

KAIKOURA BUSINESS PARK 2021 LIMITED

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Attention Anna Bensemann

Iwi Consultation

I have been asked to write a report of my involvement with Te Runanga o Kaikoura and Kowhai Downs subdivision at 69 Inland Road Kaikoura and the rezoning of land on the corner of the Inland Road and SH1 for light industrial and commercial activities now called Kaikoura Business Park and known as plan change 4 of the Kaikoura District Council to achieve this rezoning.

Land Purchase

In 2006 we were looking for land to buy to build a sawmill and other industrial businesses and looked at the 98ha farm at 69 Inland Road because it was flat / had SH1 frontage / the Inland Road along one side and had power lines running through the property. The site also had a very good water supply from a bore on the property with a Ecan consent to pump 36lt per second and was 5km away from the town of Kaikoura for labour workforce, and the land was suitable to build on - it met our needs. We signed a contract to purchase the land from Laing Properties with a DD clause and part of this investigation into the land suitability for our future land use change was to talk to the local Runanga to ask if they felt it was possible and whether the site was of cultural significance and if earthworks and roading could be constructed , the answer was yes.

Cultural Impact Assessment

I had been given a report called I ZONE by authors S Ansell - P de Jong - L Lyons - S Price and A Spurdle which looked at the Kaikoura area to see if there was an area that could be developed into a dedicated Business Zone and the above land was one of the areas looked at in the report. In the report there was a cultural impact assessment and detailing the history of the land and Māori use of the land.

There was also another report done by Dyanne Jolly which I read and discussed with the Runanga up at the Marae and I asked if they could investigate the site for me to make sure the land was able to be developed and there were no known cultural issues of significance that could prevent earthworks happening and they gave me that assurance about a week later.

I also had a meeting with Wally Stone of Whalewatch to get his guidance on the land purchase and he also agreed that it was the best site for a Business Park for Kaikoura and was very supportive, so we went ahead with the purchase of the land in 2006.

Runanga Consultation 2021 to 2024

I have been meeting with Clint McConchie and Chevy Allen and Ata Kahu up at the Marae on a regular basis, sometimes twice a week.

We have had many site visits with Clint looking at the developments before they happen and during and after with the Kowhai Downs subdivision.

Both Chevy and Ata live further up the Inland Road and go past several times a day so there has been good involvement.

All plans that we have had for the Kowhai Downs subdivision and the Kaikoura Business Park have been discussed at length with Clint before we have gone to the planning stage.

All consents needed to be applied for from Ecan have first been discussed at length with Clint and he has had input or suggested changes first and then the consent applications have been made.

All consents needed by the Kaikoura District Council for the developments have also been first looked at with Clint and Chevy and then applied for.

When NZTA told us they would like the Inland Road intersection with SH1 shifted to the south of its current position and it would be realigned through the property and back onto the current road 600m further up because of safety concerns of being too close to the Kowhai Bridge I took this proposal to Ata Kahu for her consideration first and she immediately agreed it should happen.

Runanga Involvement

All the native planting has been done by the Runanga on the development with impressive results in growth and improving the landscape.

The Runanga is also interested in buying a site in the Business Park to run their planting gang and pest control unit out of and also an office building to be the HQ for the area under their control for all matters related to the land.

Hutton's Shearwater and Dark Sky Trusts

We have been working with both of these groups and have implemented their guidelines into the development and again have taken their suggestions up to the marae for consultation first before agreement and then gone to print.

Summary

We have had an open gate policy for the Runanga to be involved with this project from the start and all the way through and has been put to the floor at the Runanga monthly meetings to make sure everyone is aware of the milestones of the developments and rezoning for the Kaikoura Business Park.