.

A substantive application would need to include a comprehensive assessment of effects across all relevant consenting matters, supported by appropriate technical assessments and draft management plans where necessary.

CRC would welcome the opportunity to review any updated rule assessment alongside a draft assessment of effects and associated technical reports and / or management plans in advance of a substantive application being lodged. Early provision of these documents would allow

CRC to provide timely and constructive feedback before the substantive application is formally lodged.

Policy Framework

CRC notes that the Applicant has provided an assessment against National Policy direction and the Canterbury Regional Policy Statement (CRPS) in Appendix L of their draft referral application. CRC acknowledge the provision of assessments against National Policy direction and the CRPS and will provide more fulsome comments regarding these assessments once a referral application is lodged. CRC also consider that a policy assessment against the CLWRP should be provided to allow CRC to better understand how the project fits with the entirety of the policy framework.

Conditions

A substantive application would also need to include a comprehensive set of proposed conditions. To assist with this, CRC have attached to this letter a set of standard template conditions (s9, s14 and s15) relevant to the consents potentially being sought.

Please note that these template conditions are provided as a general guide. Not all conditions will be relevant to the proposed activity. For those that are relevant to the activities sought in this application, CRC note that site-specific considerations may necessitate addition, removal, and / or amendment of conditions. CRC hopes the attached template conditions will assist in preparing a condition set that is appropriate for the specific proposal.

The template conditions are intended to provide a helpful starting point for the Applicant. CRC encourages the Applicant to tailor the proposed conditions to the specific project and clearly demonstrate how potential adverse environmental effects will be avoided, remedied, or mitigated.

CRC would also welcome the opportunity to review the draft condition framework as the application develops, noting that any final conditions would ultimately be considered by the expert panel as part of the Fast-track process.

CRC looks forward to continuing to engage collaboratively with the Applicant and Landplay on this Fast-track project. CRC is keen to assist where it can by providing early feedback, noting that CRC is not the decision-maker for the substantive application, but rather plays a role as a relevant local authority providing input to assist the Applicant, the EPA, and the expert panel. CRC is therefore keen to engage early and constructively to help ensure relevant matters are identified and addressed as efficiently as possible, and to support a more efficient consenting process.

CRC are happy for this document to be used as evidence of consultation when lodging your application. We look forward to continuing to work with you as your application progresses.

Ngā mihi



Victoria Kingsbury

Principal Consents Planner

LIST OF ATTACHMENTS:

Attachment 1: RMA270085 - Puna Property Limited - Pre-Application Meeting Minute

Attachment 2: s9 Conditions - Earthworks Over an Aquifer

Attachment 3: s14 Conditions - Dewatering Water Take

Attachment 4: s15 Conditions - Construction-Phase Stormwater Discharges

Attachment 5: s15 Conditions - Operational-Phase Stormwater Discharges

Attachment 6: s15 Conditions - Air Discharge

31 July 2026

Puna Property Holdings Limited and Foddercude Products (Nth Canty) Limited

Sent by email: s 9(2)(a)

Tēnā koe Andrew,

Fast Track Approval Referral Application for the Southwest Industrial Project, Halswell – FTAA Section 11 Local Authority Notification Response

Thank you for your notice received by email on 3 July 2026, advising Selwyn District Council (the Council) of the intention of Puna Property Holdings Limited and Foddercude Products (Nth Canty) Limited to lodge an application, seeking referral under the Fast-track Approvals Act 2024 (FTAA), for the Southwest Industrial Project in Halswell, Christchurch. We provide the following response to the notice given under section 11 of the FTAA.

As the site proposed to be developed is located within the boundary of Christchurch City, the Council will defer to Christchurch City Council regarding how this project is provided for, under the Christchurch City district plan, and in the local and regional strategic planning documents. The Council has not assessed the significance of the benefits of the project against criteria in the FTAA but acknowledge that there will be a benefit from the development of industrial land in this location.

The infrastructure report identifies that there is potential to connect the development to an existing wastewater main on Springs Road, which is part of the Selwyn Water Limited (SWL) managed wastewater network. Having consulted SWL, they advise that there is no connection available to that network as there are significant capacity constraints with servicing existing urban zone land in the Selwyn District. Given this, SWL is not in a position to accept wastewater inflows from within Christchurch City. In that case the preference would be for the project to investigate the alternative option of connecting with the Christchurch City wastewater network on Halswell Junction Road.

