

Appendix M – Cultural Values Report prepared on behalf of Ngati Hauā



Cultural Values Report



Prepared for Lockerbie Estate Limited
on behalf of
Ngāti Hauā Iwi Trust

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1. Introduction

Lockerbie Estate Ltd are applying for Private Plan Change (PPC) which seeks to rezone the Lockerbie land and the Harris land (78ha located on the southeastern corner of the Studholme Street and Taukoro Road intersection) from Rural with a Future Urban Policy Area overlay to Residential and will apply two zones across the site.

1. A General Residential Zone around the perimeter of the site.
2. A Medium Density Zone within the core of the site.

The site is about 78 ha and currently an operational dairy farm with vegetation, grazed pasture, hedges, shelterbelts, and occasional exotic species.

There are four main watercourses draining the site.

This PPC is an extension of the greater Lockerbie Estate residential subdivision, to the south of the plan change site, for which Ngāti Hauā Iwi Trust has had a long and enduring understanding.

1.1 Purpose

This purpose of this Cultural Values Assessment (CVA) is to ensure the principles, significant values and issues of Ngāti Hauā are articulated, acknowledged and understood in response to the land subject to the PPC application and its subsequent development.

Also, it is important to ensure that any future resource consent applications apply a cultural, environmental and partnership approach to avoid, remedy, and mitigate issues and matters important to Ngāti Hauā.

Furthermore, this CVA aims to:

- Ensure that aspirations, potential issues, and values are identified and documented in relation to PPC and future consenting processes.
- Identify issues and opportunities for the incorporation of NHIT values through an analysis of objectives and policies outlined in the Ngāti Hauā Environmental Management Plan.
- Understand the actual and potential adverse effects on the cultural and environmental values in relation to future consenting processes.
- Identify how relationships with our ancestral land, water, sites, waahi tapu and other tāonga might be affected by Lockerbie PPC and future residential development.
- Outline recommendations to mitigate cultural and environmental concerns

1.2 Methods

The preparation of this CVA primarily involved a review of information provided by BBO.

Further detail of process for preparing this CVA includes:

1. A review of technical information to be lodged in support of PPC application including the Development Area Plan.
2. Meetings and discussions with GD Jones and Kathryn Drew through phone conversations.

3. A review of sources of information regarding the Ngāti Hauā history.
4. Understanding issues and opportunities for the incorporation of iwi values through an analysis of objectives and policies outlined in the Waikato Tainui and Ngati Hauā and environmental management plans and other relevant documents.
5. CVA is completed and sent to General Manager of Ngāti Hauā Iwi Trust.

1.3 Description of the Project

Lockerbie Estate Ltd intends to expand its current residential development, onto the farm land north of their existing development and have prepared a Private Plan Change to rezone this land from Rural to Residential.

The objectives of the Plan Change are as follows:

1. Rezone the Lockerbie land and the Harris land (78ha located on the southeastern corner of the Studholme Street and Taukoro Road intersection) from Rural with a Future Urban Overlay to Residential/Medium Density Residential.
2. Providing suitable connection points to Taukoro Road and Studholme Street and an internal collector road network.
3. Protect/provide for stormwater disposal in existing low-lying areas and set aside reserves around this space for amenity purposes.
4. Create a suitable interface with the adjoining Rural zoned land, Studholme Street and Taukoro Road to minimise reserve sensitivity effects.
5. Enable residential development to standards less than current MPDC residential zone provision for the purposes of:
 - Increasing density
 - Increasing site coverage
 - Providing for built form to sit closer to the road boundary, but with garaging being recessed
 - To enable more flexibility of site yard boundary setbacks
 - Providing a consolidated development outcome that builds on the consenting to date within the Lockerbie Estate
 - Minimising resource consent requirements for future development

2. Mana Whenua

Ngāti Hauā Iwi maintains an unbroken link with the whenua, wai and environment within Morrinsville area in which the proposed residential development will extend.

Ngāti Hauā Iwi Trust has a positive and enduring relationship with Lockerbie Estate Ltd for many years and continues to work in good faith since establishment of their residential development some years ago.

Concerns relating to the impact of urban growth in significant cultural landscapes within Morrinsville were set and reaffirmed from early engagement with this residential development and remains till now.

2.1 Ngāti Hauā Environmental Management Plan

NHIT acknowledge the best practice approach applied by Lockerbie Estate Ltd in regard to PPC.

Coincidentally, the relevant provisions of Te Rautaki Tāmata Ao Turoa o Ngāti Hauā are captured within:

POLICY 9B Manage the potential effects of rural and urban land use and development within our rohe.

9B.1 Advocate for land use within our rohe that matches the capability of the land.

The PPC application aligns to key principles of Te Rautaki Tāmata Ao Turoa o Ngāti Hauā and covers indigenous biodiversity-conservation remediation, enhancement and long-term environmental sustainability social benefits derived from the cultural weight of the landscape, including a sense of place the retention of aesthetic, historic and traditional values.

3. Overview of Cultural and Environmental Issues

This section provides an overview of the cultural and environmental issues in relation to PPC and future residential development in its entirety. It is important to look at the environmental issues and concerns to interconnected wider rohe. Recommendations are also provided.

3.1 Kaitiakitanga

There are four main watercourses throughout the site. Watercourse S1 flows and discharges into the Morrinsville Stream, Waitakaruru Stream, which flows into the Piako River to the south of Morrinsville.

Watercourse S2, S3 and S4 flows into the Maungahaumia Stream, which flows into the Piako River.

