

Memorandum

To: Aaron Hakkaart – Planning Manager – District Plan Review
CC: Matt Bonis – s42a Report Author - Planz
From: Kylie Hall – Principal Planner - AECL
Date: 31 March 2025
Subject: **Timaru District Plan Review – Cultural Review of Properties seeking Rezoning as part of Hearing G**

PURPOSE

The purpose of this report is to provide a cultural assessment for the various submissions lodged with Timaru District Council that seek rezoning of land or the introduction and/or removal of Future Development Areas as part of the Timaru District Plan Review.

Aoraki Environmental Consultancy Limited (AECL) have been asked to provide a cultural assessment setting out the cultural significance of the sites set out in the submissions and the implications the rezoning would have on the cultural values held by Kati Huirapa known as Te Runanga o Arowhenua (Arowhenua). The report has grouped the submissions by location as the values set out in the Sites and Areas of Significance (SASM) Chapter are area based rather than site specific.

This report is to be provided to Council's s42a report writer.

TEMUKA

Three relevant submissions seeking rezoning of land from General Rural Zone to Rural Lifestyle Zone or General Residential Zone in the Temuka area have been lodged with Timaru District Council. These are:

Sub No.	Name	Address	Consultant
34 and 268	McCutchen, Sullivan, Ellery	Tarrant, 31 Factory Road, Temuka 14, 25, 28 and 55 Grange Settlement Road, Temuka	Milward Finlay Lobb
145	Tristram Johnson	340 King Street, Temuka	Milward Finlay Lobb
237	Aitken, Johnston and RSM Trust	26 and 52 Factory Road, Temuka	Davis Ogilvie (Aoraki)

The location of the relevant properties are identified by red flags on the Ngāi Tahu Black Map below.

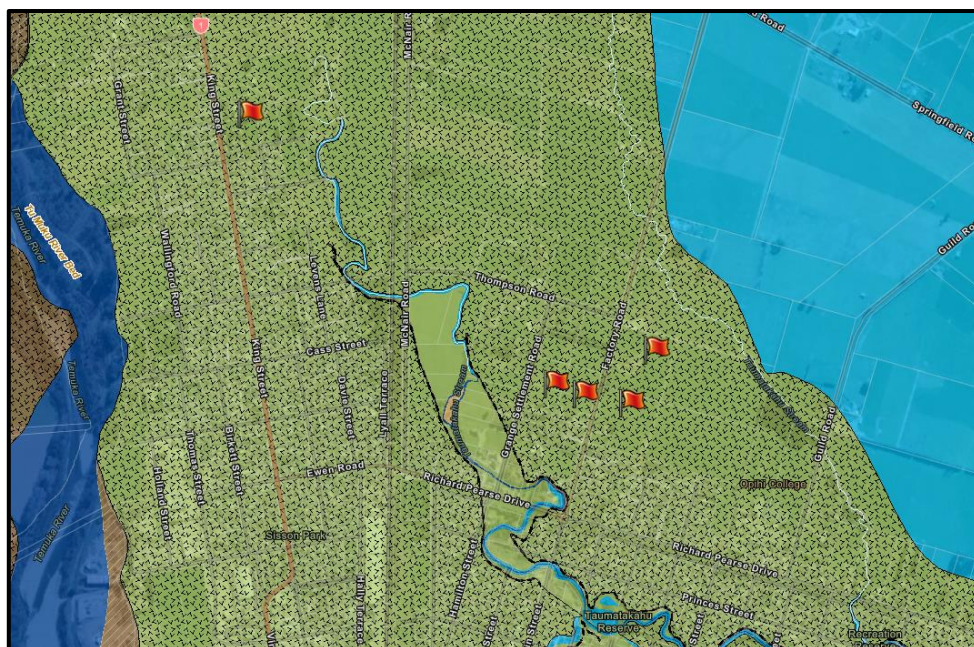


Figure 1: Ngai Tahu Black Map identifying the location of properties in Temuka that have submissions seeking rezoning.

340 King Street, Temuka

This split zone General Rural and General Residential Zone property of 340 King Street, Temuka is located in northeast Temuka bordered by King Street to the west, General Residential zoned dwellings and Neal Street to the south and General Rural Zoned properties to the east and north. The spring fed Te Taumutu o Kahu Stream (SASM-18) appears to commence immediately east of the site at the rear of 28 Neal Street, Temuka before meandering in a southeast direction, eventually discharging into Milford Lagoon near the coast.

28 Grange Settlement Road, Temuka

The property of 28 Grange Settlement Road, Temuka is located in northeast Temuka bordered by Thompson Road to the north, Factory Road to the east, Richard Pearce Road to the south and McNair Road to the west. The spring fed Te Taumutu o Kahu Stream (SASM-18) meanders to the west and south of the property.

26, 31 and 52 Factory Road, Temuka

Properties located at 26 and 52 Factory Road are located on the eastern side of the road whilst 31 Factory is located adjacent on the western side of Factory Road. All sites are currently zoned General Rural Zone and located north of the General Residential Zone of Temuka Township.

All three sites are located within the SASM-4 Wahi Tupuna Overlay that applies to the Waitarakao to Orari, inland to Seadown Road and including Arowhenua and Temuka.

Cultural Values

All five properties are located within an area that consisted of an extensive network of waterways, swamplands and hāpua (river-mouth lagoon) that were a rich breeding ground for mahika kai species due to the pure freshwater that was in constant supply from the natural springs in the area. The Te

Taumutu o Kahu Stream is one of the very few natural spring-fed meandering waterways remaining from what traditionally existed around Waiaateruati Pā, the most important settlement occupied by Kāti Huirapa in South Canterbury until the mid-1840's when it was abandoned soon after 1848 when the marae was relocated to higher ground in Arowhenua.

