



Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2608-1281 Costco Christchurch

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	14 October 2026

Number of attachments: 3	Attachments: 1. Provisions of section 18 of the Fast-track Approvals Act 2024 2. Project location maps 3. List of relevant Māori groups 4. Comments received from Whitiara Centre Limited
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Ministry for Cities, Environment, Regions & Transport contacts:

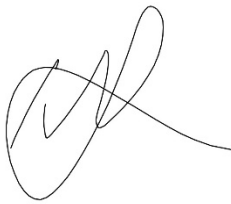
Position	Name	Cell phone	1 st contact
Principal Author	Julian Jackson		
Acting Manager, Fast-track Operations	Max Gander-Cooper	s 9(2)(a)	✓
Acting General Manager, Investment Strategy & Operations	Stephanie Frame	s 9(2)(a)	

Key points

1. The Ministry for Cities, Environment, Regions & Transport (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2608-1281 Costco Christchurch referral application.
2. The joint applicants, Costco Wholesale New Zealand Limited and Miles Premises Limited, propose to develop Costco's first South Island Wholesale warehouse on an approximately 17.68 hectares site at 475 Memorial Avenue, Avonhead, near Christchurch Airport. No identified Māori land is involved.
3. The applicants are seeking variations to existing consents and a range of new consents under the Act which would otherwise be sought under the Resource Management Act 1991 (RMA) and an authority under the Wildlife Act 1953.
4. Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. We have identified Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, and Whitiara Centre Limited, as the relevant groups.

5. The relevant Treaty settlement is the Ngāi Tahu Claims Settlement Act 1998. In its acknowledgements and apology to Ngāi Tahu, the Crown recognised its failures to fulfil its Treaty obligations and commits to a new age of co-operation with Ngāi Tahu. The Crown also recognised Ngāi Tahu as holding rangatiratanga and mana within the takiwā of Ngāi Tahu Whānui. We have not identified any other principles and provisions of the Treaty settlement, or other obligations under the Act, which may be directly relevant to this application.
6. In response to your invitation for Māori groups to comment under section 17(1)(d) of the Act, you received comments on the application from Whitiara Centre Limited on behalf of Ngāi Tūāhuriri Rūnanga. Ngāi Tūāhuriri Rūnanga expressed concern about earthworks, management of water and contaminants, cultural discoveries, and indigenous and taonga species. Ngāi Tūāhuriri Rūnanga recommended a range of best practice measures for managing cultural concerns associated with the project.
7. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature



Max Gander-Cooper
Acting Manager – Fast-track Operations

Introduction

8. Under section 18 of the Act, you must consider a report on Treaty settlements and other obligations for each referral application, prepared and provided by the responsible agency (Secretary for the Environment).
9. The information which must be provided in this report includes:
 - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
 - b. relevant principles and provisions in Treaty settlements and other arrangements;
 - c. a summary of comments and further information received from invited Māori groups; and
 - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
10. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

11. The joint applicants, Costco Wholesale New Zealand Limited and Miles Premises Limited, propose to develop Costco's first South Island Wholesale warehouse on an approximately 17.68 hectares site at 475 Memorial Avenue, 500 and 520 Avonhead Road, and 400 Russley Road (State Highway 1), Avonhead, near Christchurch Airport. The project may comprise a Costco's Wholesale warehouse, a members' fuel facility and approximately 7,900m² of complementary large format retail, together with associated signage, parking, access, subdivision, earthworks and supporting infrastructure. The land on which the project is proposed is owned by Miles Premises Limited. No identified Māori land is involved.
12. We note that Miles Premises Limited has existing Christchurch City Council subdivision and land use consents in relation to the project area for the creation of development lots, public and private roads, associated servicing and access arrangements, earthworks, and street tree works, as well as Canterbury Regional Council consent for construction phase stormwater discharges associated with the previously approved subdivision works. However, the project requires amendments to aspects of these approvals, including the lot and roading layout, easements, earthworks, and consent notice provisions.
13. The applicants are seeking variations to existing consents and a range of new resource consents under the Act that would otherwise be sought under the RMA, which may include earthworks, tree works, signs, subdivision and transport requirements in relation to traffic generation, access, utilities, roads and reserves, Industrial Park Zone requirements in relation to retail activity and associated buildings including setback provisions, discharge of construction-phase stormwater to land, and other matters.
14. The applicant may also seek a wildlife authority under the Wildlife Act 1953 for the management, salvage, and relocation of lizards.
15. We have provided location maps at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

16. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

17. Under section 4(2) of the Act, 'iwi authority' has the same meaning as in section 2(1) of the RMA:

the authority which represents an iwi and which is recognised by that iwi as having authority to do so.

18. We consider the following groups to be the relevant iwi authorities for the project area:

- a. Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu.

Treaty settlement entities

19. Under section 4(1) of the Act, "Treaty settlement entity" means any of the following:

- (a) a post-settlement governance entity (PSGE):*
- (b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:*
- (c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:*
- (d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):*
- (e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).*

20. Under the Act, a PSGE:

- (a) means a body corporate or the trustees of a trust established, for the purpose of receiving redress in the Treaty settlement of a claimant group,—*
 - (i) by that group; or*
 - (ii) by or under an enactment or order of a court; and*
- (b) includes—*
 - (i) an entity established to represent a collective or combination of claimant groups; and*
 - (ii) an entity controlled by an entity referred to in paragraph (a); and*
 - (iii) an entity controlled by a hapū to which redress has been transferred by an entity referred to in paragraph (a).*

21. In keeping with the procedural principles outlined at section 10 of the Act, we only identify those PSGEs which are specified in the relevant Treaty settlement Act or Treaty settlement deed.¹
22. We have identified the following relevant Treaty settlement entities for this project area:
- a. Te Rūnanga o Ngāi Tahu, PSGE for the Ngāi Tahu Claims Settlement Act 1998; and
 - b. Te Ngāi Tūāhuriri Rūnanga, representing Ngāi Tūāhuriri, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998.

Groups mandated to negotiate Treaty settlements

23. There are no groups which have recognised mandates to negotiate a Treaty settlement over an area which may include the project area. All historical claims under te Tiriti o Waitangi / the Treaty of Waitangi have been settled in respect of the project area.

Takutai Moana groups and ngā hapū o Ngāti Porou

24. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
25. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws

26. The project area does not include a taiāpure-local fisheries area or mātaihai reserve. Under the Fisheries (South Island Customary Fishing) Regulations 1999, made under Part 9 of the Fisheries Act 1996, the project area is within the South Island fisheries waters. However, to date no notice has been issued under those regulations to establish a customary food gathering area/rohe moana that would include the project area. We note there are no watercourses within the project area.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

27. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:
- a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
 - b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
28. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

¹ Should a panel be made aware of a Treaty settlement entity established after the Treaty settlement Act is enacted (e.g. on the advice of a PSGE), then there would appear to be nothing to prevent the panel from inviting that entity to comment on the application under section 53(2)(c) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

29. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.
30. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there no parties to these arrangements to identify.

Any other Māori groups with relevant interests

31. In addition to the groups above, we have also identified the following Māori groups which may have relevant interests in the project area:
- a. Whitiara Centre Limited, owned by Te Ngāi Tūāhuriri Rūnanga and representing it on environmental and other matters.

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

32. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.
33. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:
- a. Ngāi Tahu Claims Settlement Act 1998.

Relevant principles and provisions

34. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

Crown acknowledgements and apologies

35. As part of the Ngāi Tahu Treaty settlement, the Crown apologised to Ngāi Tahu for its past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries, and, in fulfilment of its Treaty obligations, the Crown states that it recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the takiwā of Ngāi Tahu whānui.
36. Respect for Ngāi Tahu views on resource management matters and enabling effective involvement of Ngāi Tahu as a Treaty partner in resource management decision-making within the takiwā are important ways in which the Crown can give ongoing effect to these acknowledgements and uphold its relationship with Ngāi Tahu.

