

MANA WHENUA ADVICE

J8038 - Sabys 101 Limited/Franco Farms Limited
FTAA-2605-1226

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name	Mahaanui Kurataiao		
*First name	Angela		
*Last name	Burton		
Postal address	226 Antigua St, Christchurch Central		
*Contact phone number	s 9(2)(a)	Alternative	s 9(2)(a)
*Email	s 9(2)(a) Mahaanui.admin@ngaitahu.iwi.nz		

To: Fast Track Authority

Contact: Stephanie Frame

1.0 Mana Whenua Statement

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

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

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

As recorded in the Crown Apology to Ngāi Tahu in the NTCSA, the Ngāi Tahu Settlement marked a turning point, and the beginning of a “new age of co-operation”. The Crown apologised for its “past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries” and confirmed that it “recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui”. This Mana Whenua Advice Report is provided without prejudice to the High Court freshwater claim¹.

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 Hapū o Ngāti Wheke (Rāpaki)
- Te Taumutu Rūnanga

2.0 Summary of Proposal

Mahaanui has been invited to comment on the Referral Application initiated by Sabys 101 Limited/Franco Farms Limited Referral in accordance with the Fast-Track Approvals Act 2024.

This referral application will facilitate an urban development consisting of residential and supporting commercial that will form an extension to the existing residential neighbourhood of Halswell.

Te Taumutu Rūnanga and Te Hapū o Ngāti Wheke (Rāpaki) provided comments on this application at the preliminary stage and high-level recommendations were provided to the applicant. The project will require the proposed approvals under the fast-track approvals process:

- a. Resource consents approvals under the Resource Management Act 1991 (RMA)
- b. Wildlife approvals under the Wildlife Act 1953
- c. Archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014
- d. Approvals under the Freshwater Fisheries Regulations 1983.

As part of the application, 348 Lots are proposed in the indicative scheme plan. A public open space /park is proposed at the junction of Knights Stream and Creamery Drain and a neighbourhood centre is proposed adjacent to Candys Road.

Several drains, streams and rivers both border and dissect the site. These include:

- Coakley Drain (Network Waterway)
- Creamery Drain (Network Waterway)
- Nottingham Stream (Upstream Waterway)

- Knights Stream (Upstream Waterway)
- Halswell River (Downstream Waterway)
- Unnamed Farm Drain (Artificial Watercourse)

3.0 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.

4.0 Mahaanui Iwi Management Plan 2013

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

Natural resources – water (waterways, waipuna (springs), groundwater, wetlands); mahinga kai; indigenous flora and fauna; ngā tūtohu whenua and land - are taonga to mana whenua and they have concerns for activities potentially adversely affecting these taonga. These taonga are integral to the identity of ngā rūnanga mana whenua and they have a kaitiaki responsibility to protect them. The policies for protection of taonga that are of high significance to ngā rūnanga mana whenua are articulated in the IMP.

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

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

5.3 WAI MĀORI

TĀNGATA WHENUA RIGHTS AND INTERESTS IN FRESHWATER

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

PRIORITIES FOR USE

WM3.1 To advocate for the following order of priority for freshwater resource use, consistent with the *Te Rūnanga o Ngāi Tahu Freshwater Policy Statement (1999)*:

- (1) That the mauri of freshwater resources (ground and surface) is protected and sustained in order to:
 - (a) Protect instream values and uses (including indigenous flora and fauna);
 - (b) Meet the basic health and safety needs of humans, specifically the provision of an untreated and reliable supply of drinking water to marae and other communities; and
 - (c) Ensure the continuation of customary instream values and uses.
- (2) That water is equitably allocated for the sustainable production of food, including stock water, the generation of energy; and
- (3) That water is equitably allocated for other abstractive uses (e.g. development aspirations).

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.

WM6.2 To require the water quality in the takiwā is of a standard that protects and provides for the relationship of Ngāi Tahu to freshwater. This means that:

- (a) The protection of the eco-cultural system is the priority, and land or resource use, or land use change, cannot impact on that system; and
- (b) Marae and communities have access to safe, reliable, and untreated drinking water; and
- (c) Ngāi Tahu and the wider community can engage with waterways for cultural and social well-being; and
- (d) Ngāi Tahu and the wider community can participate in mahinga kai/food gathering activities without risks to human health.

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) Setback 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 the water (e.g. nutrients, sediments and chemicals) are managed on site and at source rather than discharged off site. This applies to both rural and urban activities.