Waiaateruati was the original fortified Pā site for Kati Huirapa rūnaka (Figure 1) that consisted of a substantial village and home to a sizeable population with houses, food storage facilities and a whare for ceremonial purposes. Historical and traditional evidence suggests the early pā was a traditional fortified pā (mix of earthworks, palisades and excellent natural defences such as waterways and wetlands) designed to thwart an attacking force armed with short clubs of wood, bone or stone, longer wooden weapons, and spears of several different varieties. With the arrival of muskets in New Zealand, brought by Europeans, led to a period of intense intertribal warfare known as the Musket Wars (roughly 1818-1830s), the pā became vulnerable to musket fire. It is thought that the pā was adapted in the early 1830s in response to Te Rauparaha's capture of Kaiapoi and Onawe.

The activities that Kāti Huirapa undertook in the area include: ara tawhito (ancient trails); māra kai (gardening for food); elevated whata (food storage platforms) with low fences; mahika kai gathering; rongoa (growing and harvest plants for medicinal use); kāika (village with dwellings) and wāhi pakanga (battle sites) and urupā (burial grounds).

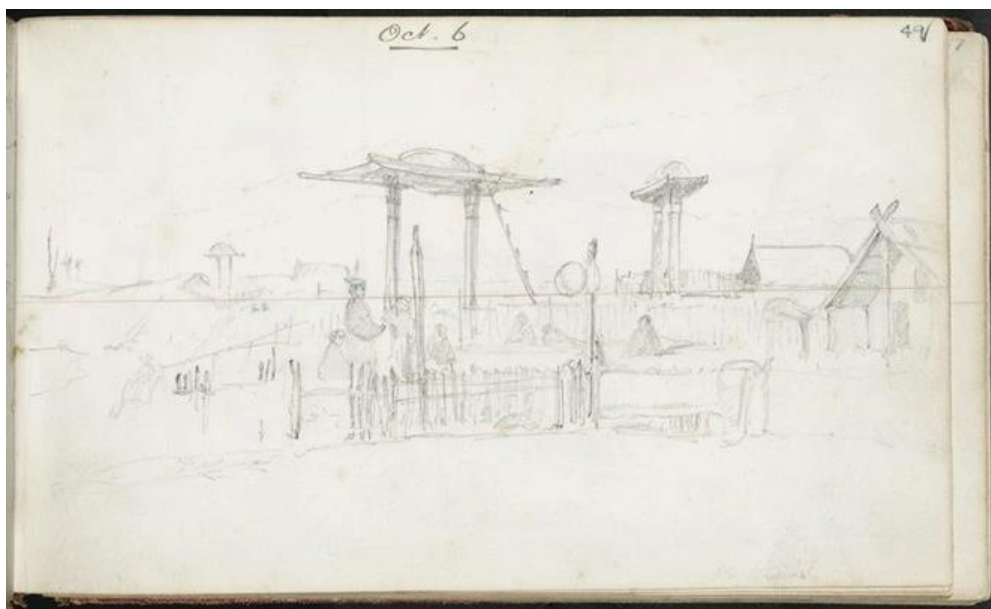


Figure 2: Te Waiaateruati Pā in 1848 (Source: Mantell, Walter Baldock Durrant 1820-1895 :[Sketchbook, no. 3] 1848-1849 / Mantell, Walter Baldock Durrant 1820-1895 :[Sketchbook, no. 3] 1848-1849).

Comment

The properties situated at King Street, Grange Settlement Road and Factory Road that are the subject of Hearing G submissions are located within areas of Temuka identified as SASM-4, SASM-4B, and/or SASM-4C which are associated with Waiaateruati Pā and the land surrounding the pā that was utilised by Kati Huirapa for growing and gathering mahika kai resources. Consequently, the area is of great significance to Kati Huirapa despite the land having been drained and converted for agricultural and residential use. Whilst further residential development is anticipated to occur, Kati Huirapa do not wish to see the development occur at the expense of the environment. Water quality and the

protection of remaining waterways and springs is critical to preserving what is left of mahika kai and taonga species; therefore, if landowners were to develop sites to a greater density than is already the case, Kāti Huirapa would insist on future dwellings being connected to Council’s reticulated networks for water supply, wastewater and stormwater.

TIMARU

Two relevant submissions seeking further residential development entitlements or rezoning of land from General Rural Zone to General Residential Zone in the South Timaru area have been lodged with Timaru District Council. These are:

Sub No.	Name	Address	Consultant
20	T & A O’Neill	93A Coonoor Road, Timaru	Milward Finlay Lobb
30	Chris and Sharon McKnight	60 Landsborough Road, Timaru	Milward Finlay Lobb

The location of the relevant properties is identified by red flags on the Ngāi Tahu Black Map below.

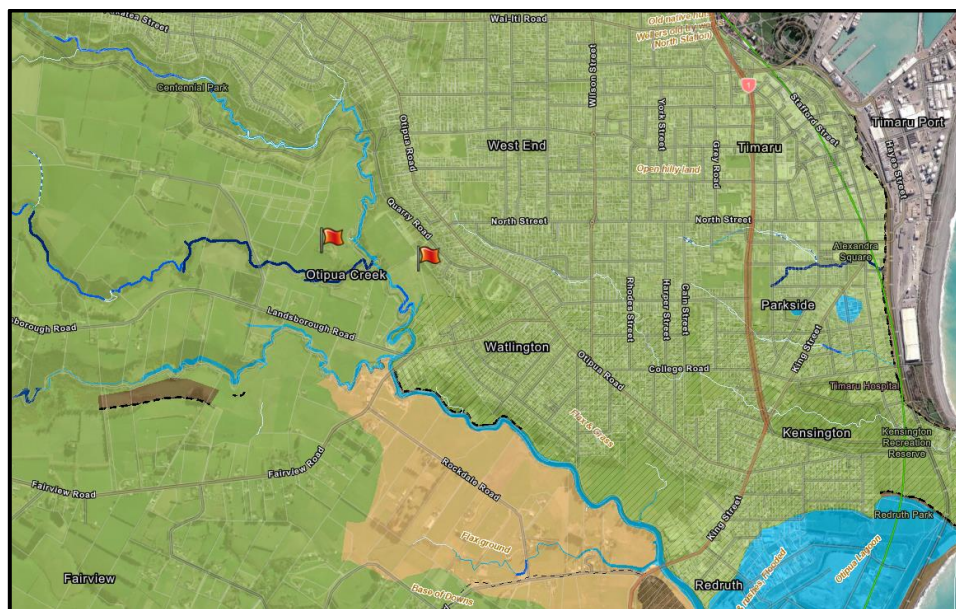


Figure 3: Ngai Tahu Black Map identifying the location of properties in Timaru south that have submissions seeking rezoning.

