

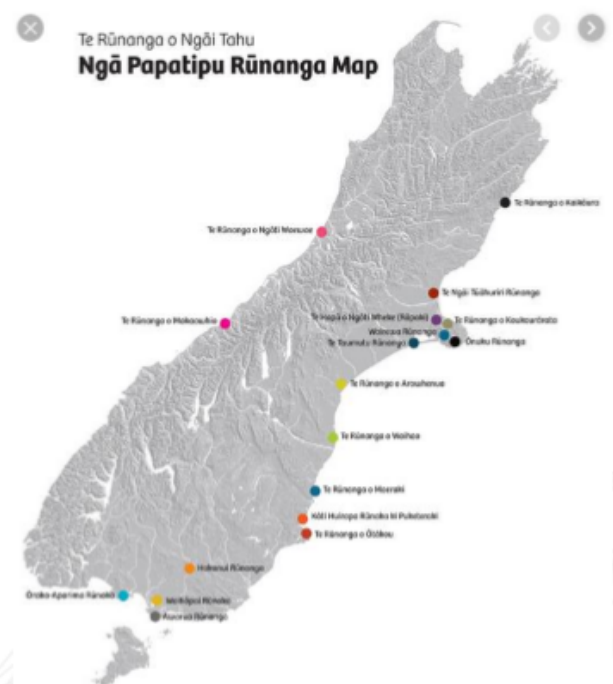


# Wāhi Tūpuna (Sites of Significance to Iwi) Chapter 39

Community drop-in session with Kāi Tahu

## Who are Kāi Tahu/Ngāi Tahu?

- 18 Papatipu rūnanga
- 4 in Otago (Aukaha)
- 3 in Southland (Te Ao Marama Inc)
- Shared inland interest area in Central Otago/Queenstown Lakes