Taonga species

37. The Crown has also acknowledged the special association of Ngāi Tahu with certain taonga species of birds, plants and animals. The Ngāi Tahu Claims Settlement Act 1998 contains several other provisions relating to taonga species, including a requirement that the Minister of Conservation consult with, and have particular regard to, the views of, Te Rūnanga o Ngāi Tahu when making policy decisions concerning the protection, management, or conservation of a taonga species.
38. It is possible the project area may be frequented by birds, or contain plants, which are included amongst the taonga species, such as pūtakitaki/paradise shelduck and pākura/pūkeko/swamp hen. We note the applicant is seeking a wildlife authorisation for the relocation of any lizards found, however, there are no lizards named amongst the taonga species listed in the settlement.
39. Although the settlement provisions regarding taonga species do not place any procedural obligations on the applicant or panel in relation to the approvals being sought by the applicant, the redress illustrates the importance of these species to Ngāi Tahu.

Conservation protocol

40. The Ngāi Tahu Claims Settlement Act 1998 also provides for the Minister of Conservation to issue a protocol which sets out how the Department of Conservation (DOC) will exercise its functions, powers, and duties in relation to specified matters within the Ngāi Tahu claim area, and how DOC will interact with Te Rūnanga o Ngāi Tahu and provide for their input into DOC's decision-making process.
41. While the current version of the protocol which covers the project area provides for engagement with Te Rūnanga o Ngāi Tahu on certain matters,² in general it does not address the type of conservation-related approval which may be sought by the applicant (i.e. wildlife authority under the Wildlife Act 1953).
42. Ultimately, iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

Customary Marine Title/Protected Customary Rights

43. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

² The protocol specifies the following matters: cultural materials; freshwater fisheries; culling of species of interest to Ngāi Tahu; historic resources; RMA involvement; and visitor and public information. The freshwater fisheries provisions cover engagement with Ngāi Tahu on the establishment of customary fisheries regulations (i.e. the Fisheries (South Island Customary Fishing) Regulations 1999), and consultation on the conservation and management of, and research into, freshwater fisheries, but not in relation to decision-making on approvals. The protocol provisions relating to the RMA are about working with DOC on advocacy regarding the environmental effects of activities controlled and managed under the RMA, and are unlikely to be directly relevant to this application. The latest version of the protocol is appended to the 2016 Conservation Management Strategy for Canterbury (Waitaha) at pages 290-300: [Canterbury \(Waitaha\) Conservation Management Strategy 2016](#).

Taiāpure-local fisheries/mātaaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

44. As noted above, the project area does not include a taiāpure-local fishery or mātaaitai reserve, but it is within the South Island fisheries waters for the purposes of the Fisheries (South Island Customary Fishing) Regulations 1999, made under Part 9 of the Fisheries Act 1996. To date no notice has been issued under those regulations to establish a customary food gathering area/rohe moana that would include the project area. If a notice is issued, it provides for tangata whenua to take fisheries resources and manage customary fishing within the rohe moana.

Mana Whakahono ā Rohe/Joint management agreement

45. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

Summary of comments received and advice

Comments from invited Māori groups

46. Pursuant to section 17(1)(d) of the Act, on 16 September 2026 you invited written comments from the Māori groups identified above in paragraphs 17 to 31, from a list we previously provided you. These groups were provided with access to the application material and had 15 working days from receipt of the copy of the application to respond.