93a Coonoor Road, Timaru

This split zone General Rural and General Residential Zoned property of 93A Coonoor Road, Watlington is located on the urban-rural fringe of south Timaru. Accessed from Coonoor Road at the southern boundary, the property is bounded to the north by Watlington Recreation Reserve and to the west by Ōtipua Creek, which flows into Saltwater Creek before exiting to the Pacific Ocean via a coastal lagoon.

60 Landsborough Road, Timaru

This General Rural Zoned property at 60 Landsborough Road, is located on the urban-rural fringe of south Timaru. Accessed from Landsborough Road, the property is bounded to the west by the Bluestone Rise development (previous subdivision of the site) and to the east by Ōtipua Creek, which flows into Saltwater Creek before exiting to the Pacific Ocean via a coastal lagoon.

Cultural Values

In 1880 Ngāi Tahu kaumātua recorded the Ōtipua Stream as holding great cultural significance to Kati Huirapa. Historically, Kati Huirapa had temporary and permanent Pā-tuna (eel weirs) along both branches of Ōtipua Creek. The weirs were used exclusively to capture tuna, which were not just an important food source but represented a relationship that extended beyond nourishment to respect, and even reverence. Over time, tuna were even thought of as protectors or guardians.

Ōtipua Creek is also associated with the Ōtipua wetland that once used to be a huge lagoon separated from the coast by a gravel spit. Today, the wetland and lagoon are significantly degraded and cover only a portion of the area they once did but historically the wetland was a food basket due to it being rich with fish and bird life. The wetland was also an important source of mahika kai resources including harakeke (*Phormium tenax*, New Zealand flax), pīngao (*Ficinia spiralis* (previously known as *Desmoschoenus spiralis*) and raupō (*Typha orientalis*).

The harakeke was utilised extensively for traditional weaving of baskets, coffins, fine plaited kete (bags), whāriki (mats), pōtae (hats), pare (headbands), belts, raincoats and tukutuku panels that were hung on the walls of whareniui. Weavers utilised the pīngao for patterning highlights. The orange-gold leaves provide a vibrant contrast to the black-dyed or natural pale hues of harakeke and kiekie. The raupō in contrast were used for thatching the walls and roofs of whare and storehouses, and the down was used to stuff bedding. The leaves were used for canoe sails and kites, while bundles of the stalks made temporary rafts. The dry leaves of the raupō were also a traditional material used for covering poi, which were then filled with the fluffy down from the seed heads.

In addition to their practical uses, the roots and stems of the plants provided starchy rhizomes that were an important food source, and the yellow pollen was gathered and baked into a sweet, light cake.

According to Kati Huirapa kaumātua, the property identified as 93a Coonoor Road and the surrounding area are classified as wāhi tapu (most sacred of places) as a result of the area being known as *wāhi pakanga* - "battle site" or "place of conflict". Given the close proximity of the property 60 Landsborough Road to 93a Coonoor Road it must be assumed that this property too would have been a wāhi pakanga. Whilst the details of the events that took place are not well known, the significance of the area remains relevant. Unlike European places, wāhi tapu are rarely a visible structure but rather a site or area within the landscape with values so significant that restrictions are warranted. Whilst the land in which historical events took place has changed as a result of agricultural practices and residential development, the sacred values still exist. In law, wāhi tapu are defined as a 'place of special significance according to tikaka Māori' and 'a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense'.

The property identified as 93a Coonoor Road is also located downhill from the former Talbot Hospital site (SASM-2 (156 Ōtipua Road, Watlington)), which for Kati Huirapa was a *Tohunga whare wananga* – a place of sacred learning (wāhi tapu). According to historical narratives, a Tohunga whare wananga was a college or a house of learning in which priests of old taught young men who were considered by their tribe to be suitable for learning, who were intelligent and alert and displayed perseverance in learning what was taught. The place of learning was only open to a selected few and they had to undergo a preliminary teaching amongst their own tribe and hapu before entering. The house of teaching was for all tribes—not for a single tribe or for one or two only. Given the close proximity of the Tohunga whare wananga to Ōtipua Creek and wetland it is likely that these natural environments provided a location in which practical teachings took place.

Comment

The properties situated at Landsborough Road and Coonoor Road that are the subject of Hearing G submissions are located within an area which is associated with historical wāhi pakanga and includes Ōtipua Stream that was utilised by Kati Huirapa for gathering tuna (eel) and mahika kai resources. Consequently, the area is of great significance to Kati Huirapa despite the land having been drained, modified, and converted for agricultural and residential use.

For Kati Huirapa, retaining the landscape’s natural features and protecting the quality of remaining waterways, wetlands and springs is critical to preserving wāhi and wai tapu values. Further residential development to the scale proposed by the submitters / landowners of these properties would see the landscape modified substantially as the land would need to be raised and stabilised to prevent erosion and flooding. An increase in sealed areas would increase stormwater runoff that would discharge to the already degraded Ōtipua Stream, further depleting any remnants of mahika kai and taonga species.

Given the sacred values associated with the subject properties and surrounding area, further development would see Kati Huirapa’s connection with the area further diminished; therefore, Kati Huirapa do not support the submissions prepared by T & A O’Neill and Chris and Sharon McKnight.