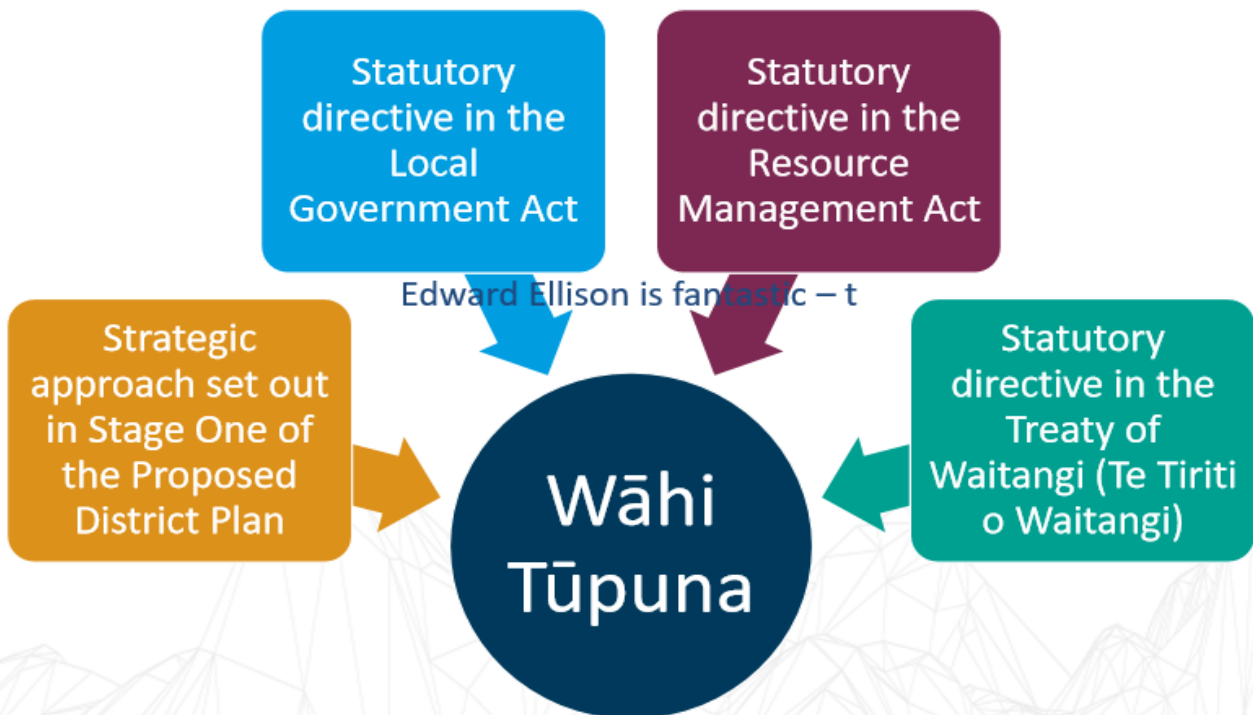


# What are Wāhi Tūpuna?

Wāhi Tūpuna are landscapes and places that embody the culture of local iwi (Kāi Tahu / Ngāi Tahu) and their ancestral, spiritual and religious traditions.



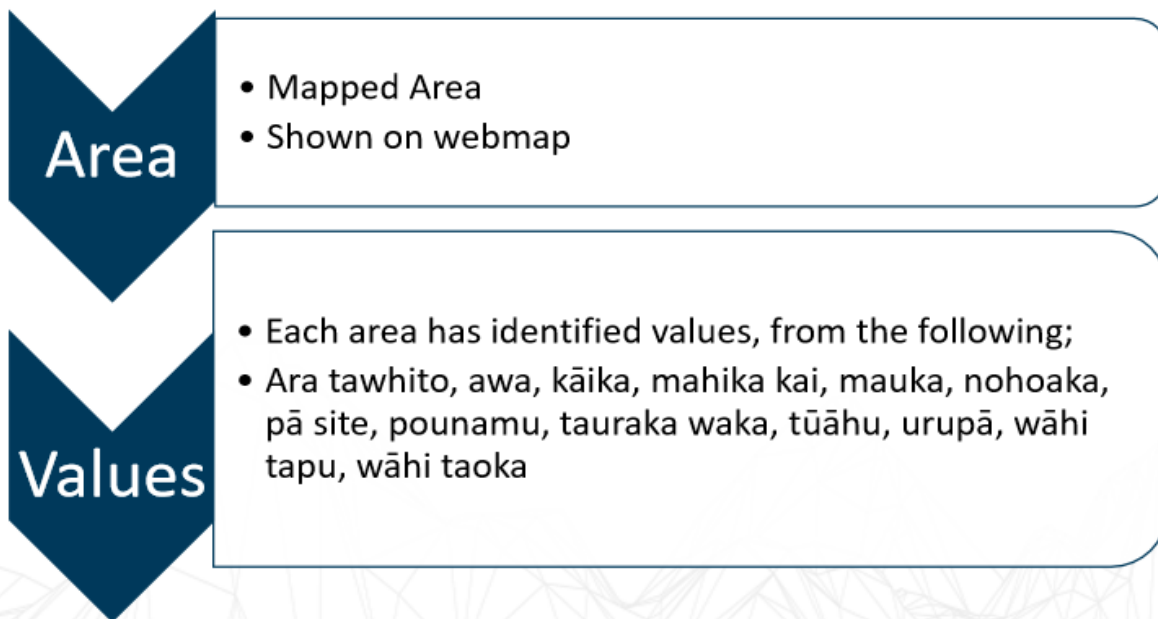
## Why is this Chapter proposed?