We anticipate the existing transport network adjoining the site to have capacity for the further traffic generated by the development, but again we defer to Christchurch City Council and NZTA to provide a response on that issue and raise any critical issues.

For further consultation or discussion on any of the issues raised in this letter, please contact me in the first instance on s 9(2)(a)

Naku noa



Geoff Deavoll

Policy Team Lead

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

PRELIMNARY MANA WHENUA ADVICE

Pre-application advice on Fast Track job
J8061 – Southwest Industrial (Springs Road)

To: Land Play Ltd

Contact: Andrew Ross

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”.

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

2.0 Summary of Proposal

On behalf of Puna Property Holdings Limited and Foddercube Products Limited, Land Play Limited (the consultant) has sought preliminary advice from Mahaanui Kurataiao on their proposed Fast Track application. The application will facilitate the development of a boutique industrial precinct on the boundary of the Selwyn and Christchurch Districts.

Land Play Limited supplied a draft referral application, based off the information provided, the key components of the project are as follows:

- Subdivision to create 36 industrial lots ranging in size from ~2,000m^2 to ~1.6ha;
- A new internal road layout with native planting;
- Establish new intersections at Marshs Road and Springs Road;
- Three waters infrastructure including integrated stormwater management areas.
- Earthworks, landscaping and supporting infrastructure required to service the new development.

The following response has been made based on the preliminary information provided to Mahaanui by Land Play Limited on 3 July 2026.

The Project will require resource consent from Canterbury Regional Council under the Canterbury Land and Water Regional Plan (LWRP) for the following matters:

- Earthworks over an aquifer (s9)
- Discharge of construction-phase stormwater (s15)
- Discharge of operational stormwater (s15)
- Discharge of minor contaminants (s15)
- To take groundwater during construction for dewatering purposes (s14)

Approvals are likely required under the Resource Management Act 1991 (RMA) and Wildlife Act 1953.

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 proposal is formalised and the referral 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:

5.1 KAITIAKITANGA

K1.1 Ngāi Tahu are the tāngata whenua who hold manawhenua across Ngā Pākihi Whakatekateka o Waitaha and Te Pātaka o Rākaihautū.

K1.2 Te Rūnanga o Ngāi Tahu is the tribal authority representing the collective of Ngāi Tahu whānui as per the Te Rūnanga o Ngāi Tahu Act 1996 and Ngāi Tahu Claims Settlement Act 1998.

K1.3 Papatipu Rūnanga are the regional collective bodies representing the tāngata whenua who hold manawhenua, and are responsible for protecting hapū and tribal interests in their respective takiwā.

TE TIRITI O WAITANGI

K2.1 Te Tiriti o Waitangi is an agreement between Ngāi Tahu and the Crown, but Treaty obligations lie with local government as well as central government agencies.

K2.2 The articles of Te Tiriti o Waitangi should be given effect to in accordance with the significance of the treaty to Māori as the founding document of the nation.

K2.3 In giving effect to Te Tiriti, government agencies and local authorities must recognise and provide for kaitiakitanga and rangatiratanga. As the tāngata whenua who hold manawhenua, Ngāi Tahu interests in resource management extend beyond stakeholder or community interests.

Comment: *Kaitiakitanga is fundamental to the relationship between Ngāi Tahu and the environment. It is the intergenerational responsibility and right of tāngata whenua to take care of the environment and resources upon which we depend.*

5.2 RANGINUI

CLIMATE CHANGE

R3.4 To support the reduction of emissions as a response to climate change, including but not limited to:

(a) Urban planning to reduce transport emissions;

(b) Use of solar water heating and similar measures to reduce energy use; and

(c) Improved farming practices to reduce emissions.

Comment: *Air is viewed as a taonga derived from Ranginui (the Sky Father). Ranginui is the sky, husband of Papatūānuku and father of her earthly progeny. As with other taonga, the mauri, or life supporting capacity, of air must be protected, and air must be used with respect and passed on to the next generation in a healthy state.*

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 inter generational interests and outcomes, mō tātou, ā, mō kā uri ā muri ake nei.

