



TO: The Panel Convenor

RE: Ōhoka Residential Subdivision (FTAA-2606-1253)
Written Response to Minute 3
Convenor's Conference

DATE: 11 August 2026

Ngāi Tūāhuriri Rūnanga has mandated Whitiora Centre Limited (WCL) to provide advice and act on its behalf in respect of environmental policy, planning, and strategy matters. This includes representation on proposals being processed under the Fast-track Approvals Act 2024.

Extent of Engagement

By way of background, WCL acknowledges that it has received correspondence from the applicant's planning consultant.

WCL confirms that, due to capacity issues and the high volume of fast-track applications, it is only able to review and provide feedback on the proposal through the formal process. Accordingly, WCL advises that it is yet to assess whether the proposed subdivision has appropriately considered and responded to cultural values and priorities.

Relevant Matters

WCL notes:

- Part of the site is subject to a Cultural overlay - being a Ngā Wai. This overlay indicates that the waterway is of high cultural value and significance.
- Matters of high interest will include the management and treatment of construction and operational stormwater;
- Avoidance of the loss of any wetlands; or appropriate off-setting or mitigation where wetlands are impacted;
- Protection of springheads;
- The adoption of large setbacks from waterways, with the setbacks protected by way of an esplanade reserve or similar method, in perpetuity;
- The establishment of indigenous vegetation as part of subdivision development;



- Assurance that water supply and wastewater infrastructure is within the capacity of the Waimakariri District Council.

WCL expects that the land development will be undertaken in accordance with best practice and that this will be enforced through conditions of consent.

To address the environmental priorities and interests of Ngāi Tūāhuriri Rūnanga, conditions should:

- impose best practice erosion and sediment control during earthworks;
- impose best practice measures for dust management during earthworks;
- impose an Accidental Discovery Protocol during earthworks;
- require implementation of lizard, fish, and bird management plans;
- the use of indigenous and taonga species as part of landscape treatments;
- protect and enhance mahinga kai;
- require 10m to 20m setbacks from waterways, with the setback subject to an esplanade reserve or similar method;
- protect springheads; and
- require best practice methods for stormwater management.

Attendance at the Convenor's Conference

WCL **does not** propose to attend the Convenor's conference.

CONTACT DETAILS

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