47. You received comments on the application from Whitiara Centre Limited on behalf of Ngāi Tūāhuriri Rūnanga, which can be summarised as follows:

- a. Ngāi Tūāhuriri Rūnanga expressed interest and concern in relation to the following matters:
 - i. the management of earthworks including:
 - a. run-off from exposed earthworks causing contaminants to infiltrate freshwater;
 - b. dust nuisance;
 - c. accidental discovery of Māori artefacts or sites of pre-European origin;
 - ii. the management of construction and operational stormwater;
 - iii. the availability and efficient use of water;
 - iv. reticulation of wastewater;
 - v. the use of indigenous and taonga species as part of landscape treatments;
 - vi. the identification, management and disposal of contaminated material; and
 - vii. the protection of taonga species.
- b. Ngāi Tūāhuriri Rūnanga advised that cultural concerns associated with the project should be addressed by the substantive application specifying implementation of best practice and robust consent conditions for the following:
 - i. erosion and sediment control during earthworks;
 - ii. measures for dust management during earthworks;
 - iii. management and disposal of contaminated material;

- iv. an accidental discovery protocol during earthworks;
- v. stormwater management;
- vi. connection to reticulated networks for water supply and wastewater;
- vii. efficient use of water;
- viii. protection of taonga species; and
- ix. incorporation of indigenous vegetation in landscaping.

48. We have included a copy of the comments from Whitiora Centre Limited at **Attachment 4**.

Consultation with departments

49. In preparing this report, we are required to consult relevant departments. We have previously sought advice from Te Puni Kōkiri and the Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau regarding the relevant Māori groups in this area, and have incorporated their views into this report.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

50. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.

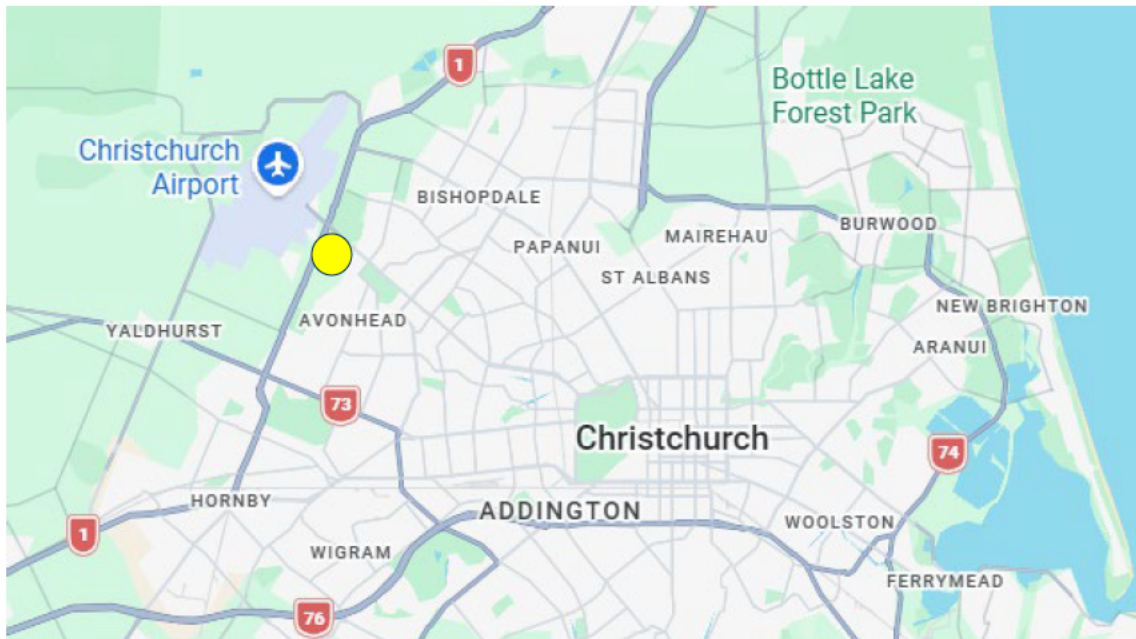
51. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

