

Queenstown Lakes District Council
Stage3 Proposed District Plan

Evidence on my submission (#3012) on the Chapter 39 Wahi Tupuna of Stage Three of the Proposed District Plan.

My Submission initially was to cover the proposed Wahi Tupuna designation on my property and that of my immediate neighbours in Albert Town but the further submissions to the plan show large numbers of submitters district wide have grave concerns on the same designation being applied over their properties.

In Wanaka the historical Maori presence in the Upper Clutha is restricted to camp sites and food gathering areas which are currently designated in New Zealand Legislation the Ngai Tahu Claims Settlement Act 1998. These designations were placed over Crown Land not privately owned land.

The imposition of the Wahi Tupuna designation on my and my neighbours land imposes another level of regulation which will impede any future development and enjoyment of our land we currently enjoy. This will also impose a heavy financial burden, obtaining consent, on any property holder wishing to do simple projects or improvements on their land.

Concerning my property, excavation of 500mm to 900mm over the whole pad for the house, no artifacts either Maori or European were found.

Of the proposed 10 activities listed in Stage 3, the Wahi Tupuna section, listed below are proposed rules most likely to affect private landowners.

- Earthworks which exceed 10m³.
- Buildings and structures.
- New roads, additions/alterations to existing roads, vehicle tracks and driveways.
- Activities that affect a ridgeline including buildings and structures.
- Commercial and commercial recreational activities.
- Activities within Significant Natural Areas.
- Subdivision and development.

Consideration should be given to the Otago Regional Council's (ORC) monitoring and remediation of ongoing flood damage outside the property line on the river terrace. Any repairs needed to protect the bridge and the bank need to be carried out in a timely manner and another layer of consent requirement is unwarranted and will delay urgent repairs. For instance, urgent repairs are required to repair flood damage to the riverbank and walkway upstream of the Albert Town Bridge. If the proposed Wahi Tupuna rules are applied to the Otago Regional Council valuable time will be spent on consents where action is what is required.

I seek the following decision in relation to my submission:

- The Wahi Tupuna designation removed from 8 Ivy Lane, Albert Town and
- All the properties (private land) between the Clutha River reserve and Alison Avenue.
- Only land not in private ownership can be designated Wahi Tupuna or
- That the Variation to Chapter 15 related to the Wahi Tupuna proposal be rejected as it is ill thought out as regards land in private ownership, sports grounds, playgrounds etc.
- The Wahi Tupuna designation from the Albert Town Bridge upstream to the fisherman's access be removed in favour of the Otago Regional Council a to carry out any emergency and other repairs to this bank whenever necessary.

Existence of Maori occupation in the Wanaka Albert Town Area.

It is well documented that in the area Maori travelled through the area but there is no evidence that there has been any permanent settlement in the Upper Clutha. It is generally accepted the climate was too hot in the summer and too cold in the winter to be conducive to permanent settlement.

Historically, Maori visited the Wanaka area to hunt and fish in summer, or on their way to seek greenstone on the West Coast.

Ngāi Tahu abandoned their seasonal camps after a raid by a North Island war party in 1836.

Any history other than this is purely conjecture, and there is no way of knowing whether it is indeed so, whether they are greater or lesser embellishments of historical events, or whether they are wholly fictitious.

The name Wanaka not a Maori word but is a corruption of Oanaka, which means Anaka being the name of an early Maori chief who is thought to have passed through the district.