

23 March 2023

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Tēnā koe Gemma,

PROPOSED DEVELOPMENT OF 44 GRESHAM STREET, GERALDINE

Te Rūnanga o Arowhenua (Arowhenua) and Aoraki Environmental Consultancy Limited (AEC) thank you for the opportunity to review and comment on the proposed development of 44 Gresham Street, Geraldine into 21 rural lifestyle allotments. It is also appreciated that Perspective Consulting approached AEC for comment prior to the land use and subdivision consents being submitted to Timaru District Council for processing.

AEC have reviewed the "Concept Landscape Master Plan - Whakarau Place" (Revision A – 10 February 2023) and subdivision scheme plan (295561/06 dated August 2022) on behalf of Arowhenua. AEC are concerned with stormwater from the residential dwellings and hard stands discharging into the gully, which is prone to flooding. This gully has also been identified as a flood risk area on the Proposed District Plan Planning Maps. Additionally, given the site is located within a red nutrient allocation zone under the Canterbury Land and Water Regional Plan, not connecting to a reticulated wastewater network and requiring future landowners to obtain individual wastewater discharge consents will prove difficult given the proposed density of dwellings and the topography of the site.

Given the potential flood risk of the gully and the topography of the site, the AEC Cultural Consultants recommend the planting of more native plants that once thrived in the area such as Kāpuka or Broadleaf as these plants assist with soil stability and the absorption of excess surface water. Working this in with the advice of the ecologist preparing the landscape plan would be beneficial.

In terms of the proposed development, AEC confirm that if the risks associated with flooding within the gully can be remedied or mitigated to ensure the effects are less than minor, and the site is connected to reticulated water supply and wastewater networks, there are no cultural concerns associated with the proposal as outlined in the correspondence received on 20th and 22nd March 2023.

If through the consenting process that it is determined that the site cannot be serviced with a reticulated water supply and wastewater service and/or the flooding issues within the gully cannot be adequately addressed, AEC would like to be informed and provided an opportunity to comment further.

Please contact the writer if you have any questions.

Ngā mihi



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