

4.8.3 Te Rūnanga o Kaikōura Environmental Management Plan.

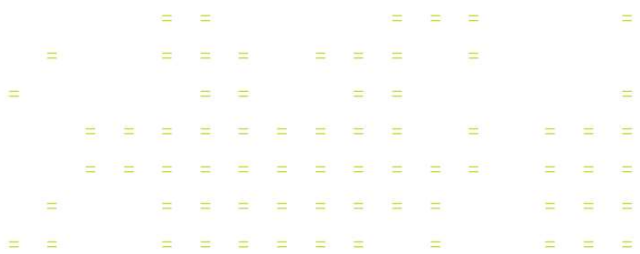
Ngāti Kuri are the tangata whenua who hold manawhenua and manamoana in the area covered by the 2005 Iwi Management Plan (IMP)²², titled Te Poha o Tohu Raumatī. The plan was written by Te Rūnanga o Kaikōura, the representative body of the hapū which is recognised in the First Schedule of the *Te Rūnanga o Ngāi Tahu Act 1996*.

The IMP is a planning document that is principally aimed to guide Te Rūnanga o Kaikōura in fulfilling their roles and responsibilities as kaitiakitanga. The IMP also recognises the role of communities in achieving good environmental outcomes and healthy environments, and thus is designed to assist others in understanding tangata whenua values.

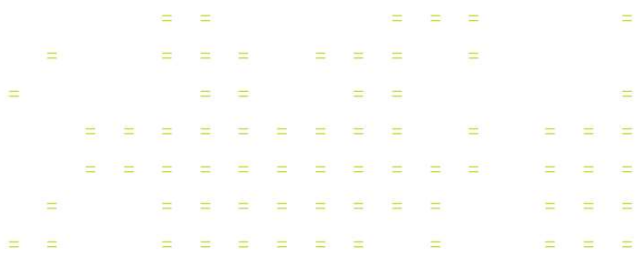
Part 3 of the IMP identifies issues that face tangata whenua and includes policies that involves the management of land, air and water. A significant issue for Te Rūnanga o Kaikōura in the district is increasing growth and development. It is understood that such activities without proper management, have the potential to compromise the values that make Kaikōura an attractive place for visitors, developers and residents. The following is an assessment of the PPC against the IMP.

3.4.3 Business growth and development	Proposal
Ngā Take – Issues	
<i>Encouragement of appropriate business growth and development.</i>	Te Rūnanga o Kaikōura recognises the need for business growth and development, but also the value of protecting cultural heritage, the environment and character of the district. By implementing the proposed Light Industrial Zone and ODP to the KDP, avoids inappropriate industrial development in areas which have cultural significance to rūnanga or which will have an adverse impact on the amenity values of the ‘small coastal village character of Kaikōura’.
<i>Protection of the small coastal village character of Kaikōura</i>	
<i>Protection of amenity values and character of the area from inappropriate growth and development</i>	
<i>Protection of cultural heritage values</i>	
<i>Increasing pressure from commercial franchising</i>	
<i>Increasing demand on community infrastructure</i>	
<i>Appropriate stormwater and sewage disposal associated with business growth and development.</i>	
Ngā Kaupapa – Policy	
2. <i>To protect the natural and cultural landscape from inappropriate business growth and development.</i>	The application site is situated approximately 5 km from the Kaikōura township, however, features of the natural landscape are within proximity to, or are visible from the site; approx. 200 m to the south is the eastern coast of New Zealand, to the east is Kowhai River, to the west is Stoney Creek (Ewelme Stream) and to the north are the Kaikōura Ranges. The establishment of light industrial activities on the application site will not have a physical impact on the surface water bodies listed above. The visual impact from the industrial buildings will be mitigated through appropriate provisions as influenced by

²² Te Rūnanga o Kaikōura Environmental Management Plan:- [Te Rnanga o Kaikoura Environmental Management Plan\(ngaitahu.iwi.nz\)](https://www.ngaitahu.iwi.nz/our-work/our-plans-and-policies/our-plans/te-runanga-o-kaikoura-environmental-management-plan)