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Four relevant submissions seeking further development entitlements or rezoning of land in the North Timaru area have been lodged with Timaru District Council. These are:

Sub No.	Name	Address	Consultant
11	Gerald Morton	509 and 427 Pages Road, Timaru	Milward Finlay Lobb
27	Rabbidge, Singline and RSM Trust	210 Gleniti Road, Timaru	Milward Finlay Lobb
33	Pyke, Ford, Andrews, Talbot, Wilkins, Proudfoot, Craig and Mackenzie	333, 355, 365 375, 385, 397 and 403 Pages Road, Timaru	Milward Finlay Lobb
203	Pages Trust and Russell Trust	251, 273, 279 and 295 Pages Road, Timaru	Greeson Dorman and Davis Ogilvie (Aoraki)
227	Rose Westgarth and Jan Gibson	82 Kellands Hill Road, Timaru	Davis Ogilvie (Aoraki)

The location of the relevant properties is identified by red, yellow, white and checkered flags on the Ngāi Tahu Black Map below.

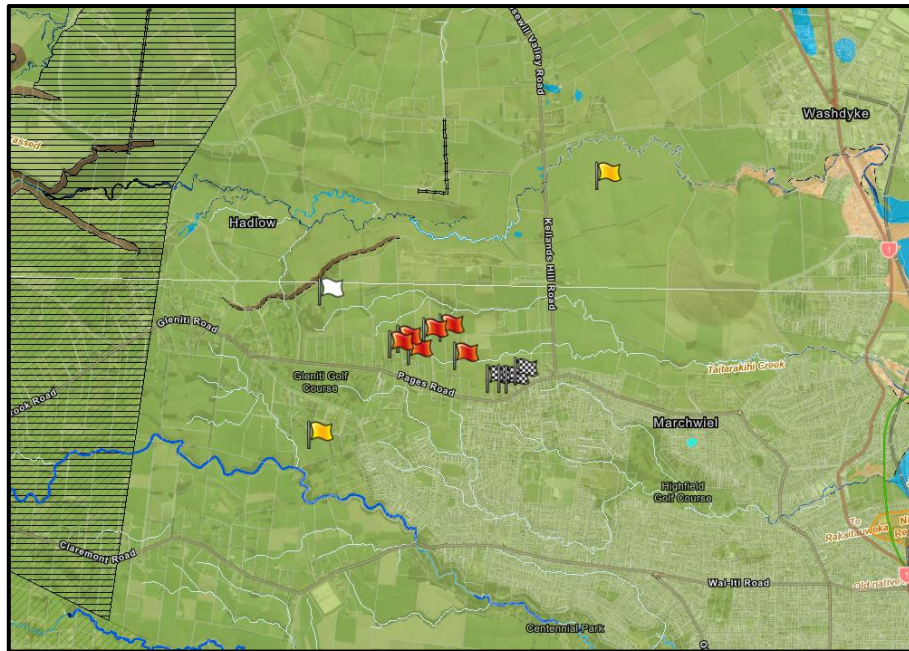


Figure 4: Ngai Tahu Black Map identifying the location of properties in Timaru north that have submissions seeking rezoning.

251, 273, 279, 295, 333, 335, 365, 375, 385, 397, and 403 Pages Road, Timaru (red and checkered flags) and 427 and 509 Pages Road, Timaru (white flag)

The land associated with submission points 11, 33 and 203 consists of smaller rectangular rural allotments accessed from the northern side of Pages Road between Oakwood Road in the west and Kellands Hill Road in the east. The rural allotments form the catchment of the Te Aitarakihi Creek (SASM-13), which contains wai taoka values.

The landowners and submitters associated with the Pages Road properties are all impacted by the inclusion of Future Development Area (FDA) overlay. The submissions are all similar in substance and seek one or more of the following:

1. Extended the FDA2 and FDA10 area to avoid split zoning or properties;
2. Bring the development of the FDA forward to enable subdivision development to occur sooner;
3. Change the current General Rural Zone zoning to Rural Lifestyle Zone to enable landowners the ability to subdivide their properties now without the need for Outline Development Plans.

82 Kellands Hill Road (yellow flag)

The rural property of 82 Kellands Hill Road is bound by Washdyke Flat Road in the north, Kellands Hill Road in the west, existing residential dwellings located on the northern side of Pages Road to the south and a large rural allotment to the east. The site is intersected by multiple waterways (Oakwood Stream and Washdyke Creek to the North and Taitarakihi Creek (SASM-13) to the south

The landowner and submitter are impacted by the inclusion of Future Development Area 4 (FDA4) overlay, which is currently being developed into a Structure Plan with associated Outline Development

Plan by Planz and Council as part of the District Plan Review process. The submission is similar in substance to those landowners of the Pages Road properties and is seeking the following:

1. Rezone FDA1 to General Residential (now);
2. Amend boundary of FDA1 and FDA4 further north and to follow topography lines (incorporating more of 82 Kellands,
3. Amend the current General Rural Zone zoning on land located outside of the FDA areas to Rural Residential Zone.

210 Gleniti Road, Timaru (yellow flag)

The land associated with submission point 27 consists of smaller rectangular rural allotment accessed from the southern side of Gleniti Road via a long accessway between 216 and 204 Gleniti Road. The size of the allotment is similar to those adjoining to the west and east. The subject property and surrounding rural environment form the catchment of Ōtipua Creek (SASM-12).

The landowner and submitter are impacted by the inclusion of Future Development Area 9 (FDA9) overlay. The submission is similar in substance to those landowners of the Pages Road properties and is seeking the following:

4. Bring the development of the FDA forward to enable subdivision development to occur sooner, or
5. Change the current General Rural Zone zoning to Rural Lifestyle Zone to enable landowners the ability to subdivide their properties now without the need for Outline Development Plans.

Cultural Values

Originally named Te Maru by Ngāi Tahu meaning “the shelter”, Timaru Harbour provided shelter for travelling canoes journeying between Moeraki and Banks Peninsula, and whalers and early settlers. It is thought that these early European settlers may have incorrectly recorded the spelling. Another Māori interpretation is ‘ti’ meaning cabbage tree and ‘maru’ meaning shelter, which suggests sheltering cabbage tree. Since ‘maru’ may also mean luxuriant growth, the meaning may be luxuriant cabbage trees.