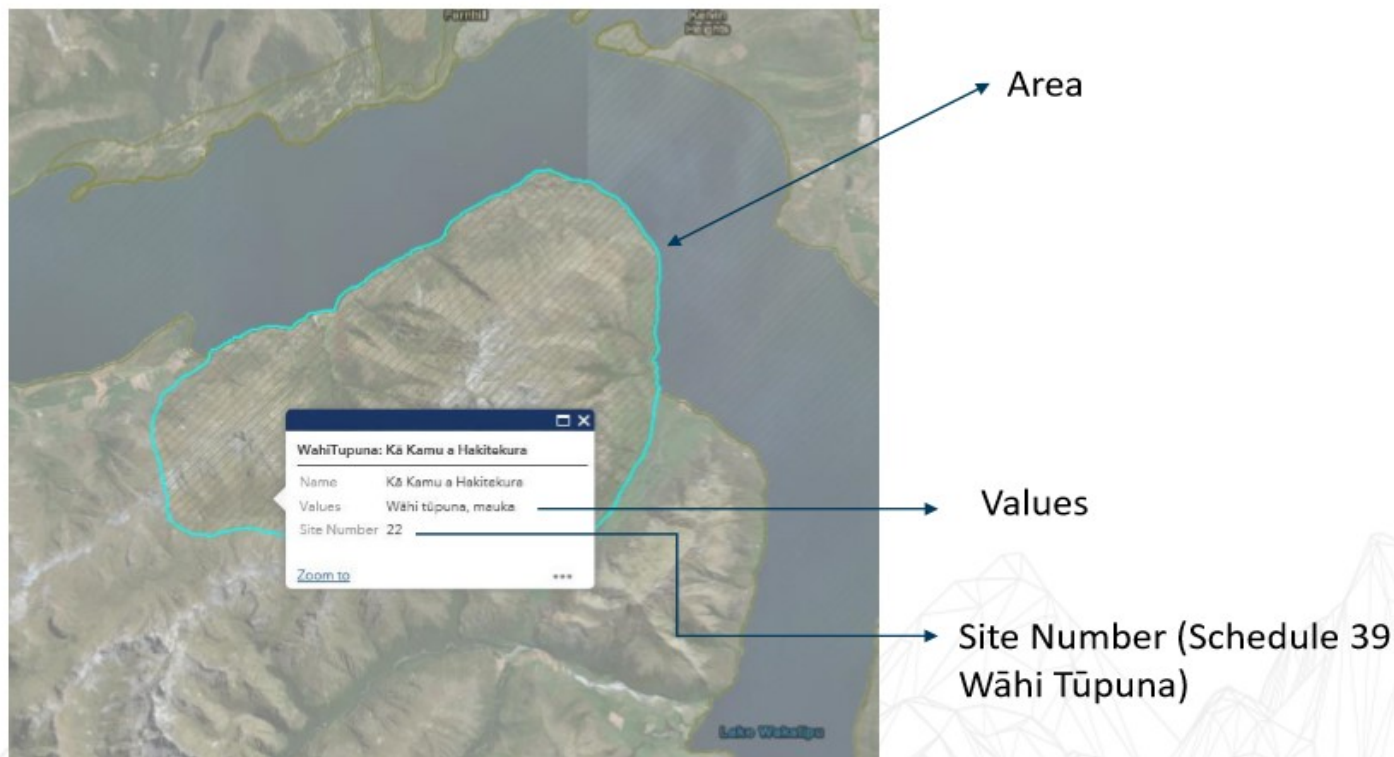
# What does this mean for me?

If your property is in an area that has been identified as a wāhi tūpuna, there are specific values noted for each area:



We have ipads available to search for your property on the webmap.  
Come ask or you can come to Council offices and we will take you through finding this information on the website

## For example



# What are recognised threats

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- These are activities that have the potential to adversely affect the values held for the wāhi tūpuna, specific for each site from the following list;

Activities affecting water quality, including buildings or structures in close proximity to waterbodies, earthworks exceeding 10m<sup>3</sup>, buildings and structures, forestry, roads, activities on the ridgeline, commercial and commercial recreation activities, subdivision, utilities and energy

Schedule 39 sets out the specific activities for each site.

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## For example

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Number	Name	Values	Description of sites included in this area	Recognised threats
23	Takerahaka	Settlement, mahika kai, archaeological	Takerehaka	a. Activities affecting water quality b. Subdivision and development c. Buildings and structures d. Energy and Utility activities e. Exotic species including wilding pines

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# What does this mean for me?