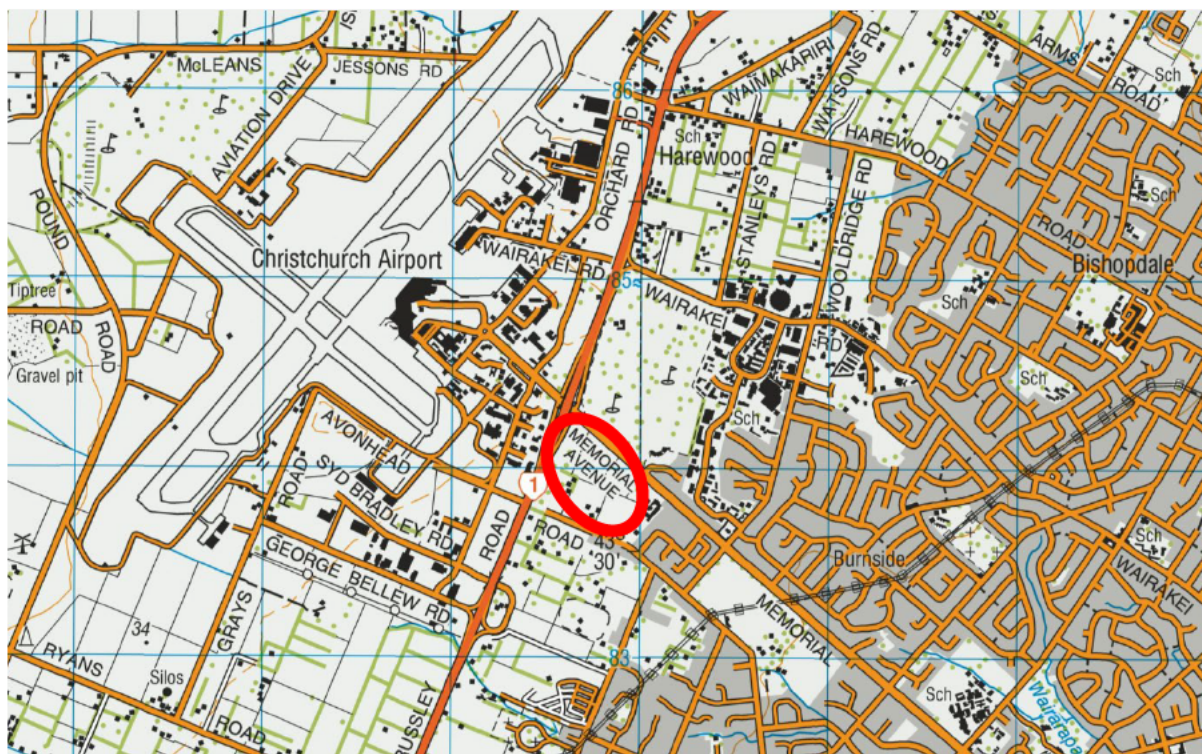
Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, consider a report that is prepared and provided by the responsible agency in accordance with this section.	8, 9
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	18, 22
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	33
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	34-42
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	23
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	24, 43
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	24, 43
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	25, 43
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	26, 44
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	28
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), (i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.	30, 45

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	31
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	46, 47
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	51
18(3)	In preparing the report required by this section, the responsible agency must consult relevant departments.	49
18(4)	The responsible agency must provide the report to the Minister not later than 20 working days after the date for providing comments under section 17(6).	N/A
18(5)	However, if the Minister requests further information about a referral application under section 20, the time period specified in subsection (4) ceases to run for the period of time specified in the request.	N/A

Attachment 2: Project location maps



Map 1. Location of proposed Costco Christchurch shown by yellow circle above.



Map 2. Local area – location of proposed Costco Christchurch shown by red marking above.

Attachment 3: List of relevant Māori groups

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāi Tahu	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāi Tahu Claims Settlement Act 1998)
Te Ngāi Tūāhuriri Rūnanga	Treaty settlement entity (s18(2)(a) – Ngāi Tahu Claims Settlement Act 1998)
Whitiora Centre Limited	Other Māori group with relevant interests (s18(2)(k))

Attachment 4: Comments received fom Whitora Centre Limited



WHITORA

TO: ENVIRONMENTAL PROTECTION AGENCY
RE: COSTCO CHRISTCHURCH - REFERRAL APPLICATION UNDER THE FAST-TRACK
APPROVALS ACT 2024
DATE: 7 OCTOBER 2026