WATER QUALITY

WM6.1 To require that the improvement of water quality in the takiwā is recognised as a matter of regional and immediate importance.

WM6.5 To require that water quality standards in the takiwā are set based on "where we want to be" rather than "this is the point that we can pollute to". This means restoring waterways and working toward a higher standard of water quality, rather than establishing lower standards that reflect existing degraded conditions.

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) Set backs 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; and

(d) Monitoring requirements to enable assessment of the effects of the activity

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.

WATER QUANTITY

Aquifers

WM8.6 To require that aquifers are recognised and protected as wāhi taonga. This means:

(a) The protection of groundwater quality and quantity, including shallow aquifers;

(b) The protection of aquifer recharge;

(c) Ensuring a higher rate of recharge then abstraction, over the long term;

(d) Continuing to improve our understandings of the groundwater resource, and the relationship between groundwater and surface water.

Over-allocated catchments

WM8.8 To address allocation issues in those catchments that are currently identified as nearing over allocation (e.g. at 80%) as a matter of priority.

ACTIVITIES IN THE BEDS AND MARGINS OF RIVERS AND LAKES

Riparian areas

WM12.2 To require the protection and restoration of native riparian vegetation along waterways and lakes in the takiwā as a matter of priority, and to ensure that this can occur as a permitted activity.

Use and enhancement of river margins in the built/ urban environment

WM12.4 All waterways in the urban and built environment must have indigenous vegetated healthy, functioning riparian margins.

WM12.5 To require that all waterways in the urban and built environment have buffers or set back areas from residential, commercial or other urban activity that are:

(a) At least 10 metres, and up to 30 metres; and

(b) Up to 50 metres where there is the space, such as towards river mouths and in greenfield areas.

WM12.7 To require all esplanade reserves and esplanade strips established on subdivisions to incorporate native riparian planting.

WETLANDS, WAIPUNA AND RIPARIAN MARGINS

WM13.1 To recognise and protect all wetlands, waipuna and riparian areas as wāhi taonga that provide important cultural and environment benefits, including but not limited to:

(a) Mahinga kai habitat;

(b) The provision of resources for cultural use;

(c) Cultural well-being;

(d) The maintenance and improvement of water quality; and

(e) Natural flood protection.

DRAIN MANAGEMENT

WM14.1 To require that drains are managed as natural waterways and are subject to the same policies, objectives, rules and methods that protect Ngāi Tahu values associated with freshwater, including:

(a) Inclusion of drains within catchment manage ment plans and farm management plans;

(b) Riparian margins are protected and planted;

(c) Stock access is prohibited;

(d) Maintenance methods are appropriate to maintaining riparian edges and fish passage; and

(e) Drain cleaning requires a resource consent.

Comment: *Water is a significant cultural resource that connects Ngāi Tahu to the landscape and the culture and traditions of the tūpuna. For tāngata whenua, the current state of cultural health of the waterways and groundwater is evidence that water management and governance in the takiwā has failed to protect freshwater resources.*

5.4 PAPATŪĀNUKU

P1.1 To approach land management in the takiwā based on the following basic principles:

(a) Ki Uta Ki Tai;

(b) Mō tātou, ā, mō kā uri ā muri ake nei; and

(c) The need for land use to recognise and provide for natural resource capacity, capability, availability, and limits, the assimilative capacity of catchments.

As a means to:

(a) Protect eco-cultural systems (see Section 5.3 Issue WM6 for an explanation);

(b) Promote catchment-based management and a holistic approach to managing resources;

(c) Identify and resolve issues of significance to tāngata whenua, including recognising the relationship between land use and water quality and water quantity;

(d) Provide a sound cultural and ecological basis for assessments of effects of particular activities; and

(e) Recognise and provide for the relationship between healthy land, air and water and cultural well-being.