Those properties located on Pages and Kellands Hill Road sit within the Makikihi Ecological District which incorporated Te Ahi Tarakihi/Taitarakihi Creek. Te Ahi Tarakihi is a spring fed urban stream located west of Kellands Hill, although the original watercourse appears to have been modified by farming practises upstream. The Te Ahi Tarakihi Stream now flows as a sinuous, ephemeral creek through the FDAs along the base of a grassed gully and runs east towards the coast via a culvert under SH1. While the upper part of the stream is ephemeral the lower part becomes increasingly incised and contains a constant flow close to the Taitarakihi Creek mouth but is subject to flooding in storm events. The full length of Taitarakihi Creek is approximately 4.5 km discharging at the northern end of the Te Ahi Tarakihi Mātaimai at Dashing Rocks.

Te Ahi Tarakihi is an important waterway to Kāti Huirapa. Before agricultural conversion and residential development took place it was part of a large ecosystem that contained a diversity of wetlands, rivers, springs, pools, riffles and riparian margins. Te Ahi Tarakihi was surrounded by tall, podocarp forests with swamp forests consisting of kahikatea and tall scrub of mānuka and saltmarsh

ribbonwood (consistent with the coastal lowlands, plains, loess-covered downs and broad river valleys found in South Canterbury). Only the broad river estuaries and lagoons were free of forest.

From the Te Ahi Tarakihi, Kāti Huirapa harvested species including the longfin eel, banded kokopu, inanga, lamprey, and the common and giant bullies. The Te Ahi Tarakihi was also as a source of freshwater for drinking purposes. For Kāti Huirapa mahika kai fed and clothed their whānau (family) as well as trade with other hapu and iwi for resources. The practice of kaitiakitanga meant Kāti Huirapa took care to harvest sustainably so that others could also gather the mahika kai.

The property located at 210 Gleniti Road is located within the catchment of the North and South Branches of Ōtipua Creek. Ōtipua Creek, a spring-fed ephemeral waterway that becomes Saltwater Creek, which runs along the south edge of Timaru, Timaru's Centennial Park and Redruth to the coast. The area in which this site is located was close to the original home of aviation in South Canterbury. The area was extensively drained and engineered and used by the South Canterbury Aero Club from the 1940s through until an airport was built at Levels (north of Timaru) in the 1950s.

The cultural significance of Ōtipua Creek is outlined in detail above within the discussion relating 93a Coonoor Road and 60 Landsborough Road.

Comment

AECL and Arowhenua are actively involved in the extensive work being led by Planz Consulting to formulate a structure plan and outline development plan for the area incorporating FDA1, FDA2 and FDA4. Due to topography restraints; the size of the stormwater catchment and the need to construct a complex stormwater network; complications with engineering designs; the cultural values associated with Te Ahi Tarakihi; and the heritage site located within FDA1, a comprehensive and holistic design is required to accommodate the site restraints.

AECL is concerned that if the rural properties are rezoned to allow ad hoc development to occur, there will be no comprehensive assessment or overview of the area, and the values of Te Ahi Tarakihi will be lost as developers focus on economic maximisation. AECL is also concerned that if ad hoc development was to occur, individual property owners may be burdened with the costs of large-scale infrastructure projects such as stormwater management design while other landowners will gain financially for the creation of residential allotments.

Arowhenua and AECL do not oppose future residential development within the identified areas on the proviso that the Te Ahi Tarakihi and Ōtipua Creek are respected, protected and potentially enhanced.

GERALDINE

Five relevant submissions seeking further development entitlements through removing allotment size restrictions or rezoning of land from General Rural Zone to Rural Lifestyle Zone or General Residential Zone in the Geraldine area have been lodged with Timaru District Council. These are:

Sub No.	Name	Address	Consultant/Representative
19	Waitui Deer Farm Ltd	199 Waitui Drive, Geraldine	Milward Finlay Lobb
32	Bruce Selbie	77 Main North Road, Geraldine	Milward Finlay Lobb
128	Warren and Elizabeth Scott	22 Templer Street, Geraldine	Davis Ogilvie (Aoraki)
160	D and S Payne	20 Bennett Road, Geraldine	The AgriBusiness Group
231	Tim Blackler	10 Burke Street, Geraldine	Davis Ogilvie (Aoraki)

The location of the relevant properties is identified by red, yellow, and white flags on the Ngāi Tahu Black Map below.

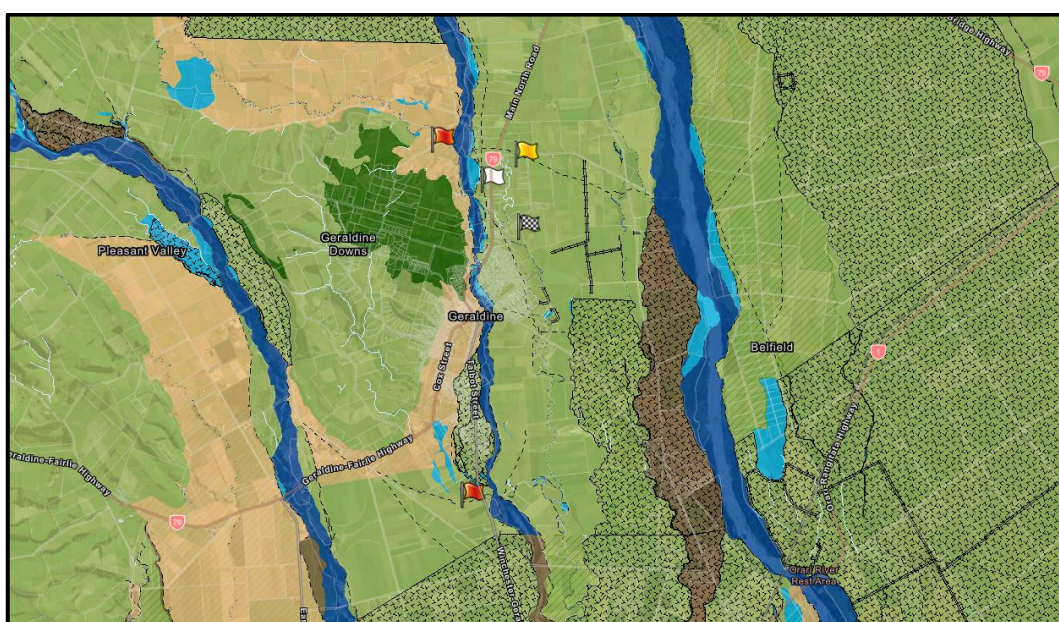


Figure 5: Ngai Tahu Black Map identifying the location of properties in Geraldine area that have submissions seeking rezoning.