INTRODUCTION

Ngāi Tūāhuriri is a principal hapū of Ngāi Tahu, acknowledged in Te Rūnanga o Ngāi Tahu Act 1996 and the Ngāi Tahu Claims Settlement Act 1998 (Settlement Act). The takiwā of the hapū is centered at Tuahiwi, and extends from Hurunui to Hakatere, sharing an interest with Arowhenua Rūnanga northwards to Rakaia, and thence inland to the Main Divide. This is articulated in, and discernible from, the Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001 (formerly Schedule 1 of the Te Rūnanga o Ngāi Tahu Act 1996). Within this area, Ngāi Tūāhuriri has maintained noho tūturu (ahi kā), meaning the tribe's 'fires' have been kept burning and that they actively exercise rangatiratanga.

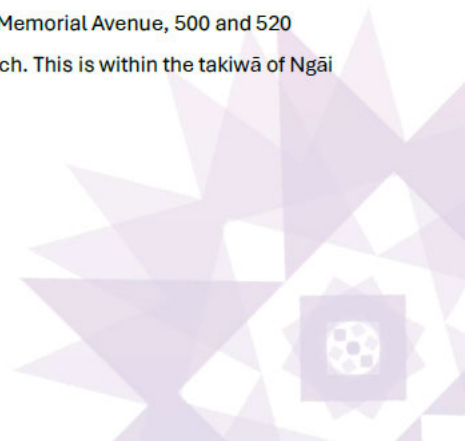
Ngāi Tūāhuriri Rūnanga has mandated Whitora Centre Limited (Whitora) to provide advice and act on its behalf in respect of environmental policy, planning, and strategy matters. This includes proposals being referred to or processed as a substantive application under the Fast-track Approvals Act 2024 (FTAA).

PROPOSAL

Costco Wholesale New Zealand Limited and Miles Premises Limited (the Applicant) have submitted a referral application under the FTAA for the Costco Christchurch Project (the Project).

The proposed Project is located across four land parcels, 475 Memorial Avenue, 500 and 520 Avonhead Road, and 400 Russley Road, Avonhead, Christchurch. This is within the takiwā of Ngāi Tūāhuriri.

The proposed Project consists of the following:





WHITIORA

- Establishment of a new Costco Wholesale warehouse retail store, with ancillary tyre centre, food court and retail area, with an approximate gross floor area of 16,090m², with associated signage;
- Establishment of a members' fuel facility, including an associated data hut, signage and vehicle manoeuvring areas to service both cars and trucks;
- Establishment of approximately 7,900m² of complementary large format retail activities, anticipated to comprise a discount department store, chemist and one or two other large format tenancies, together with associated signage and customer and staff parking;
- Amendments to the approved subdivision boundaries and establishment of new and modified road connections and vehicle access points to support the development, including the removal and replacement of street trees; and
- Enabling works, including site preparation, earthworks and the installation of supporting roading infrastructure and services, including required upgrades.

The Project may require the following approvals:

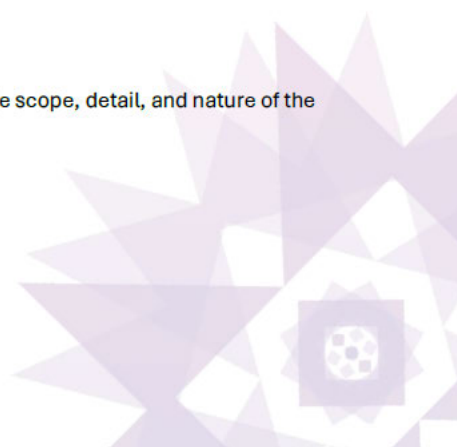
- Resource consents under the Resource Management Act 1991
- Approvals under the Wildlife Act 1953

Whitiora was notified of the Applicant's intention to lodge a referral application under the FTAA on 24 August 2026. Whitiora then received an invitation to comment on the Project from the Environmental Protection Agency on 16 September 2026.