URBAN AND TOWNSHIP PLANNING

P3.2 To ensure early, appropriate and effective involvement of Papatipu Rūnanga in the development and implementation of urban and township development plans and strategies, including but not limited to:

(a) Urban development strategies;

(b) Plan changes and Outline Development Plans;

(c) Area plans;

(d) Urban planning guides, including landscape plans, design guides and sustainable building guides;

(e) Integrated catchment management plans (ICMP) for stormwater management;

(f) Infrastructure and community facilities plans, including cemetery reserves; and

(g) Open space and reserves planning.

P3.3 To require that the urban development plans and strategies as per Policy P3.2 give effect to the Mahaanui IMP and recognise and provide for the relationship of Ngāi Tahu and their culture and traditions with ancestral land, water and sites by:

(a) Recognising Te Tiriti o Waitangi as the basis for the relationship between Ngāi Tahu and local government;

(b) Recognising and providing for sites and places of importance to tāngata whenua;

(c) Recognising and providing for specific values associated with places, and threats to those values;

(d) Ensuring outcomes reflect Ngāi Tahu values and desired outcomes; and

(e) Supporting and providing for traditional marae based communities to maintain their relationship with ancestral land.

SUBDIVISION AND DEVELOPMENT

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 design 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 steps to protect their local environment and perhaps re-use stormwater where appropriate;

(b) Reducing 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 wetponds and wetlands (environ mental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

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

P6.5 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.

WASTE MANAGEMENT

P7.3 To require waste minimisation as a basic principle of, and approach to, waste management. This means reducing the volume of waste entering the system through measures such as:

(a) Education about wise water use;

(b) Composting and recycling programmes;

(c) Incentives for existing and new homes, business, developments and council services to adopt greywater recycling and install low water use appliances; and

(d) On site solutions to stormwater that avoid stormwater entering the wastewater system.

P7.6 To require higher treatment levels for wastewater: 'we should not have to rely on mixing and dilution of wastewater to mitigate effects'.

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.

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.

EARTHWORKS

P11.1 To assess proposals for earthworks with particular regard to:

(a) Potential effects on wāhi tapu and wāhi taonga, known and unknown;

(b) Potential effects on waterways, wetlands and waipuna;

(c) Potential effects on indigenous biodiversity;

(d) Potential effects on natural landforms and features, including ridge lines;

(e) Proposed erosion and sediment control measures; and

(f) Rehabilitation and remediation plans following earthworks.

Indigenous vegetation

P11.7 To require that indigenous vegetation that is removed or damaged as a result of earthworks activity is replaced.

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.

TRANSPORT

Consultation

P16.1 To require that engagement with Papatipu Rūnanga occurs at the early planning stages (i.e. designation stage) of major transport proposals. This may or may not include:

(a) Cultural impact assessment (CIA) reports; and

(b) Archaeological assessments.

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. An important kaupapa of Ngāi Tahu resource management perspectives and practice is the protection and maintenance of the mauri of Papatūānuku, and the enhancement of mauri where it has been degraded by the actions of humans.*

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.

Mahinga kai habitat

TM1.6 To continue to advocate for the protection of indigenous fish species over and above the protection of habitat for salmon and trout. The protection of significant habitats of indigenous fauna is a matter of national importance (RMA s.6).

INDIGENOUS BIODIVERSITY

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 of 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.

Biodiversity corridors

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.

Ecosystem services

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

***Comment**: Tāne Mahuta is the atua of the forests and birds, and the son of Ranginui and Papatūānuku. 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.*

5.8 NGĀ TŪTOHU WHENUA

WĀHI TAPU ME WĀHI TAONGA

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)

***Comment:** For Ngāi Tahu cultural heritage isn't something that happened in the past; but rather a reflection of an ongoing and enduring relationship with the land. 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.*

6.11 TE WAIHORA

CULTURAL HEALTH OF TE WAIHORA

TW4.1 To require that the management of land and water in the Te Waihora catchment recognises and provides for the relationship between catchment land use, tributary flow, drain management, water quality, the coastal environment and the cultural health of Te Waihora.

Lakewater, groundwater and surfacewater

TW4.3 To advocate for the development of an integrated surface water/groundwater/lake-water management plan for the Te Waihora catchment, recognising and giving effect to:

(a) Mauri and mahinga kai as first order priorities;

(b) The relationship between groundwater and surface water;

(c) The relationship between tributary water quality and flow and the health of Te Waihora; and

(d) Effects of land use on water quality and quantity, particularly farm run-off.