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See when cultural values may be affected (threatened) by proposed plans



Talk to Kāi Tahu (Ngāi Tahu) about the plans and any potential threats



Include your consultation as part of your resource consent.

Consideration of cultural values will be assessed as part of the decision making process.

## Consultation with Aukaha/TAMI

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- Contact us as early as possible, pre-application.
- Preliminary statement
- When proposal is developed Aukaha/TAMI summarises consent, makes recommendations about any consent conditions and sends it to the rūnaka for approval.
- Agree conditions with applicant; letter of reply.
- Undertaken on a cost recovery basis.

# Consulation examples

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How it's worked in Dunedin...

## Saddle Hill quarry



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- Continuation of quarrying
- Rūnaka concerns about visual impact
- Site visit
- Happy with proposal re screening and native planting
- And definition of area to be quarried
- 30 year consent granted
- \$900



# Consulation examples

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## Proposed road Mt Cargill



Landlocked landowner needed road through native bush to access section

Threats = roads, vegetation removal, earthworks, visual

Came pre application

Agreement to access alignment, removal of vegetation and replanting with indigenous species

Cost \$322.40 inc GST

# Mapping Kāi Tahu history and values

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- Kā Huru Manu – Ngāi Tahu Atlas



Mapping of urban areas: recognition of high levels of modification – not mapped

The sites are where they are: examples where we did work with landowners to see if boundaries could be adjusted after submissions were in: few were, most were not.

Mapping considers threats as well as values.

Prioritisation



# ...for example

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## Te Ahi-o-Hakitekura

"Refuge Point"

Te Ahi-o-Hakitekura (Refuge Point) is a small point on the southern shore of Whakatipu Waimāori (Lake Wakatipu). Hakitekura, a Kāi Māmoë woman, was the first person to swim across the lake. After watching other young women attempting to outswim each other, she decided that she wanted to outdo them. She got a kauati (stick used to start fire) from her father, and a bundle of dry raupō for kindling. The next morning, Hakitekura set out from Tāhuna. With the kauati and raupō bound tightly in harakeke (flax) to keep them dry, she swam across the lake in darkness, with the bundle strapped to her. When Hakitekura landed on the other side of the lake she lit a fire that blackened the rocks. This place became known as Te Ahi-a-Hakitekura, meaning "The Fire of Hakitekura". When the smoke could be seen from Tāhuna, it was originally thought that it was the smoke of an enemy. However, when Hakitekura was found to be missing, her father remembered her request for a kauati, and a waka was sent to bring her back.



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## Earthworks

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- Key areas of concern for Kāi Tahu
  - Archaeological values
  - Changes to the landform
  - Sedimentation

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## **Notes for page 15:-**

Kai Tahu is not generating a new requirement for resource consent: exists in plan anywhere.

Gives opportunity to look for arch values: not public information.

In these areas, we are piggy backing on their process: new assessment matter

Sed: problematic cross over area between regional and district plan.

QLDC doesn't regulate the discharge:

Kai Tahu concerns re water quality, SAs lakes etc.

Storm: creates sediment

Hasn't been well managed

Location of excavated material

Earthworks near nohoanga: Tucker's beach

Arch values: check ADP goes on anyway (QLDC)

# How do I contact iwi?

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Contact both Aukaha and Te Ao Marama:

**Aukaha**

Level 1, 258 Stuart Street  
PO Box 446  
Dunedin  
Ph: 03 4770071  
Email: [www.aukaha.co.nz](http://www.aukaha.co.nz)

**Te Ao Marama Inc**

408 Tramway Road  
P O Box 7078  
Invercargill 9844  
Ph: 03 931 1242  
Email: [office@tami.maori.nz](mailto:office@tami.maori.nz)

If you do this early, it should avoid any potential issues down the line and any delays to your resource consent application or your project.



