

21 November 2011

Johnston Whitney
P O Box 3
MOSGIEL 9053

Attn: Dave Johnston

Balmoral Developments – Proposed Private Plan Change

Proposal

Te Rūnanga o Ōtākou understands that Balmoral Developments are seeking advice on Māori archaeological and cultural values for:

- Proposed Private Plan Change – Mountfort Street, Outram (as specified in the information provided)

Situation

Kāi Tahu ki Otago Ltd writes this report on behalf of Te Rūnanga o Ōtākou, two of the kaitiaki Rūnanga whose takiwa includes the site the proposal relates to.

Decision

It is considered that the proposal is not inconsistent with the Kāi Tahu ki Otago Natural Resource Management Plan 2005, (see appendices).

Rūnanga representatives have been informed the proposal received 4 November 2011.

Please be advised that Te Rūnanga o Ōtākou have no specific concerns with the above proposal, but do request the following be a conditions of the Private Plan Change:-

1. If koiwi (human skeletal remains), waahi taoka (resource or object of importance including greenstone/pounamu), waahi tapu (place or feature of special significance) or other artefact materials are discovered work shall stop, allowing for a site inspection by the appropriate Rūnaka and their advisors. These people will determine if the discovery is likely to be extensive and whether a thorough site investigation will be required. Materials discovered should be handled and removed by takata whenua who possess knowledge of tikanga (protocol) appropriate to their removal or preservation.

Te Rūnanga o Ōtākou would like it noted that although there are no recorded Māori archaeological sites within the boundaries of the proposed Private Plan Change, there is the potential to disturb unrecorded sites during any earthworks for the proposed subdivision. Therefore, any earthworks undertaken should be carried out in a way that allows contractors to monitor for artefacts or archaeological material.

This reply is specific to the above proposal. Any changes to the proposal will require further consultation.

Kāi Tahu ki Otago Ltd request that the Council forward a copy of the recommending report, and if issued, a copy of the consent.

Nahaku noa
Na



Chris Rosenbrock
Manager

cc Te Rūnanga o Ōtākou

G:\KTKOIResource Consents\2011 Resource Consents\2937\Outram-Johnston Whitney(Balmoral Dvlpmnts)private plan change.docx

Appendices

The following Issues/Objectives/Policies of the Kāi Tahu ki Otago Natural Resource Management Plan 2005 are seen as relevant to the above proposal. This relates to the holistic management of natural resources from the perspective of local iwi.

Kāi Tahu ki Otago Natural Resource Management Plan 2005

Otago Region / Te Rohe o Otago

Wai Māori General Issues

Discharges

- Cumulative effects of discharges.
- Discharge of human waste and other contaminants from point and non point source discharges to water
- View that due to dilution rates, discharges to water have little or no effects.

Wai Māori General Objectives

- There is no discharge of human waste directly to water.
- Contaminants being discharged directly or indirectly to water are reduced.

Wai Māori General Policies

Discharges

- To require land disposal for human effluent and contaminants.
- To require consideration of alternatives and use of new technology for discharge renewal consents.
- To require monitoring of all discharges be undertaken on a regular basis and all information, including an independent analysis of monitoring results be made available to Kāi Tahu ki Otago.
- To encourage Management Plans for all discharge activities that details the procedure for containing spills and including plans for extraordinary events.
- To require all discharge systems be well maintained and regularly serviced. Copies of all service and maintenance records should be available to Kāi Tahu ki Otago upon request.

Wāhi Tapu General Issues

- Contamination of discharges and other activities seriously erodes the cultural value and integrity of wāhi tapu.

Wāhi Tahu Objectives

- All wāhi tapu are protected from inappropriate activities
- Kāi Tahu ki Otago have access to wāhi tapu.
- Wāhi tapu throughout the Otago region are protected in a culturally appropriate manner.

Wāhi Tapu General Policies

- To require consultation with Kāi Tahu ki Otago for activities that have the potential to affect wāhi tapu.

Discharges

- To discourage all discharges near wāhi tapu.

Cultural Landscapes General Issues

- Extension and maintenance of infrastructure (eg transport, telecommunications) can affect cultural landscapes.

Cultural Landscapes Objectives

- The protection of significant cultural landscapes from inappropriate use and development.



Our Ref: 12013-934
Your Ref:

30 November 2011

Dave Johnston
Johnston Whitney
PO Box 3
Mosgiel

Dear Mr Johnston

Re: Private Plan Change for Rezoning and Subdivision – Balmoral, Outram

Thank you for getting in touch with NZHPT regarding the proposed rezoning and subdivision of the property associated with Balmoral in Outram.

As you are aware, Balmoral is a Category II registered historic place (ref. 3232) and is also scheduled in the DCC District Plan, with the entire external building envelope being protected. However, as you note in the Section 32 Evaluation and AEE provided to us, the location of the dwelling is incorrectly identified in the District Plan and it is proposed to remedy this as part of the proposed private plan change.

As discussed at our meeting last week, the NZHPT's main areas of interest in relation to the proposal to re-zone and subdivide the property relate to 1.) The impact of subdivision on the setting of the registered building and 2.) The potential for archaeological material to be discovered during any earthworks associated with the subdivision of the land.