Comment: *Te Waihora is a tribal taonga representing a major mahinga kai and an important source of mana. For the last 160 years, management of the lake and its catchment has reflected farming and settlement values, at the expense of Ngāi Tahu values.*

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.

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. Te Taumutu Rūnanga hold mana whenua and rangatiratanga over Te Waihora / Lake Ellesmere. Te Waihora is a Statutory Acknowledgement site, recognising the mana of Ngāi Tahu with regard to the lake and guaranteeing tribal involvement in management. The waters and mauri of Te Waihora are directly impacted by the management of land in its catchment and by the waterways that flow into the lake. Therefore, any activities taking place in the wider catchment of Te Waihora are equally as important for the mauri of the wai as an activities taking place on the lakes boundaries.

Kaitiakitanga is the basis for tāngata whenua perspectives on land management. It is important to mana whenua that there is an approach to land management that recognises the relationships and connections between land, water, biodiversity and the sea (Ki Uta Ki Tai), the need for long term intergenerational thinking (mō tātou, ā, mō kā uri ā muri ake nei), and the importance of working with the land and recognising natural limits and boundaries.

Mahaanui Iwi Management Plan section 5.8 Ngā Tūtohu Whenua objective 3 states that wāhi tapu and wāhi taonga are protected from inappropriate use, subdivision and development. Wāhi tapu and wāhi taonga are not the only identifiers / areas of cultural significance that require protection and mitigation measures when developments occur, other rūnanga sensitive areas need to be taken into consideration. It is noted that a Kā ara Tūpuna runs close to the site, this should be provided for within the overall design of the subdivision. Although Te Taumutu Rūnanga are not requesting an archaeological assessment for this site, any activity that involves land disturbance has the potential to uncover or damage previously unrecorded Māori artefacts or taonga. An Accidental Discovery Protocol must be in place during all earthworks required to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).

Soil is a fundamental resource, and together with air and water, is the basis on which life depends. Land use, subdivision and development activities must have appropriate controls to avoid over-saturation, contamination and erosion of soils. An important feature of soil conservation is the promotion of activities that contribute to the protection and enhancement of the soil resource. An

Erosion and Sediment Control Plan for any earthworks required to give effect to this consent should be prepared, implemented, inspected, and maintained in accordance with Environment Canterbury's *Erosion and Sediment Control Toolbox* for Canterbury until such time the site is stabilised.

Stormwater run-off from urban environments can have significant effects on water quality and waterway health. Improving stormwater management requires on site, land-based solutions to stormwater disposal, alongside initiatives to reduce the presence of sediments and contaminants in stormwater and reducing the volume of stormwater requiring treatment. Tāngata whenua have always supported discharge to land as an alternative to discharge to water, given the natural ability of Papatūānuku to cleanse and filter contaminants from waste. Stormwater should be treated before discharge, including a minimum of first flush treatment and heavy metal treatment. In addition to this, 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.

Wetlands, waipuna and riparian areas are all considered to be wāhi taonga by Ngāi Tahu, treasured for their role in protect ing and enhancing mauri, as providing habitat for mahinga kai. It is critical that existing wetlands, waipuna and riparian areas are protected, maintained or enhanced, degraded areas are restored, and opportunities taken to re-establish wāhi taonga across the landscape. The waterway that runs along Springs Road should be naturalised and protected through indigenous riparian planting.

Indigenous biodiversity, and the landscapes and ecosystems that support it, is a fundamental part of the culture, identity and heritage of Ngāi Tahu, particularly with regard to mahinga kai and the connection between people and place through resource use. Restoring indigenous biodiversity values is one of the most important challenges for the future management in the takiwā. A healthy economy relies on a healthy environment. Indigenous biodiversity, along with air, water and soil, are taonga; they are the region's natural capital, providing a suite of essential ecosystem services. Therefore, indigenous plants should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape.