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**Submissions close 18 November 2019**

**Visit:** [www.qldc.govt.nz/proposed-district-plan-stage-3](http://www.qldc.govt.nz/proposed-district-plan-stage-3)

(this includes more details, FAQs, and how to make a submission)

**Call:** 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka)

**Email:** [pdpenquiries@qldc.govt.nz](mailto:pdpenquiries@qldc.govt.nz)





# Townships Zone (Settlement Zone) Chapter 20

Our townships play a key role in what makes our district so special. The Settlement Zone chapter aims to retain their unique characteristics while also ensuring these townships will be able to adapt and flourish as communities evolve.

# Current Situation

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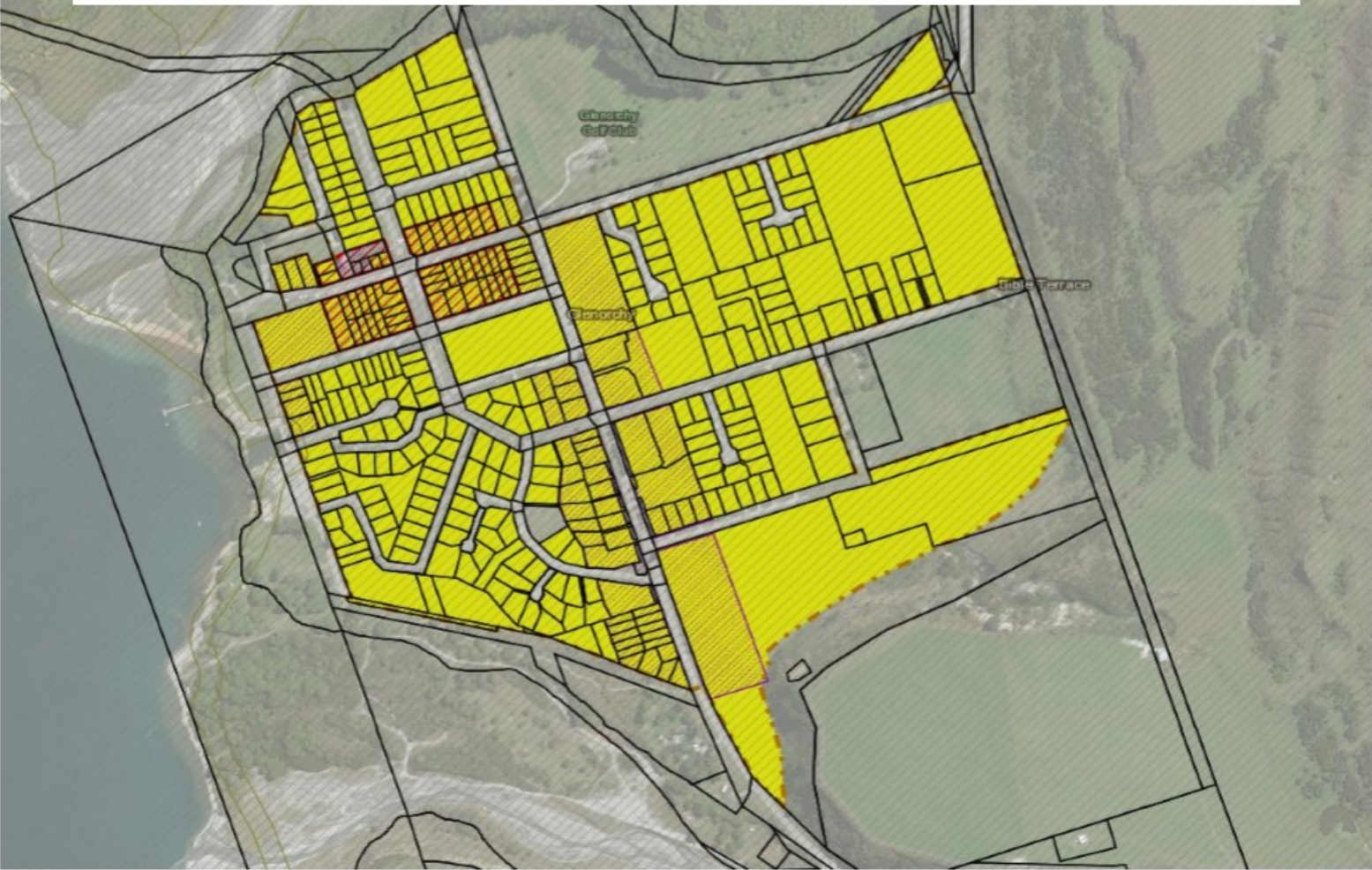
- There are seven townships in our district which are currently in the Townships Zone - Hāwea, Albert Town, Glenorchy, Kinloch, Luggate, Kingston, and Makarora.
- These townships provide unique living opportunities, with large, low density urban lots located in a wider rural setting. Townships also provide a gateway to the district's National Parks and provide unique visitor experiences amidst the district's outstanding natural landscapes.
- The Settlement Zone chapter proposes a number of changes to future-proof these communities and ensure the rules applied are still relevant.