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

- (a) Subdivision and development adjacent to waterways;
- (b) Discharge to land activities associated with industry; and
- (c) Activities in the bed and margins of waterways, including gravel extraction.

Environmental infrastructure

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

WM6.20 To require that the regional council prohibit any further drainage, destruction or modification of remnant wetlands or existing native riparian vegetation, particularly given the function of these taonga in mitigating the effects of land use on water quality.

UNNATURAL MIXING OF WATER

WM10.1 In principle, the unnatural mixing of water from different sources between or within catchments is culturally inappropriate.

WM10.2 Water infrastructure proposals that will result in the unnatural mixing of waters will be assessed by Papatipu Rūnanga on a case by case basis, allowing for consideration of:

- (a) The varying perspectives of different hapū to the unnatural mixing of waters in their takiwā;
- (b) The current state of water quality, water quantity, indigenous biodiversity and other cultural values within particular waterways; and
- (c) Different mixing scenarios, including provisions to avoid or mitigate cultural issues and/or provide cultural benefit.

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 setback 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 the space, such as towards river mouths and in greenfield areas.

Structures in the beds and margins of waterways

WM12.13 To require that any structure, essential or otherwise, in the bed or margin of a waterway (e.g. floodgate) supports and enables passage for migratory indigenous fish species and does not compromise any associated kōhanga.

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 environmental 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.

WM13.2 To protect, restore, and enhance remaining wetlands, waipuna, and riparian areas by:

- (a) Maintaining accurate maps of existing wetlands, waipuna, and riparian margins;
- (b) Requiring that the drainage of existing wetlands or waipuna or the destruction or modification of existing native riparian areas be a prohibited activity;
- (c) Requiring the use of appropriate fencing, buffers, and setback area to protect wetlands, waipuna, and riparian areas from intensive land use, including stock access and irrigation;
- (d) Supporting initiatives to restore wetlands, waipuna, and riparian areas; and
- (e) Continuing to educate the wider community and landowners of the taonga value of these ecosystems.

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.

WM13.3 To support the establishment, enhancement and restoration of wetlands, riparian areas and waipuna as a measure to avoid, remedy or mitigate any actual or potential adverse effects of land use and development activities on cultural and environmental values.

Wetlands

WM13.5 To advocate, where appropriate, for the creation of wetland areas to assist with the management of onsite/site sourced stormwater and other wastewater, to utilise the natural capacity of these ecosystems to filter contaminants. These wetlands must be constructed wetlands; natural wetlands are not to be used to treat or dispose of wastewater. However, they may be adjacent to natural wetlands, to mitigate the impacts on natural systems.

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 management 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. All water originated from the separation of Rangi and Papatūānuku and their continuing tears for one another. A significant kaupapa that emerges from this policy section is the need to rethink the way water is valued and used, including the kind of land use that water is supporting, and the use of water as a receiving environment for contaminants such as sediment and nutrients.*

5.4 PAPATŪĀNUKU

SUBDIVISION AND DEVELOPMENT

Processes

- P4.1** To work with local authorities to ensure a consistent approach to the identification and consideration of Ngāi Tahu interests in subdivision and development activities, including:
- (a) Encouraging developers to engage with Papatipu Rūnanga in the early stages of development planning to identify potential cultural issues; including the preparation of Cultural Impact Assessment reports;
 - (b) Ensuring engagement with Papatipu Rūnanga at the Plan Change stage, where plan changes are required to enable subdivision;
 - (c) Requiring that resource consent applications assess actual and potential effects on tāngata whenua values and associations;
 - (d) Ensuring that effects on tāngata whenua values are avoided, remedied or mitigated using culturally appropriate methods;
 - (e) Ensuring that subdivision consents are applied for and evaluated alongside associated land use and discharge consents; and
 - (f) Requiring that 'add ons' to existing subdivisions are assessed against the policies in this section.

Basic principles and guidelines

- P4.3** To base tāngata whenua assessments and advice for subdivision and residential land development proposals on a series of principles and guidelines associated with key issues of importance concerning such activities, as per Ngāi Tahu subdivision and development guidelines.