SETTLEMENT

The Ngāi Tahu Claims Settlement Act 1998 (NTCSA) records the scope, detail, and nature of the Crown's settlement with Ngāi Tahu. These include:

- An apology
- The return of Aoraki to Ngāi Tahu
- A wide range of mechanisms for economic redress





WHITORA

- A wide range of mechanisms for recognition of mana
- Recognition of, and provision for mahinga kai

The Apology

The Crown's apology recognised its repeated breaches of the principles of the Treaty of Waitangi in its purchases of Ngāi Tahu land. This included acknowledgement that the Crown had failed to preserve and protect Ngāi Tahu's use and ownership of such land and valued possessions they wished to retain; as well as "past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries."¹

Within the apology, the Crown recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui. The apology concludes with a commitment to enter a new age of co-operation with Ngāi Tahu.

Special Association with Taonga Species

The NTCSA also acknowledges the cultural, spiritual, historic, and traditional association of Ngāi Tahu with taonga species which are identified in Schedule 97 of the Act.

COMMENTS ON APPLICATION

The comments below identify matters requiring fuller assessment at the substantive stage, once detailed technical information is made available.

The preferred approach to land management in the takiwā requires taking an inter-generational view of the environment alongside the capacity of natural resources to absorb the development.²

The proposed land is within 1,000m of Christchurch Airport and is within the Christchurch International Airport Bird Strike Management Area overlay. The management of bird strike risk also contributes to the protection of taonga bird species and is therefore of interest.

¹ S6 Ngāi Tahu Claims Settlement Act 1998

² Mahaanui Iwi Management Plan, 2013, Chapter 5.4 Papatūānuku, Ngā Kaupapa/Policy P1.1.





WHITORA

The Applicant has identified no waterbodies or natural features of note. The site is described as grassed vacant land, generally flat, with gently undulating ground levels. The protection water, including surface water bodies and groundwater is of utmost priority of Ngāi Tūāhuriri. Confirmation that the project will not directly affect any surface water bodies (including springs, wetlands, drains and races) must be provided at the substantive stage. Groundwater effects will be further assessed if the application progresses.

The proposed land development triggers the following matters of interest and concern to Ngāi Tūāhuriri Rūnanga:

- The management of earthworks including:
 - o Run-off from exposed earthworks causing contaminants to infiltrate freshwater;
 - o Dust nuisance;
 - o Accidental discovery of Māori artefacts or sites of pre-European origin.
- The management of construction and operational stormwater,
- The availability and efficient use of water,
- Reticulation of wastewater,
- The use of indigenous and taonga species as part of landscape treatments
- The identification, management and disposal of contaminated material; and
- The protection of taonga species.

Three Waters

It is understood that water supply and wastewater will be connected to reticulated services. This is supported.

Stormwater from roads and hardstand areas is proposed to be treated prior to discharge to ground via soakage pits. It is expected that both operational and construction stormwater will be treated to a high standard prior to discharge. Roof runoff is proposed to be discharged directly to ground via soakage pits.

Matters to be addressed in the substantive application

Matters of cultural concern associated with the Project should be addressed by the implementation of best practice and robust consent conditions for the following matters:





WHITIORA

- Best practice erosion and sediment control during earthworks;
- Best practice measures for dust management during earthworks;
- Best practice for the management and disposal of contaminated material;
- An accidental discovery protocol during earthworks;
- Implementation of best practice methods for stormwater management;
- Connection to reticulated networks for water supply and wastewater;
- Efficient use of water;
- Protection of taonga species; and
- Incorporation of indigenous vegetation in landscaping.

If the Project is accepted for referral, the matters identified above should be fully assessed through the substantive application process and addressed through appropriate, enforceable conditions.

CONTACT DETAILS

Whitiora Centre Limited

351 Lincoln Road, Addington, Christchurch 8024

Email: consents@whitiora.org.nz

Phone: 027 2744464