> Glenorchy, Kinloch, Kingston and Makarora are located in rural areas dispersed throughout the district and away from the main centres of Wānaka and Queenstown.

> Hāwea and Albert Town are located within Urban Growth Boundaries (UGBs) that were mapped on Proposed District Plan Planning Maps in Stage 1 of the District Plan review.

> Luggate is rural but is close to Wānaka.

# Proposed Plan Settlement Zone





# What changes are proposed

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- The townships of Luggate, Glenorchy, Kinloch, Kingston and Makarora are proposed to be zoned Settlement Zone. Hawea and Albert Town will be re-zoned to Lower Density Suburban Residential.
- Easing Residential Flat restrictions so they are a restricted discretionary activity (rather than a non-complying activity). Discretion is retained for consideration of on-site servicing of Residential Flats.
- Revising height recession planes to replace the current 25° recession plane applied when a boundary setback is breached. The revised height recession planes apply differing angles at each boundary, based on maximising sunlight access from the north.

> Glenorchy, Kinloch, Kingston and Makarora are located in rural areas dispersed throughout the district and away from the main centres of Wānaka and Queenstown.

>Hāwea and Albert Town are located within Urban Growth Boundaries (UGBs) that were mapped on Proposed District Plan Planning Maps in Stage 1 of the District Plan review.

> Luggate is rural but is close to Wānaka.

## What changes are proposed

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- Requiring restricted discretionary activity consent for buildings in mapped Commercial Precincts and Visitor Accommodation Sub-zones. Discretion will be retained for consideration of matters including the design, scale and appearance of buildings, signage, lighting and landscaping. Such consents are proposed to have restrictions on notification, meaning they would not be notified.
- Requiring restricted discretionary activity consent for visitor accommodation located in mapped Visitor Accommodation Sub-zones and Commercial Precincts (including buildings). There will also be limits on notification.

## What changes are proposed

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- Limiting floor areas for individual retail and office activities in Commercial Precincts to encourage boutique-scale commercial activities rather than large-format activities which are better suited to urban centres. Retail activities will be limited to 200 m<sup>2</sup> gross floor area, and individual office activities limited to 100 m<sup>2</sup> gross floor area.
- Enabling an additional 1.5 metre building height in Commercial Precincts, subject to compliance with height recession planes at all boundaries, excluding the road boundary.

# Elements that will stay the same

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- Keeping the current minimum 800m<sup>2</sup> net site area for townships in the Settlement Zone.
- Retaining most of the building standards (setbacks, height etc) including the gable roof form rule for Glenorchy. However, the wording of many of these rules has been revised to align with the Proposed District Plan style.
- Continuing to map Flood Hazard areas. The existing rules requiring buildings to be raised above the identified flood level will continue to apply.
- Retaining the flexibility that caters for people who work from home - with limits on activities that may affect residential amenity (such as noisy activities).
- Continuing to map Commercial Precincts and Visitor Accommodation Sub-zones to depict sites where commercial, commercial recreation, community and visitor accommodation activities are encouraged to locate.