STORMWATER

- P6.1** To require **on-site** solutions to stormwater management in all new urban, commercial, industrial, and rural developments (zero stormwater discharge off site) based on a multi-tiered approach to stormwater management:
- (a) Education- engaging greater general public awareness of stormwater and its interaction with the natural environment, encouraging them to take the steps to protect their local environment and perhaps re-use stormwater where appropriate;

- (b) Reduce volume entering system - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);
- (c) Reduce contaminants and sediments entering system – maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and
- (d) Discharge to land-based methods, including swales, stormwater basins, retention basins, and constructed wet ponds and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

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

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

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

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

WASTE MANAGEMENT

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

- (a) The use of water as a receiving environment for waste (i.e. dilution to pollution); and
- (b) Maintaining a separation between waste and food.

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

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

DISCHARGE TO LAND

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

- (a) Are appropriate to the soil type and slope, and the assimilative capacity of the land on which the discharge activity occurs;
- (b) Avoid over-saturation and therefore the contamination of soil, and/or run off and leaching; and
- (c) Are accompanied by regular testing and monitoring of one or all of the following soil, foliage, groundwater, and surface water in the area.

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.

CONTAMINATED LAND

- P10.1** The management of contaminated land must recognise and provide for specific cultural issues, including:
- (a) The location of contaminated sites;
 - (b) The nature of the contamination;
 - (c) The potential for leaching and run-off;
 - (d) Proposed land-use changes; and
 - (e) Proposed remediation or mitigation work.
- P10.2** To require appropriate and meaningful information sharing between management agencies and tāngata whenua on issues associated with contaminated sites.

EARTHWORKS

- 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.

Risk of damage of modification to sites of significance

- P11.2** To require that tāngata whenua are able to identify particular areas whereby earthworks activities are classified as a restricted discretionary activity, with Ngāi Tahu values as a matter of discretion.
- P11.3** To use the methods identified in Section 5.8 Policy CL4.6 (Wāhi tapu me wāhi taonga) where an earthworks activity is identified by tāngata whenua as having actual or potential adverse effects on known or unknown sites of significance.

Erosion and sediment control

- P11.9** To require stringent and enforceable controls on land use and earthworks activities as part of the resource consent process, to protect waterways and waterbodies from sedimentation, including but not limited to:
- (a) The use of buffer zones;
 - (b) Minimising the extent of land cleared and left bare at any given time; and
 - (c) Capture of run-off, and sediment control.

Comment: *Papatūānuku is profoundly important in the Ngāi Tahu worldview, as the birthplace of all things of the world, and the place to which they return. Land use and development activities in the takiwā must be managed in way that works with the land and not against it.*

5.5 TĀNE MAHUTA

MAHINGA KAI

- TM1.2** To advocate that the protection and restoration of traditional and contemporary mahinga kai sites and species is recognised and provided for as a matter of national importance under the RMA 1991.

Ki Uta Ki Tai

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

- (a) Management of whole ecosystems and landscapes, in addition to single species; and
- (b) The establishment, protection and enhancement of biodiversity corridors to connect species and habitats.

INDIGENOUS BIODIVERSITY

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

Integrating indigenous biodiversity into the landscape

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

- (a) Indigenous species in shelter belts on farms;
- (b) Use of indigenous plantings as buffers around activities such as silage pits, effluent ponds, oxidation ponds, and industrial sites;
- (c) Use 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.

RESTORATION OF INDIGENOUS BIODIVERSITY

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

- (a) Restoration of indigenous biodiversity is about restoring original and natural landscapes, and therefore the mauri of the land; and
- (b) Restoration of indigenous biodiversity is about restoring the relationship of Ngāi Tahu to important places and resources; including planning for customary use.

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

- (a) Establishment of long term, intergenerational vision, and objectives (50 and 100 years ahead); and
- (b) Use of natural succession and staged re-planting rather than spraying and burning (e.g. natural succession of indigenous species into areas of gorse and broom; staged underplanting of natives into wetland and lagoon areas full of willow).

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

5.8 NGĀ TŪTOHU WHENUA

RECOGNISING CULTURAL LANDSCAPES

Recognising cultural landscapes

- CL1.1** To require that the local and central government recognise and provide for the ability of tāngata whenua to identify particular landscapes as significant cultural landscapes, reflecting:
- (a) Concentration, distribution, and nature of wāhi tapu and wāhi taonga;
 - (b) Setting within which sites occur and significance of setting;
 - (c) Significance with regard to association and relationship to place; and
 - (d) Degree of risk/ threat.
- CL1.4** To require that oral tradition and history is considered equally alongside documented evidence when determining the cultural landscape values associated with a particular area or site.