Mahinga kai continues to be a cornerstone of Ngāi Tahu cultural well being. Participating in mahinga kai traditions is an important expression of cultural identity, and a means of passing values and knowledge on to current and future generations. The Ngāi Tahu commitment to mahinga kai and customary use implies sustainable use and the need to manage, protect and restore species, habitats and ecosystems to enable such use to occur. To protect and enhance mahinga kai values throughout the site. the applicant must employ a suitably qualified and experienced herpetologist to survey/scout for native lizards.

While subdivision and residential land development activities can have adverse effects on cultural values, they can also provide cultural benefits, including opportunities to re affirm connections between tāngata whenua and place. Working to ensure developments have 'light footprints' with regard given to building design, water, waste, and energy can also provide cultural benefits. The Ngāi Tahu Subdivision and Development Guidelines should be incorporated to the greatest practical extent.

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

2. An Accidental Discovery Protocol (ADP) must be in place during all earthworks to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).
3. An Erosion and Sediment Control Plan for any earthworks required to give effect to this consent should be prepared, implemented, inspected, and maintained in accordance with Environment Canterbury's *Erosion and Sediment Control Toolbox* for Canterbury until such time the site is stabilised.
    a. Erosion and sediment control measures should effectively minimise sediment in stormwater discharged during the construction phase.
    b. If the erosion and sediment controls prove to be inadequate, works should cease until appropriate and effective measures are in place.

4. Stormwater should be treated before discharge, including a minimum of first flush treatment and heavy metal treatment.
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. The waterway that runs along Springs Road should be naturalised and protected through indigenous riparian planting.
7. Indigenous plants should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape.

a. For example, indigenous species should be used for street trees, open space and reserves, ground cover for swales, stormwater management network, and home gardens.

b. When indigenous plants are implemented across the development, native plants that are known to be food sources for native bird should be considered.

8. The applicant must employ a suitably qualified and experienced herpetologist to survey/scout for native lizards.

    a. Following the surveying/scouting required above, if any native lizards and/or suitable habitat are found to be present on site, mitigation measures must be in place to minimise the negative effects on the herpetofauna, including the trapping and translocation of individuals prior to commencement of earthworks, as well as vegetation clearance during the warmer months, to allow the herpetofauna to naturally relocate themselves away from the site.

    b. The trap and transfer of herpetofauna must be undertaken by a suitably qualified herpetologist.

    c. Greenspace areas within the development should be designed to allow for suitable native lizard habitat.

9. The consent holder should incorporate the *Ngāi Tahu Subdivision and Development Guidelines* to the greatest practical extent. The site should incorporate sustainable urban design features with respect to stormwater runoff and greywater reuse including:

    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. The use of rain gardens and swales (or other land-based methods) planted with appropriate native species, rather than standard curb and channel.

    e. Avoiding the use of building material known to generate contaminants such as copper guttering and roofing.

On behalf of Mahaanui Kurataiao Ltd, this report has been prepared by Tama Hamilton-Morrison | Mahaanui Kurataiao Ltd Pou Taiao, and peer reviewed by Tayla Spencer | Mahaanui Kurataiao Ltd Pou Taiao.

Date: 31 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.

Outlook

Fw: Southwest Industrial - DRAFT Fast Track Referral consultation and engagement

From Harriet Kemp s 9(2)(a)
Date Wed 12/08/2026 2:38 PM
To Harriet Kemp s 9(2)(a)

From: Andrew Ross
Sent: Friday, 3 July 2026 3:41 pm
To: 'Fasttrackapplicationenquires@doc.govt.nz' <Fasttrackapplicationenquires@doc.govt.nz>
Subject: Southwest Industrial - DRAFT Fast Track Referral consultation and engagement

Kia ora,

I trust this email finds you well. Please find the attached DRAFT Fast Track Referral Application for consultation and engagement. The Project is Southwest Industrial, located on Springs Road, southwest of Christchurch. The Project comprises a boutique industrial precinct on the boundary of Selwyn and Christchurch Districts.

Southwest Industrial - Fast Track Referral Application - LandPlay Ltd - NOTIFICATION.pdf

As per Section 11 of the Fast Track Approvals Act 2024, local authorities, including iwi authorities, must be notified in writing of the Fast Track Application. Section 11(1)(c) requires a response within 20 working days of this notice. Can you please confirm receipt of this email by 5pm Monday 6 July 2026?

