Outlook

RE: FTAA-2608-1289 Southwest Industrial Project - information gaps in applicaiton

From Andrew Ross s 9(2)(a)
Date Tue 8/09/2026 4:33 PM
To Benjamin Bunting s 9(2)(a)
Cc FTAreferrals <FTAreferrals@mfe.govt.nz>

1 attachment (379 KB)
J8061-~1.PDF;

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Kia ora Ben,

Thank you for your email. Please see below for our responses to the identified gaps in the application, provided in the third column.

I trust this satisfies the matters raised, please let me know if you require any further information.

Section of Act	Gap	Response
13(4)(j) and 13(4)(ka)	It isn't clear if you have notified Te Rūnanga o Ngāi Tahu as the relevant iwi authority and relevant Treaty settlement entity. The application needs to include a summary of that consultation and how it has informed the project	Preliminary Mana Whenua Advice has been obtained from Mahaanui Kurataiao Ltd (as attached). The response provides feedback from Te Taumutu Rūnanga, the Papatipu Rūnanga who are the representative body of the collective tangata whenua, Ngāi Tahu, who hold mana whenua in the project area. Mahaanui Kurataiao Ltd work with Te Taumutu Rūnanga and its Kaitiaki representatives to review the application and provide feedback and recommendations, as outlined in the Advice Report. The Advice Report is provided at Appendix R of the referral application, including a summary of the consultation and how it has informed the project.
13(4)(l)	The application is to include a list of the Treaty settlements that apply to the project area AND a summary of the relevant principles and provisions. While your response to 13(4)(l) in the application form was "N/A", we note that the	The Ngāi Tahu Deed of Settlement 1997 and Ngāi Tahu Claims Settlement Act 1998 apply to the project area. The Deed of Settlement records the apology given by the Crown to Ngai Tahu for past failures under the Treaty of Waitangi. The Deed recorded the matters required to give effect to a settlement of historical claims to Ngai Tahu, of which the Ngai Tahu Claims Settlement Act (NTCSA) gives effect to. LandPlay Ltd has reviewed the principles and provisions of the NTCSA. The project site is not within a statutory

	principles and provisions of the Ngāi Tahu Claims Settlement Act 1998 and Ngāi Tahu Deed of Settlement 1997 apply. Your application needs to include a list of the Treaty settlements that apply to the project area AND a summary of the relevant principles and provisions.	acknowledgement area or other area of specific designation as prescribed by the Act. The Act recognises the special association of Ngai Tahu with taonga species, including the requirement to advise or consult with Ngai Tahu when the Minister makes policy decisions on their management. The expert reporting supporting the referral application notes the site may have suitable characteristics for lizard habitat, however these are not listed as a taonga species in Schedule 97 of the NTCSA. There are no specific principles or provisions that apply to the site or project.
13(4)(w)	The application needs to make clear that, where the project is lodged by more than one person, it identifies which approval will be held by those persons.	The approval will be held jointly by the two applicants, Puna Property Holdings Limited and Foddercube Products (Nth Canty) Limited.
13(4)(y)	For resource consents under Clause 2, Sch 5 this is also an info requirement: in relation to any proposed approval that is a resource consent, whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a). Your application has not made clear if there are existing resource consents.	To the best of the applicant's knowledge, there are no existing resource consents of the kind referred to in s30(3)(a). There are existing regional consents applying to land contained within Lot 25 (part of 300 Springs Road). Resource consent CRC264537 authorises the discharge of wastewater within the site, and condition 18 requires connection to a reticulated network when a connection becomes available, which will be achieved through the proposed Project. Resource consent CRC264536 authorises the discharge of operational phase stormwater. This consent could continue to operate with stormwater managed on-site within lot boundaries, or the discharge could be managed through connection to the proposed reticulated system.

Please do not hesitate in contact me if you have any further questions.

Kind regards,

Andrew Ross
Director
BA, MPlan, Int.NZPI

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From: Benjamin Bunting s 9(2)(a)
Sent: Tuesday, 8 September 2026 11:20 am
To: Andrew Ross s 9(2)(a)
Cc: FTAreferrals <ftareferrals@mfe.govt.nz>
Subject: FTAA-2608-1289 Southwest Industrial Project - information gaps in applicaiton
Importance: High

[COMMERCIAL IN-CONFIDENCE]

Kia ora Andrew

Thanks for the phone discussion earlier.

As I mentioned, in undertaking the compliance check of your application, we have identified some minor information gaps set out in the table below.

Section of Act	Gap
13(4)(j) and 13(4)(ka)	It isn't clear if you have notified Te Rūnanga o Ngāi Tahu as the relevant iwi authority and relevant Treaty settlement entity. The application needs to include a summary of that consultation and how it has informed the project
13(4)(l)	The application is to include a list of the Treaty settlements that apply to the project area AND a summary of the relevant principles and provisions. While your response to 13(4)(l) in the application form was "N/A", we note that the principles and provisions of the Ngāi Tahu Claims Settlement Act 1998 and Ngāi Tahu Deed of Settlement 1997 apply. Your application needs to include a list of the Treaty settlements that apply to the project area AND a summary of the relevant principles and provisions.
13(4)(w)	The application needs to make clear that, where the project is lodged by more than one person, it identifies which approval will be held by those persons.
13(4)(y)	For resource consents under Clause 2, Sch 5 this is also an info requirement: in relation to any proposed approval that is a resource consent, whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a). Your application has not made clear if there are existing resource consents.

Given the statutory timeframe for us to complete the compliance check, we require this information before Thursday 10 September.

Nga mihi

Ben

Ben Bunting
Principal Advisor
Ph: s 9(2)(a) email: s 9(2)(a)

Ministry for Cities, Environment, Regions & Transport
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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.