

This Executive Summary and Table of Contents is taken from a Cultural Impact Assessment Report prepared by Dyanna Jolly Consulting, on behalf of Te Rūnanga o Kaikōura (Ngāi Tahu), for a proposed subdivision and farmpark development near Kaikōura (March 2005). Permission was obtained from the clients and Te Rūnanga o Kaikōura to use the report on the Quality Planning Website. However, at the request of the client, company names were removed.

## EXECUTIVE SUMMARY

---

██████████ is proposing to subdivide land and develop a farm park on a property they have purchased at Mangamaunu. The property is 92 hectares held in three titles, is farmed, and has one residence. The proposal is to subdivide the property into approximately 24 titles and obtain consent for 24 residential dwellings.

The applicants have commissioned this Cultural Impact Assessment (CIA) Report to obtain information on the potential impacts on tangata whenua values as a result of the proposed development. The report will enable the applicants to file a more comprehensive consent application that satisfies the Council requirement to assess the application against RMA section 6(e) *relationship of Maori with ancestral lands, waters and sites*, 6 (f) *protection of historic (including cultural) heritage from inappropriate use and development*, 7 (a) *Kaitiakitanga* and section 8 *Treaty of Waitangi*.

Just as the ancestors of Ngāti Kuri tended to concentrate in coastal areas such as Mangamaunu, people continue to be drawn to coastal landscapes. However, the ecological vulnerability and cultural significance of such landscapes today necessitates the careful consideration of development activities that may adversely impact natural, ecological, or cultural values.

The consultation process for this report highlighted that tangata whenua are concerned about the number of land blocks being sold and subdivided in the Mangamaunu area, and the impacts of subdivision on the cultural landscape. The coastline from the Waiau toa (Clarence River) to Kaikōura is immensely significant to Ngāti Kuri in terms of tribal history and identity.

The proposed farm park is consistent with many Te Rūnanga o Kaikōura draft policies for subdivision, use and development of lands in coastal regions. Further, a good degree of support exists within the Rūnanga for the farmpark design and concept, as a way of minimising the impacts of subdivision on the landscape.

However, while there is general support for the project, Te Rūnanga o Kaikōura has several important concerns regarding potential impacts on tangata whenua values. These concerns include impacts related to:

- The cumulative effects of subdivision in Mangamaunu
- The protection of cultural heritage
- Increased demand on wai māori / freshwater resources

- Waste management
- Continuance of mahinga kai and customary use activities
- The protection of indigenous biodiversity
- Coastal occupation and the protection of kaimoana
- Access roads and safety concerns
- Addressing fire risk

A *kaupapa*, or theme, prevalent throughout this CIA is that subdividing land cannot be assessed separately from the future intended use of the land, or from the cumulative effects of such activities on the landscape.

A further objective of this report is to provide recommendations to avoid, remedy or mitigate adverse effects on tangata whenua values. To this end, Te Rūnanga o Kaikōura has provided 26 recommendations to assist [REDACTED] to respond to Rūnanga concerns. The recommendations are provided in section 6 of the report. A summary of impacts and recommendations is provided in Appendix 4.

The findings of this Cultural Impact Assessment indicate that the Rūnanga is generally supportive of the Farm Park proposal, and that it is unlikely that there will be concerns with this consent application, provided that:

- The concept and design of the proposal does not differ substantially from the information provided for this CIA without further consultation; and
- That the 26 recommendations provided in this report are addressed to the satisfaction of the Rūnanga.

This Cultural Impact Assessment Report is intended to provide information that can assist the applicant in understanding the potential impacts of the proposal on tangata whenua values. The Report is a starting point for future communication and cooperation between the applicant and Te Rūnanga o Kaikōura. As per the Terms of Reference, the applicant can request a meeting with Te Rūnanga o Kaikōura and the Consultant to discuss this report and its possible implications for forthcoming resource consent application.

## TABLE OF CONTENTS

---

<b>1</b>	<b>INTRODUCTION AND OBJECTIVES .....</b>	<b>5</b>
1.1	Consultation with Te Rūnanga o Kaikōura .....	5
1.2	Objectives.....	6
1.3	Purpose .....	6
1.4	Methodology .....	6
<b>2</b>	<b>DESCRIPTION OF ACTIVITY .....</b>	<b>8</b>
<b>3</b>	<b>PLANNING FRAMEWORK .....</b>	<b>10</b>
3.1	The Treaty of Waitangi .....	10
3.2	Resource Management Act (RMA) 1991 .....	10
3.3	Ngāi Tahu Claims Settlement Act (NTCSA) 1998 .....	11
3.4	New Zealand Coastal Policy Statement (NZCPS) 1994 .....	12
3.5	Proposed Kaikōura District Plan .....	12
3.6	Regional Policy Statement (RPS) 1998.....	12
3.7	Historic Places Act (HPA) 1993.....	13
3.8	Iwi planning documents .....	13
<b>4</b>	<b>NGĀTI KURI ASSOCIATIONS WITH MANGAMAUNU .....</b>	<b>14</b>
4.1	Pre 1859: A Ngāi Tahu cultural landscape .....	15
4.2	1859: The Kaikōura purchase and Native Reserves .....	15
4.3	Post 1859: Loss of lands and changing landscapes .....	17
4.4	Today: Protecting the past and ensuring the future .....	18
<b>5</b>	<b>ASSESSMENT OF IMPACTS ON TANGATA WHENUA VALUES .</b>	<b>22</b>
5.1	<i>Positive Aspects of the proposal</i> .....	22
5.2	<i>Issues of concern: potential for adverse effects</i> .....	24
5.2.1	Cumulative effects of subdivision in Mangamaunu .....	24
5.2.2	Cultural heritage related impacts.....	26
5.2.3	Wai Māori related impacts .....	27
5.2.4	Waste management.....	28
5.2.5	Mahinga kai and customary use .....	29
5.2.6	Indigenous biodiversity related impacts .....	29
5.2.7	Coastal occupation .....	29
5.2.8	Access Roads.....	30
5.2.9	Fire Risks .....	30
<b>6</b>	<b>ADDRESSING IMPACTS ON TANGATA WHENUA VALUES .....</b>	<b>31</b>
<b>7</b>	<b>SUMMARY AND CONCLUSIONS .....</b>	<b>35</b>
	<b>Glossary .....</b>	<b>36</b>
	<b>References and source information .....</b>	<b>37</b>
	<b>Appendices .....</b>	<b>37</b>