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	specialist reports including the landscape assessment (Appendix 16) which included height restrictions, landscaping requirements etc.
<p>3. <i>All applications relating to new business developments in the Kaikōura area are subject to those policies outlined in the Te Rūnanga o Kaikōura Management Guidelines for Wāhi Tapu and Wāhi Taonga, as per Section 3.7. This includes provisions for site visits, cultural impact assessments and pre-resource consent archaeological assessments.</i></p>	<p>This policy is specific to resource consent applications. Notwithstanding, Te Rūnanga o Kaikōura have been made aware of this PPC prior to its formal lodgment; details of formal consultations are listed in section 9.3 of this application. Further, written cultural impact assessments are no longer undertaken by Te Rūnanga o Kaikōura, therefore it is considered unlikely they would be required for individual resource consents within the proposed application site.</p> <p>An archaeological assessment has been undertaken for the PPC and the adjoining residential subdivision (Appendix 12). The report concluded that it is unlikely that any archaeological artifact would be found due to the nature of the soil, historic flood effects and previous agricultural methods. However, on the chance that one is found, the future landowners will be required to follow the Accidental Discovery Protocol in chapter 15 of the KDP.</p>
<p>4. <i>To require that new business developments ensure that appropriate sewage and stormwater systems are in place</i></p>	<p>Re-zoning the application site to light industrial seeks to provide suitable land for numerous businesses to establish on. To demonstrate the application site is appropriate for future industrial activities, the applicant has provided a servicing report to outline potential options to service the site, including for wastewater and stormwater. Further, there are currently resource consent applications applied for to ECan in regard to establishing on-site services, these are discussed in further detail in section 5.3 of this application.</p>
<p>5. <i>To ensure that the scale and siting of any development (building height, density, etc) does not unreasonably detract from the natural landscape and character of the Kaikōura area</i></p>	<p>The provisions of the proposed Light Industrial Zone have been largely influenced from the specialist reports that have been produced for this PPC. The landscape assessment in particular has recommended how to ensure that amenity is provided for within the proposed site through implementation of setbacks, building heights, recession planes etc.</p> <p>Adoption of the proposed Light Industrial Zone will ensure that all future development within the boundaries of the application site adhere to the applicable activity standards. Any non-compliance will result in requiring resource consent. Conditions of consent will be enforced by the requiring authority to ensure that the development does not result in adverse effects, including the detraction from the natural landscape and character of the surrounding environment.</p>
<p>6. <i>Any new business development in the Kaikōura area that is considered to have high visual impacts on the natural or cultural landscape may be required to provide opportunities, and resourcing, to work with Te Rūnanga o Kaikōura to discuss and agree on appropriate design for the proposed development in relation to protecting the natural and cultural landscape</i></p>	<p>The current landscape of the application site and surrounding environment is rural farmland. The adjoining site has been granted resource consent to create 18 residential fee simple allotments, therefore the surrounding environment is soon to change to rural lifestyle, and the density shall increase with a presumed dwelling to be established on each 2-ha allotment.</p> <p>Enabling the application site to re-zone and facilitate light industrial activities, it is anticipated that there will be a moderate change in the environment's landscape, due to the urban characteristics an industrial site brings. However, the natural and</p>



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	<p>cultural landscape including the features of the Kowhai River, coastal area, and mountain ranges will remain untouched.</p> <p>Te Rūnanga o Kaikōura have been involved in discussions about the PPC from early stages, with discussions being held between representative of Te Rūnanga o Kaikōura and the applicant themselves.</p> <p>Appropriate landscaping is one method that seeks to enhance and increase the amenity values of a development. As such a landscaping plan created in collaboration with Te Rūnanga o Kaikōura has been created which involves planting of native species along the boundary of the site.</p>
<p>7. <i>To reflect and protect the landscape values of Kaikōura, indigenous plants (e.g. tī kōuka, harakeke) should be included in any large development proposals, such as shopping centres or restaurants.</i></p>	<p>Planting of native species is intended to be established along the boundaries of the site. Further, the landscape assessment (Appendix 16) discusses the implementation of landscape provisions within the proposed Light Industrial Zone, this includes an agreed upon schedule of native plants which are to be planted within the application site.</p>
<p>8. <i>To support and encourage the use of indigenous species to offset and mitigate negative impacts of development activities. Activities that may have high visual impacts on the natural or cultural landscape may be required to use suitable screening devices, such as indigenous plant species and other materials.</i></p>	

Section 4.3 of the IMP describes interactions and relationships between iwi and the wider community including private landowners and developers (the Applicant) and how their consultation policy should be given effect to. Early consultation has occurred between the Applicant and Te Rūnanga o Kaikōura representatives through in person hui’s and formal methods through the exchange of letters, plans and email. This has been documented, detail is provided in section 9.3 of this application and evidence of formal correspondence is attached as **Appendix 18**.