199 Waitui Drive, Geraldine Downs and 77 Main North Road, Geraldine

Waitui Deer Farm Ltd who own 199 Waitui Drive are seeking to develop their site by removing the minimum allotment restriction currently imposed and increase the capacity of the site to allow 2 ha lifestyle allotments. Mr Selbie, the owner of 77 Main North Road has stated in his submission that the site is adjacent to numerous small rural lifestyle sections that line either side of Main North Road and the ability to create four to five lifestyle allotments on his property would not be contrary to the intent of Future Development Area 11 (FDA-11), which is located on the opposite side of Main North Road. Both rural / rural lifestyle properties adjoin the Waihi River, which is identified as SASM-20 (Wai Taoka) within the E-Plan.

22 Templer Street and 20 Bennett Road, Geraldine

The property located at 22 Templer Street adjoins the northeastern residential area of Geraldine. Accessed from the southern side of Templer Street, the site contains one residential dwelling located

close to the middle of the site. The balance of the property contains pasture for animal grazing. The Raukapuka Stream flows through the site in a north to south direction. The site is located within Future Development Area 3 (FDA3) of the Proposed Timaru District Plan.

The landowner of 22 Templer Street is seeking the General Rural Zone property to be rezoned immediately to Rural Lifestyle and for the Future Development Area 3 (FDA-3) overlay and rules to be removed. According to the submission, the key issue is the timing of the zoning change. The submitter is of the opinion that a 10 year plus timeframe for FDA3 to be developed by Council is too long. FDA3 is an area of 56.13 ha defined by Main North Rd, Templer St and Bennett Rd and is contiguous with the Geraldine township urban area; therefore, the land can be developed sooner.

The property located at 20 Bennett Road is a larger rural allotment adjoining lifestyle allotments to the west and east with similar sized allotments to the north and south. The subject property is located within an area bordered by Bennett Road to the north, Main North Road to the west, and Templer Street to the east and south. The Raukapuka Stream flows through the site in a north to south direction. The site is located within Future Development Area 11 (FDA11) of the Proposed Timaru District Plan.

The landowner of 20 Bennett Road is seeking a reduction in the timeline for preparation of the Development Area Plan (DAP) and resulting plan change process for Future Development Area 3 (FDA3). The submitter is arguing that the design of the proposed development of the site is well underway; therefore, the site should be rezoned from General Rural Zone to General Lifestyle Zone as part of the District Plan Review process so development can occur sooner.

841 Tiplady Road, Geraldine

The property located at 841 Tiplady Road bounded by Winchester-Geraldine Road to the east, Tiplady Road to the west is located at the southern end of the Geraldine township. Whilst not adjoining a significant waterway or wetland, the property is approximately 350 m west of the Waihi River.

The submitter, J Livestock Ltd has sought for the property to be rezoned from General Rural Zone to General Industrial Zone. In addition to this, the submitter is requesting that a Future Development Area (FDA) be introduced for the property, enabling an additional 12.8 ha of industrial land to be developed.

Cultural Values

The properties located at 199 Waitui Drive, 77 Main North Road and 841 Tiplady Road either adjoin or located close to the Waihi River, which is identified as SASM-20 in the Proposed Timaru District Plan as a result of the wai taoka values associated with the awa.

The Waihi catchment covers an area of 166 km. The Waihi River is a tributary of the Temuka River that flows southeast for 46km from its sources in the Four Peaks Range, flowing through the town of Geraldine to reach the Opihi River close to Temuka.

The Waihi River is noted for its spring fed tributaries, namely the Dobies, Worners, Raukapuka and Smithfield Creeks, which between them provide a relatively constant inflow of groundwater to the Waihi River and hence the Temuka River system. The constant flow of water contributes to the

richness and variety of habitats that make the Ōpihi and Waihi catchment so valuable to Kati Huirapa. Many indigenous fish species depend on different aspects of the Waihi for different life stages, and they need to be able to move freely throughout the catchment. Many of the small headwater streams are seen by whanau as a refuge for taonga species. Species need space that is undisturbed by human activity. Intact inland streams are particularly important, as they offer unfragmented habitat for animals to move around in. However, undisturbed land is relatively scarce, and so it is important that links connect one fragmented patch to the next. These connections are called corridors and contribute to overall habitat connectivity. Important features in corridors include wetlands, rivers, riverbanks, pools, riffles, and vegetative cover, all of which the Ōpihi catchment should offer. Maintaining depth in many of the streams is seen as fundamental to maintaining connections.

The properties located at 22 Templer Street and 20 Bennett Road, Geraldine both have the Raukapuka Stream meandering through in a north to south direction. The Raukapuka Stream is a spring-fed waterway that is a tributary of the Waihi River. Both the Raukapuka Stream and the Waihi River within this area are culturally significant. For Kati Huirapa, water is the essence of all life, akin to the blood of Papatuanuku (Earth Mother) who supports all people, plants and wildlife. Māori assert their tribal identity in relation to rivers and particular waterways have a role in tribal creation stories. Rivers are valued as a source of mahinga kai, hāngi stones and cultural materials, as access routes and a means of travel, and for their proximity to important wāhi tapu, settlements or other historic sites¹. Indicators of the health of a river system (such as uncontaminated water and species gathered for food, continuity of flow from mountain source to the sea) can provide a tangible representation of its Mauri.

The Mauri of a water body should not be desecrated. The Mauri is unable to protect itself against unnatural aspects of the environment. If the Mauri of water desecrated or defiled, the resource itself, resource users and others depending on that entity are at risk. Ground and surface water abstraction, stormwater discharges to water and land (may be point source discharge or non-point source discharge) and the discharge of wastewater and/or dairy effluent to ground with the potential for it to reach ground and surface water has the ability to negatively affect the mana and health of fresh water.