With regard to the setting of the building, it is understood that the boundaries of the allotment on which the dwelling would sit correlate more or less to the boundary of the existing garden around the dwelling. It is understood that the garden is currently quite well defined. The house site would also encompass the two existing outbuildings. The NZHPT believes that this would be a reasonable area to maintain around the dwelling, particularly with the inclusion of the outbuildings. From the information we have on file about the property, it appears that at least one of the outbuildings (the former Cowman's cottage) has a long association with the house.

In terms of archaeology - as we discussed, it is possible that earthworks associated with the subdivision of the land could uncover remnants of 19th century buildings or structures associated with the occupation of the property and its use as a market garden. There are two ways of handling this potential issue –

1. Undertake or commission some additional research in order to ascertain whether any archaeological features or remains are present or likely to be present on the site, for example remains of any previous outbuildings. This approach has the benefit of providing more certainty in terms of whether any archaeological material is likely to be present, and whether or not an archaeological authority

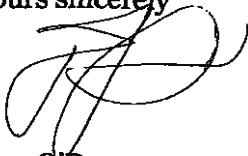
**NZHPT Otago/Southland Area Office, Floor 4, Queens Building, 109 Princes Street
PO Box 5467, DUNEDIN 9058 Ph (03) 477-9871 Fax (03) 477-3893**

needs to be obtained from NZHPT. If obtained in advance, even if only as a precautionary measure, an archaeological authority would prevent delays to the project if any material were to be discovered during works.

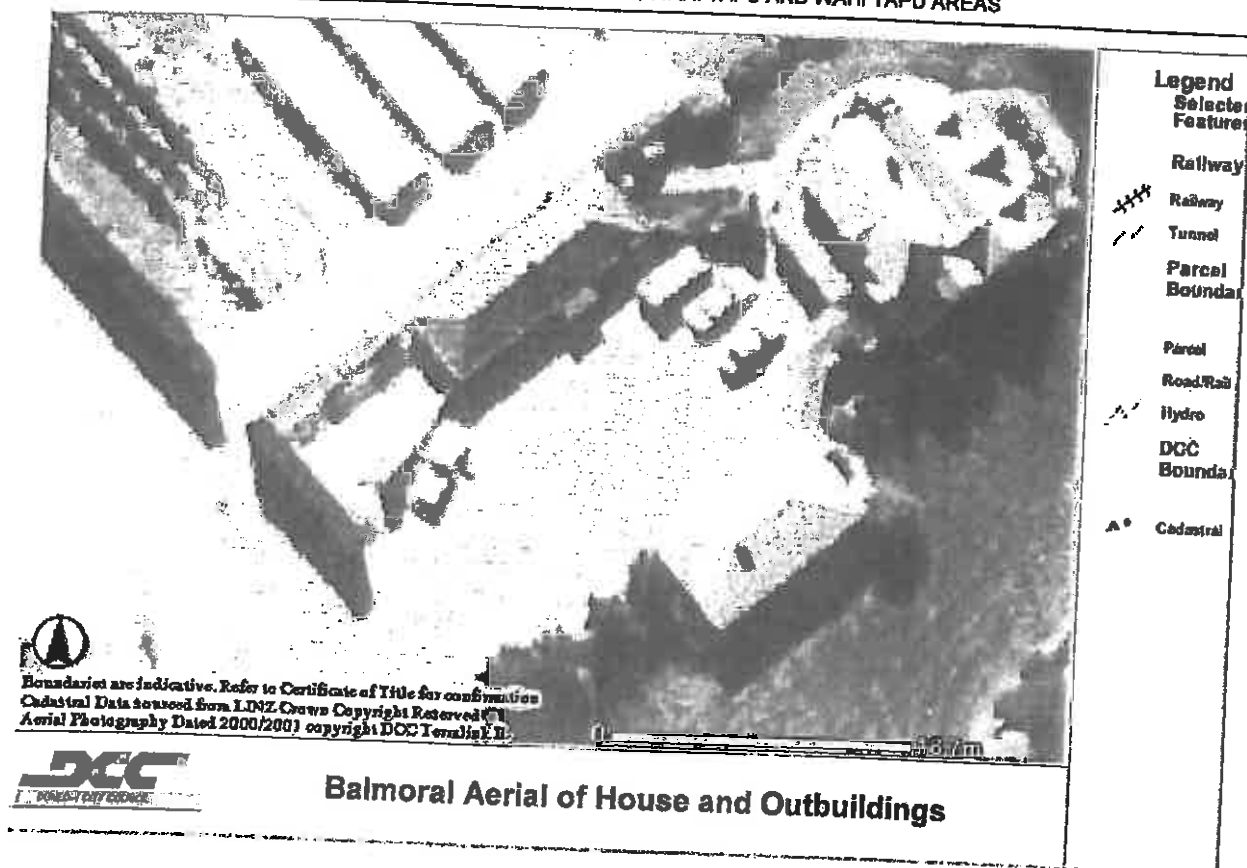
2. Go ahead with the work without obtaining an authority but under an accidental discovery protocol as suggested in the report. This would mean that works would need to stop and an archaeological authority obtained if any archaeological material was uncovered during the works.

I hope the above information is of assistance. If you have any queries please don't hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Jane O'Dea', written over the printed name.

Jane O'Dea
Heritage Advisor (Planning) (Otago/Southland)



Building included in the registration is indicated by black rectangle.