Although the indication of the ecological and functional values of watercourses draining the site were assessed using the SEV method and the assessment of effects to determine the overall level of effects on the freshwater environment, Ngāti Hauā emphasises the importance of healthy uncontaminated water throughout the Morrinsville rohe. Waiora is the water of life, the purest form of freshwater that gives and sustains life and can rejuvenate damaged mauri. Mauri is the life force that regenerates and binds the physical and spiritual elements of resources together.

The proximity of Lockerbie development to these significant waterways and the ability to avoid, remedy or mitigate adverse effects on the relationship of mana whenua with the receiving waterbodies is a significant issue.

Ngāti Hauā is satisfied with the management of earthworks and sedimentation, stormwater discharge effects as set out in the technical reporting supporting the PPC.

In relation to stormwater run-off created because of the development, and the impact that this will have on the waterbodies within the future subdivision Ngāti Hauā supports the stormwater strategy (as has been derived from the Maven Associates Infrastructure Report) which sets out the high-level, best practice approach to stormwater management within the wider Lockerbie development site.

More specifically, NHIT is supportive of the Plan Change Area proposed discharge via a piped network into wetland or storage devices. Wetland offers a sustainable system so treatment and provides for enhancement of indigenous habitat enhancement.

Preliminary modelling indicates that there is insufficient water capacity in the existing network to service the Plan Change Area from existing Council infrastructure. Therefore, MPDC have proposed to consent a new ground water take and install a new Water Treatment Plant in the Lockerbie Stage 3 area. This Water Treatment Plant will be supplied by an existing bore located in Cobham Drive. The inclusion of the water treatment plant under the Lockerbie Stage 3 works to ensure that potable water and firefighting supply for the proposed development can be provided.

Ngāti Hauā is concerned about the accumulative impacts of the watertake and water balance of the aquifer layers present in the local area with the maximum drawdown effect.

3.1.1 Recommendations and outcomes sought:

- Work with Ngāti Hauā and Council to understand the accumulative impacts of the water take on groundwater availability and aquifer recharge. Need to protect the cultural values of the receiving waterways, namely Morrinsville Stream and Piako River by contributing towards riparian enhancement which includes enhancing indigenous biodiversity throughout the area.
- Seeds and plants for restoration projects should be locality sourced with the ecological catchment of Morrinsville.
- Ensure that the future resource consent applications provide an appropriate summary of the engagement undertaken Ngāti Hauā as well as the issues (and potential remedies) identified in this CVA. In particular, Ngāti Hauā would like specific engagement on future resource consents for:
 - stream works consent for stream identified as Stream 3
 - the discharge permit, from WRC.
- Ensure that any new structures within the PPC are designed and built-in sympathy with the landscape.

3.2 Heritage

During historical discussions with kaumatua, it was noted that over generations, the traditional use the whenua, and surrounding natural have changed. Many traditional pits may have long been ploughed and lost due to farming practises. However, the heritage and cultural values remain. There

may be sub-surface archaeological evidence to include likelihood of culturally significant artefacts or finds in Morrinsville.

The absence of the identification and recognition of an archaeological evidence, wāhi taonga to hapū within the application provides comfort toward maintaining heritage values onsite.

However, there is very little archaeological research that has been undertaken in the vicinity of Morrinsville, the NHIT consider the site is significant, given its potential to inform and educate present and future generations of Ngā Iwi heritage.

Kaumātua raised the landscape provisions that may insufficiently address/acknowledge and the relationship of NHIT with Kaimai Ranges.

3.2.1 Recommendations and outcomes sought

- Appropriate karakia or other cultural protocols to be implemented when appropriate.
- That an accidental discovery protocol (ADP) be implemented, with appropriate identification of Ngāti Hauā representatives, as part of any consent granted/or work undertaken.
- That any contractors involved in earthworks be given appropriate guidance on Ngā Iwi tikanga and protocols including an understanding of the ADP which may be delivered by a mana whenua representative.
- That cultural monitors be involved at the project inception / construction phase of the project.
- That further discussion and involvement of Ngāti Hauā representatives be undertaken in relation to the protection, re-vegetation and/or detailed design of any landscaping or opportunities.
- Lockerbie Estate Ltd work in-conjunction with Ngāti Hauā to reaffirm the naming strategy, including names for specific spaces, buildings, features and areas and an overall commitment to bilingual signage and informed interpretation and wayfinding.
- That future development within the PPC site includes design elements that reflect key cultural values and context and draw inspiration from Ngāti Hauā, pūrakau, art forms, taonga as well as involving iwi endorsed artists.
- Ensure landscape views of the Kaimai Ranges are maintained.

3.3 Biodiversity

Biodiversity continues to be under threat despite successive plans to restore and revive native habitats and species. The natural environment is a taonga.

3.3.1 Recommendations and outcomes sought

- Where appropriate, that a landscape plan is developed in conjunction with Ngāti Hauā Iwi Trust to include valued food gathering species or those that support habitat for mahinga kai species for both reserves and roads/streets; and
- Strengthen ecological corridors and native biodiversity using a wide range of native species that support a variety of insects and birds.

4. Position Statement

Based on the alignment to the policies, objectives and methods of the Te Tāmata Ao Turoa o Ngāti Hauā Environmental Plan and in accordance with MOU and partnership values with Lockerbie Estate Ltd, **Ngāti Hauā Iwi Trust does not oppose the Private Plan Change** and rezoning of this area to enable subdivision and the residential development of the site thereof.

Lockerbie Estate Ltd also has previously aimed to protect, acknowledge, and remediate the environment, and respond to cultural values present in this location.

*Mehemea kāre ano,
he whakakitenga, ka mate te Iwi*

Where there is no vision