Comment

For Kati Huirapa, the biggest concern of undertaking development to increase the density of residential dwellings is the ability to service new allotments. Undersized allotments (less than 4 ha) require future landowners to obtain resource consent from Canterbury Regional Council for the installation of a wastewater treatment system and the discharge of stormwater (construction and operational), which will place pressure on the high values awarded to the Waihi River and Raukapuka Stream.

It is considered the effect of stormwater and wastewater is viewed differently by Māori than non-Māori. For non-Māori water can be seen as a versatile transport medium and, because of its ability to break down and assimilate waste, it has been intimately linked to waste disposal. Such use directly conflicted with Māori beliefs. Mauri refers to the life force. The “environmental benchmark” by which

¹ Te Runanga O Ngai Tahu (undated) “Freshwater Policy” available on www.ngaitahu.iwi.nz

rūnanga measure the present health of the environment, the inter-linked well-being of mana whenua, and the actual and likely effects, positive or adverse, of the proposed development.

If the Independent Hearings Panel were to approve the rezoning of these rural properties, Kati Huirapa would like to see the existing Council reticulated infrastructure extended to accommodate the future density so as to ensure stormwater and wastewater do not degrade the Waihi River and Raukapuka Stream further.

WASHDYKE AND GERALDINE

Four relevant submissions seeking further development entitlements or rezoning of land from General Rural Zone to General Industrial Zone or General Residential Zone in the Washdyke and Geraldine area have been lodged with Timaru District Council. These are:

Sub No.	Name	Address	Consultant/Representative
157	Ryan De Joux	105 Kennels Road, Washdyke	TDL
190	North Meadows and Thompson Engineer	236 Meadows Road, Washdyke	Davis Ogilvie (Aoraki)
241	J Livestock Ltd	841 Tiplady Road, Geraldine	Davis Ogilvie (Aoraki)
248	White Water Properties Ltd	FDA13	Rooney Holdings Ltd

The location of the relevant properties is identified by red, yellow, and white flags on the Ngāi Tahu Black Map below.



Figure 6: Ngai Tahu Black Map identifying the location of properties in Washdyke area that have submissions seeking rezoning.

236 Meadows Road, Washdyke

The landowners of 236 Washdyke Road have sought through the District Plan Review process that their property at Washdyke be rezoned from General Rural Zone to General Industrial Zone (GIZ). The reasoning behind this request is that a land use consent (102.2023.136.1) has already been obtained (and given effect to) for the establishment of an industrial activity on site; therefore, for intents and purposes, the site is already operating as an industrial site.

Future Development Areas 12, 13 and 14

A number of submissions have been received in relation to Future Development Areas 12, 13 and 14. FDA-12 incorporates a portion of 102 Racecourse Road (Sir Basil Arthur Park) on the northern side of Washdyke Flat Road. The site is currently proposed to be zoned Sport and Recreation Zone; however, the FDA will see the land zoning change to General Industrial Zone. The site borders Rural Lifestyle Zone and General Industrial zone to the east and Sport and Recreation Zone to the north and west with General Rural Zone beyond. The site has Papaka Stream meandering through it.

FDA-13 is a rectangular shaped General Rural Zoned allotment situated between Timaru-Temuka Highway (SH1) to the west and Seadown Road to the east. The adjoining land to the south is zoned General Industrial Zone whilst the land to the north and northeast is zoned General Rural Zone. FDA-13 is proposed to occur beyond 10 years and would see the site zoned for urban development purposes.

FDA-14 is known as 105 Kennels Road and the northern portion of 330 Hilton Highway. The Kennels Road site is triangular in shape and is proposed to be zoned General Rural Zone. The northern portion of 330 Hilton Highway is excess land associated with the Timaru Racecourse and is proposed to be zoned Sport and Recreation Zone. The entire site is bounded by Pleasant Point Highway to the west, Kennels Road to the north and Timaru-Temuka Highway (SH1) to the east. FDA-14 is proposed to occur beyond 10 years and would see the site zoned for urban development purposes.

Mr Ryan De Joux has sought in his submission for the development of Future Development Area 14 (FDA-14) to be brought forward at least three years. According to Mr De Joux, FDA 14 has the ability to yield approximately 150 medium density residential allotments within the area owned by TDL. The submission also requests FDA-13 being brought forward from the initial timeframe (should the Whitewater Properties Limited submission for re-zoning be unsuccessful). It is acknowledged that at present both FDA 13 and 14 meet the interim definition of Highly Productive Land (HPL) in the NPS HPL.

In contrast to Mr De Joux, Rooney Holdings Limited (RHL) have recently purchased the land within Future Development Area (FDA) 13 that was previously owned by Whitewater Properties Limited (WPL). Both RHL and Whitewater Properties Limited have sought for the proposed FDA for the site be removed and the land be rezoned to General Industrial Zone instead of residential. RHL and Whitewater Properties Limited have both stated in their submission that the area is predominately industrial in nature and the introduction of residential dwellings within the area would create significant reverse sensitivity issues for existing industrial activities.

Cultural Values

The property located at 236 Washdyke Road is located within the Caroline Bay -Te Aitarakihi - Smithfield - Washdyke (including creeks (Washdyke and Papaka) feeding this area) known as SASM-3.

The Washdyke area is culturally significant to Kati Huirapa as a result of its proximity to Waitarakao/Washdyke Lagoon. Waitarakao/Washdyke Lagoon is a brackish shallow coastal lagoon that is classified as an Area of Natural Significant Value. The lagoon, which would have historically incorporated FDA-12, FDA-13, and FDA-14 has drastically reduced in size since 1881 when it was approximately 253 ha. In 1984 the lagoon was measured to be approximately 48 ha; however, this area has reduced significantly again and is now estimated to be 20 ha in area.

