



1 July 2024

Central Otago District Council
1 Dunorling Street
PO Box 122
ALEXANDRA 9340

Tēnā koutou,

Submission on a Publicly Notified Resource Consent Application RC230278 – G Hensman and A & R Jones, 29 Ritchies Road, Cromwell

Kāti Huirapa Rūnaka ki Puketeraki neither supports nor opposes this application.

Te Rūnaka is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (RMA).

Kāti Huirapa Rūnaka ki Puketeraki do not wish to be heard at a Hearing.

Kāi Tahu Papatipu Rūnaka

Kāti Huirapa Rūnaka ki Puketeraki is one of the papatipu rūnaka which represent the raketira and are kaitiaki of natural resources within the area to which this application relates.

The takiwā of Kāti Huirapa Rūnaka ki Puketeraki centres on Karitane and extends from the Waihemo River/Shag River to Purehurehu/north of Heywards Point.

Kāti Huirapa Rūnaka ki Puketeraki share an area of interest in the inland roto and mauka with Kāi Tahu Papatipu Rūnaka within Otago, and with those Papatipu Rūnaka located beyond the boundaries of the Otago region.

Application

Kāti Huirapa Rūnaka ki Puketeraki understand that consent is sought to undertake a two-lot subdivision and establishment of residential dwelling. Proposed Lot 3, at 1.8ha in size will be amalgamated with Section 13 SO 572093, providing a total allotment of 553ha. Proposed Lot 2 is the balance allotment remaining of Part Section 20 and will have an area of 60.12ha. The dwelling and curtilage area is to be located within proposed Lot 3.

Decision sought and reasons

Kāti Huirapa Rūnaka ki Puketeraki neither supports nor opposes this application.

Kā Rūnaka hold a number of concerns about the proposal that it seeks are addressed.

Kā Rūnaka are concerned about adverse effects on the cultural landscape of development within the rural areas of their takiwa and capacity of that landscape to absorb visual impacts. In this case the building site while remotely located is elevated. It is acknowledged that the proposed buildings are of low profile and recessive materials, however, the area is sensitive to light emission/light spill and glare and bright emissions in the wider cultural landscape are viewed as offensive. Kā rūnaka seek that light spill is contained and that low emission lighting, interior and exterior, is employed for the dwelling and any accessory buildings, and that the applicant reviews the area of glazing, so as to reduce impact.

With regard to on-site wastewater and stormwater disposal the Geotago report prepared for the applicant states that disposal is difficult due to a shallow layer of rock but concluded nevertheless that there are suitable options. In terms of wastewater it is stated that a mounded system is likely to be the most suitable; and general wording indicates that a secondary treatment system is recommended – but this lacks certainty. With regard to stormwater, that a retention and detention system is utilized and/or that stormwater is to be discharged at pre-development flow rates to the existing overland flow paths. Rūnaka seek that robust measures are taken to protect the groundwater (and any surface water resource) should consent be granted, and that conditions secured by way of a consent notice are placed on the title. It is the view of Kā Rūnaka, that on-site disposal can actually or potentially lead to the contamination of the groundwater (and nearby surface water) thus degrading the mauri of the Mata-au/Clutha Catchment.

The Geotago report refers to the building platform being in the middle of a small gully feature and that it may be an ephemeral surface water course but at the time of investigation was dry at the surface and in the immediate soils below. More information needs to be provided around this aspect.

Kā Rūnaka note that although there are no recorded Māori archaeological sites within the boundary of the site, there is the potential to disturb unrecorded sites. Should consent be granted a condition is required that an accidental discovery protocol is to be adhered to, as attached in Appendix One below.

It is preferred that eco-sourced native plants are planted within the curtilage.

Finally in respect of the water take, rūnaka are currently relying on the applicant's assertion that the water take is a permitted activity under the Otago Regional Plan: Water.

E noho ora mai

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Kāi Tahu Accidental Discovery Protocol

If an unidentified archaeological site is located during works, the following applies:

1. Work must cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
3. The Site Manager must secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Māori origin, the Site Manager must notify the Heritage New Zealand Regional Archaeologist and the appropriate papatipu rūnaka of the discovery and ensure site access to enable appropriate cultural procedures and tikaka to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).
5. If human remains (kōiwi) are uncovered the Site Manager must advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate papatipu rūnaka and the above process under 4 must apply. Papatipu rūnaka will lead the management of any kōiwi tangata (human remains of a Māori person) that have been uncovered, in line with the Te Rūnanga o Ngāi Tahu Kōiwi Tangata policy 2019. Remains are not to be moved until such time as papatipu rūnaka and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (kōiwi) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Works affecting a site of Māori origin or containing kōiwi tangata must not resume until papatipu rūnaka give written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
8. Heritage New Zealand Pouhere Taonga will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the Resource Management Act.