Please do not hesitate in requesting a meeting to discuss the proposal where the project team can answer any questions, or discuss certain matters.

I look forward to hearing from you in due course.

Kind regards,

land play

Andrew Ross
Director
BA, MPlan, Int.NZPI

Phone: s 9(2)(a)
Email: s 9(2)(a)
www.landplay.co.nz

Outlook

Fw: Southwest Industrial - DRAFT Fast Track Referral consultation and engagement

From Harriet Kemp s 9(2)(a)
Date Fri 28/08/2026 1:55 PM
To Harriet Kemp s 9(2)(a)

From: Stuart Pearson s 9(2)(a)
Sent: Thursday, 13 August 2026 11:29 am
To: Andrew Ross s 9(2)(a)
Subject: RE: Southwest Industrial - DRAFT Fast Track Referral consultation and engagement

Kia ora Andrew,

I have read through the referral application and sought some early internal feedback.

NZTA will formally respond through the FTAA process if requested by the panel.

However, the early feedback is that NZTA is neutral on the proposal and considers that it will unlikely result in any effects along the state highway network, especially given that the Springs Road / Halswell Junction Road roundabout is currently going through revocation and will become local road in due course. Christchurch City Council should be the main contact if there are any changes/mitigation required along this section of the roading network as they will become the road controlling authority and will need to accept the asset. NZTA may still need to be a party to any changes until the revocation and uplift of the designation has occurred.

It is considered that signage fronting the Christchurch Southern Motorway will be appropriately managed through the district plan for each individual site.

Happy to discuss further.

Cheers,
Stuart

Stuart Pearson – Principal Planner

Poutiaki Taiao | Environmental Planning

System Design

DD s 9(2)(a)
E s 9(2)(a)
Waka Kotahi NZ Transport Agency
Christchurch, Level 1, BNZ Centre 120 Hereford Street
Facebook | Twitter | LinkedIn

WAKA KOTAHI NZ TRANSPORT AGENCY www.nzta.govt.nz

From: Andrew Ross s 9(2)(a)
Sent: Tuesday, 11 August 2026 11:21 am
To: Stuart Pearson s 9(2)(a)
Subject: RE: Southwest Industrial - DRAFT Fast Track Referral consultation and engagement

Hi Stuart,

Just following up our engagement. Novo Report is attached. Is NZTA still going to provide feedback on this? Or shall I take your last email as being the initial engagement?

Kind regards,

Andrew Ross
Director
BA, MPlan, Int.NZPI

Phone: s 9(2)(a)
Email: s 9(2)(a)
www.landplay.co.nz

From: Stuart Pearson s 9(2)(a)
Sent: Monday, 6 July 2026 3:00 pm
To: Andrew Ross s 9(2)(a)
Subject: Southwest Industrial - DRAFT Fast Track Referral consultation and engagement

Kia ora Andrew,

Hope you're doing well.

Just to let you know I have received the draft referral application under the FTAA for the proposed Southwest Industrial development.

I have had a quick read through the application provided and I don't believe that NZTA would have any major concerns. However, I would want to get the ITA prepared by NovoGroup to be checked over by our Transport Planning team. It does not appear to be included in the document provided. Is there any chance you may be able to send this through if it's available?

The other matters of interest are really in relation to screening of the site to CSM2, though it looks like there is a landscape strip proposed which will likely address this. Stormwater should not be discharged into the state highway; it appears that this will not be the case. The other matter is signage, though this will be dealt with under the district plan provisions and I suspect will be done on a case-by-case basis.

In relation to the state highway designation, I am currently working through a program to update the all the state highway designations in the Christchurch District Plan. This section of the state highway (CSM2) is still in need of surveying and legalisation before we can tidy up the

designation here, so I don't have a timeframe for this. However, we should be able to provide approval under s176 of the RMA for any development on this site.

I will be in touch if I have any additional questions.

Cheers,
Stuart

Stuart Pearson – Principal Planner

Poutiaki Taiao | Environmental Planning

System Design

DD s 9(2)(a)

E s 9(2)(a)

Waka Kotahi NZ Transport Agency

Christchurch, Level 1, BNZ Centre 120 Hereford Street

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