The lagoon is enclosed by a gravel bar that is approximately 3 km long and 3 m above high tide at its largest point. Like other coastal lagoons, the gravel bar is subject to coastal erosion but historically was replenished by a longshore drift from gravel being transported along the coast by tidal patterns. The reduction in gravels being deposited on the gravel bar is due to the construction of the Timaru Port breakwater which is preventing coarse sediments from reaching and replenishing Washdyke Barrier. This is important as the lagoon and the surrounding 250 ha are classified as a wildlife refuge and it demonstrates the role human structures have on coastline evolution.

Waitarakao/Washdyke Lagoon area holds significant cultural value for Arowhenua as a source of mahinga kai. A small Arowhenua fishing camp was located at Waitarakao in the early 1800s, and an eeling camp was established near the lagoon in the 1900s in which rūnanga would reside while gathering kai. Waitarakao/Washdyke Lagoon, Seadown Drain, Papaka Stream and adjacent coastal area are now a gazetted Mātaitai reserve that is of cultural significance to Arowhenua for customary food gathering (MPI, 2016).

Comment

While the area has strong cultural values and a rich history, these values are affected by the deterioration in both water quality and quantity. The deterioration has been the result of changes in land use, both rural and urban, and additional pressures, including stormwater discharges and other urban/industrial pollutants. Recent work by the Waitarakao/Washdyke Taskforce, which includes membership from papatipu rūnanga, zone committee, Regional Council, Timaru District Council and the Department of Conservation (DOC), has provided the basis for many of the recommendations; to improve water quality; however, this work is yet to commence, and it is acknowledged that these measures alone will not achieve national bottom lines in Waitarakao/Washdyke Lagoon due to the high E.coli levels within the Lagoon, which are primarily related to large bird populations that inhabit the area, management of sources of faecal contaminants from agricultural and stormwater from the surrounding industrial area are still important. Any future development must not contribute to the decline of Waitarakao/Washdyke Lagoon and the waterways they feed into the lagoon.

AECL note in regard to FDA-14 that the land is associated with the Timaru Racecourse, which is subject to the First Right of Refusal Process under the Ngāi Tahu Claim Settlement Act 1998. The selling of this land for development must first be offered to Ngāi Tahu. This concept has not been addressed by the submitters seeking the site to be rezoned.

PLEASANT POINT

One relevant submission seeking further development entitlements by rezoning General Rural Zone land to a combination of General Rural Zone (or Open Space Zone) and General Residential Zones has been lodged with Timaru District Council. This is:

Sub No.	Submitter Name	Address	Consultant/Representative
231	Tim Blackler	10 Burke Street, Pleasant Point	Davis Ogilvie (Aoraki)



Figure 7: Ngai Tahu Black Map identifying the location of the property in Pleasant Point that has a submission seeking rezoning.

10 Burke Street, Pleasant Point

The property identifies as 10 Burke Street is a 10.59 ha General Rural Zoned allotment located on the northern side of Pleasant Point. Accessed from the end of Burke and Frederick Street, the site adjoins General Residential Zoned land to the west and east and General Rural Zoned land to the north. Pleasant Point Stream, a tributary of the Ōpihi River meanders through the site and has been identified as SASM-16 for wai taoka values.

The submitter has sought that 10 Burke Street is rezoned to a combination of General Rural (or OSZ) and General Residential Zone in accordance with a conceptual layout showing aged residential care and gardens. The concept plan provided to Council demonstrates a development that comprises a range of retirement units and aged care facilities in the southern portion of the site, with no residential buildings proposed to be located to the north of the Pleasant Point Stream that intersects the site. The submitter is currently preparing a resource consent application for this style of residential development on the site.

Cultural Values

The Ōpihi River and its tributaries were heavily used by Kati Huirapa. The dependence of Kati Huirapa on the resources of the Opihi was recognised by the Crown in the mid 1800's when the reserves were allocated. Kati Huirapa Whanau continue to reside in the lower reaches of the catchment and many continue to be reliant on the kai gathered, which contributed to the Freshwater Mataitai Reserve being introduced.

Māitaitai reserves are kaimoana customary reserves declared under Regulations 17 to 29 of the Fisheries Regulations 1998 or the Fisheries (South Island Customary Fishing) Regulations 1999 on application by tangata whenua. A māitaitai identifies an area that is a place of importance for customary food gathering and allows for the area to be managed by tangata tiaki/kaitiaki nominated by manawhenua. Māitaitai can be established over any area of the New Zealand fisheries waters of the South Island, including freshwater and tauranga ika. Arowhenua administer a freshwater māitaitai reserve and three coastal māitaitai reserves within their takiwā. These include the Ōpihi Freshwater Mataitai and the Tuhawaiki, Te Ahi Tarakihi and Waitarakao coastal māitaitai reserves.

Ensuring the entire river catchment including Milford lagoon and river mouth have sufficient quality to sustain abundant populations of valued kai that are in good condition, is a priority for Kati Huirapa.

Comment

Given the significant of Pleasant Point Stream (SASM-16) and its connection to the Ōpihi River, any future development must be respectful of its mahika kai and mauri values to Kati Huirapa. Whilst Kati Huirapa is not averse to the development of 10 Burke Street for residential purposes, the stream must be protected from further degradation.

AECL have reviewed the proposed development plan put forward by the landowner (Mr Tim Blackler) and are concerned with the development and realignment of Pleasant Point Stream to create a man-made pond for amenity purposes. AECL are aware that the creation of man-made lakes and ponds alter the flow patterns within the waterbody and dramatically impact water quality and quantity, which in turn has significant consequences for the indigenous fish and bird species that rely on that waterbody. Current examples such as Lake Hood in the Ashburton District have seen the rise in toxic algae growing in the water, which has resulted in swimmers becoming unwell. The algal blooms in the summer months have also created a smell that is unpleasant for those living around the lake, which has placed pressure on the Council to fix. At present there is no ability to solve the issue as pumping more water from the Hakatere/Ashburton River through the lake is not possible because when the additional water is needed (during the summer) the river is also suffering from low flows as a result of the demand for irrigation. Consequently, Arowhenua and AECL would not support the portion of the development that would see the reconfiguration of Pleasant Point Stream.