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).
 - (a) High risk to sites:
 - i. Cultural Impact Assessment (CIA);
 - ii. Site visit;
 - iii. Archaeological assessment, by a person nominated by the Papatipu Rūnanga;
 - iv. Cultural monitoring to oversee excavation activity, record sites or information that may be revealed, and direct tikanga for handling cultural materials;
 - v. Inductions for contractors undertaking earthworks;
 - vi. Accidental discovery protocol agreements (ADP); and/or
 - vii. Archaeological Authority from the New Zealand Historic Places Trust.

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

4.1 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 and Te Hapū o Ngāti Wheke (Rāpaki) 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. The Hurutini (Halswell) River runs through the middle of the site along with various tributaries. The

Hurutini (Halswell) River is an area of high cultural significance for mahinga kai within the Te Waihora catchment and is significant to both Te Taumutu Rūnanga and Te Hapū o Ngāti Wheke (Rāpaki). Te Waihora is a tribal taonga representing a major mahinga kai and an important source of mana. Land use and tributary management in the wider catchment has led to a flow-on effect and contributed significantly to the degraded cultural health of Te Waihora. At the bottom of the catchment, Te Waihora is a sink for nutrients and sediment.

The principle of Ki Uta Ki Tai reflects the holistic nature of traditional resource management, particularly the interdependent nature and function of the various elements of the environment within a catchment. The principle of Ki Uta Ki Tai recognises the connection between land, groundwater, surface water and coastal waters and is a culturally appropriate approach to mahinga kai enhancement, restoration and management of land and water resources. As the proposal currently stands, Te Taumutu Rūnanga and Te Hapū o Ngāti Wheke (Rāpaki) have indicated the proposed development does not align with the principle of Ki Uta Ki Tai.

Te Taumutu Rūnanga and Te Hapū o Ngāti Wheke (Rāpaki) have reviewed this application and have indicated they are not supportive of the fast track proposal and recommend that the application be declined based on the proposed stormwater system, wastewater discharge proposal, uncertainty in infrastructure capacity, previously recorded occurrence of liquefaction, insufficient waterway setback margins and buffer from development and earthworks, potential for wetlands throughout the site, groundwater height above 1 m below ground level and anticipated flooding risk.

The application provides uncertain options for wastewater and stormwater servicing for the proposal, with various options indicating the discharge of wastewater and/or stormwater into the Hurutini River. Wastewater servicing Option 3 provided in the referral application by the applicant is culturally and environmentally unacceptable and as such is strongly opposed by Kaitiaki. Wetlands, waipuna and riparian areas are all considered to be wāhi taonga by Ngāi Tahu, treasured for their role in protecting and enhancing mauri, as providing habitat for mahinga kai. For tāngata whenua, the current state of cultural health of the freshwater resources in the takiwā is evidence that freshwater management has failed to protect the mauri of waterways and to sustain their potential for future generations. The discharge of contaminants such as wastewater, stormwater or sediment to water, or to land where they may enter water, is culturally unacceptable.

Kaitiaki state that this location is highly significant due to the number of waterways within the development and surrounding areas and risk of flooding. This area is known to be highly flood prone and can become inundated with water during high rainfall events, which are likely to become more common with climate change effects. This puts pressure on already existing infrastructure and housing in the area and therefore makes further development enabled by this proposal unsuitable given the surrounding landscape.

Kaitiaki have requested in the pre-application stage that a Cultural Impact Assessment is undertaken prior to the proposal and application progressing within the fast-track process to a substantive phase. They continue to request that this is undertaken by the applicant. Kaitiaki have requested that Mahaanui facilitate this work and engage the applicant and a suitably qualified practitioner of their choice, in line with policies P4.1 and CL3.8.

5.0 Rūnanga – Affected Party or Not

In terms of this response, Mahaanui Kurataiao has attempted to address matters of fundamental concern to Te Taumutu Rūnanga and Te Hapū o Ngāti Wheke (Rāpaki). The fact that Mahaanui Kurataiao has not commented on any particular matter should not be taken as support thereof and Te Taumutu Rūnanga and Te Hapū o Ngāti Wheke (Rāpaki) reserve 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 and Te Hapū o Ngāti Wheke (Rāpaki) have reviewed this application and have indicated they do not support this fast track application and recommend that the application be declined and unable to progress to the substantive phase.

On behalf of Mahaanui Kurataiao Ltd, this report has been prepared by Angela Burton | Mahaanui Kurataiao Ltd Pou Arataki Mātārauemi, and peer reviewed by Tayla Spencer | Mahaanui Kurataiao Ltd Pou Taiao.

Date: 17 July 2027

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.