



## Appendix 22 Consultation feedback Te Rūnanga o Ngāi Tahu and Ngāi Tūāhuriri

**From:** [Georgia Brown](#)  
**To:** [Georgia Brown](#)  
**Subject:** RE: Pound Road Industrial Fast Track - Approval to Lodge Application  
**Date:** 18 July 2025 08:39:11

---

**From:** Lisa MacKenzie [REDACTED]  
**Sent:** Thursday, 17 July 2025 5:10 p.m.  
**To:** Dean Christie [REDACTED]  
**Subject:** RE: Pound Road Industrial Fast Track - Approval to Lodge Application

Kia ora Dean,

Yes I can confirm no additional consultation is required through Te Rūnanga.

Ngā mihi

Lisa

**Lisa MacKenzie | Senior Environmental Advisor** – Planning | Te Ao Tūroa | Te Rūnanga o Ngāi Tahu |  
Te Whare o Te Waipounamu | 15 Show Place | Addington | PO Box 13 046 | Christchurch 8141 |  
Aotearoa | Mobile: +64 21 387 967 |  
Īmēra: [lisa.mackenzie@ngaitahu.iwi.nz](mailto:lisa.mackenzie@ngaitahu.iwi.nz)

Please note I currently do not work on Wednesday.



**Te Rūnanga o Ngāi Tahu**



Whakaarohia a Papatūānuku i mua i te tānga mai i tēnei Īmera.  
*Please consider the environment before printing this email.*

---

**From:** Dean Christie [REDACTED]  
**Sent:** Thursday, 17 July 2025 2:54 p.m.  
**To:** Lisa MacKenzie [REDACTED]  
**Subject:** RE: Pound Road Industrial Fast Track - Approval to Lodge Application

Kia ora Lisa

Thank you for your time today to discuss the NTP Pound Road Industrial substantive application to the FTAA 2024.

As discussed, NTP has engaged in consultation with Whitiōra and Ngāi Tūāhuriri, through which they have reviewed and supported the application. Whitiōra, Tania Wati, has confirmed satisfaction with the consultation and that from their perspective the FTA application can be lodged.

It is my understanding from our kōrero that there is no additional consultation or review required through Te Rūnanga o Ngāi Tahu and that the FTA substantive application can be lodged. Can you please confirm that this is correct

Once again thank you for your assistance on this matter.

Regards

Ngā Mihi

**Dean Christie | Tumu Whakaahu ā-Motu | National Development Manager**

Mobile: 021 226 0153

Email: [dean.christie@ngaitahu.iwi.nz](mailto:dean.christie@ngaitahu.iwi.nz)

*Mō tātou, ā, mō kā uri ā muri ake nei — For us and our children after us*

**NGĀI TAHU Property**



Ngāi Tahu Property, 15 Show Place, 8024, PO Box 13-0060, City East 8141 Christchurch, New Zealand  
[www.ngaitahuproperty.co.nz](http://www.ngaitahuproperty.co.nz)

---

**From:** Dean Christie

**Sent:** Thursday, 10 July 2025 1:47 p.m.

**To:** Lisa MacKenzie [REDACTED]

**Cc:** Chris Ford [REDACTED]

**Subject:** Pound Road Industrial Fast Track - Approval to Lodge Application

Kia ora Lisa

As you may be aware, Ngāi Tahu Property has the Pound Road Industrial development included in Schedule 2 of the Fast Track Approvals Act 2024.

Consultation has been undertaken with Christchurch City Council, Environment Canterbury, Waka Kotahi – NZTA and the Department of Conservation (Wildlife Approval Act).

Further we have engaged mana whenua consultation through Whitiara, to undertake an assessment of the Fast Track Substantial Application. The following is a summary of the engagement

1. 1 May 2025. Hui with Whitiara – Kyle Davis, NTP – Dean Christie and NOVO – Georgia Brown (Planner). Kōrero on scope of the FTA application and inputs being requested from Whitiara
2. 5 May 2025. Whitiara provided a fee proposal to provide AEE review and cultural impact assessment services.  
*2025-LTR-Pound\_Road\_Fee\_Proposal-NTP Approval.pdf*
3. 10 June 2025. NTP provided the draft Assessment of Environmental Effects (AEE), Whitiara provided feedback which was subsequently responded to and amendments were made to the AEE and expert reports as appropriate.  
*202506\_Pound Rd-draft AEE for Whitiara Review – initial feedback.pdf*
4. 4 July 2025 - Whitiara provided a Statement Letter in response to the invitation of Ngāi Tahu Property for feedback on its proposal to rezone land on Pound Road to General Industrial via a Fast track application.  
*2025-LTR-NTP-Pound Road.pdf*
5. 8 July 2025. NTP response provided to Whitiara, outlining mitigation and further conditions to address the concerns. Whitiara acknowledged the response and support the changes  
*20250708\_Pound Rd\_AEE\_Whitiara Feedback\_Acceptance.pdf*

Outside of the engagement with Whitiara, is there any aspect of the FST application that you consider requires review from TRoNT, and if there is, how are we best to engage with TRoNT to present this application information. I am happy to catch up with you to run you through the development in greater detail or provide the draft AEE and supporting info if required

Ngā Mihi

Dean Christie | Tumu Whakaahu ā-Motu | National Development Manager



*Mō tātou, ā, mō kā uri ā muri ake nei — For us and our children after us*

**NGĀI TAHU Property**



Ngāi Tahu Property, 15 Show Place, 8024, PO Box 13-0060, City East 8141 Christchurch, New Zealand  
[www.ngaitahuproperty.co.nz](http://www.ngaitahuproperty.co.nz)

CAUTION: This email and any attachment(s) contains information that is both confidential and possibly legally privileged. No reader may make any use of its content unless that use is approved by Te Rūnanga o Ngāi Tahu and its subsidiary companies separately in writing. Any opinion, advice or information contained in this email and any attachment(s) is to be treated as interim and provisional only and for the strictly limited purpose of the recipient as communicated to us. Neither the recipient nor any other person should act upon it without our separate written authorization of reliance. If you have received this message in error, please notify us immediately and destroy this message.

**From:** [Nicola Rykers](#)  
**To:** [Dean Christie](#)  
**Cc:** [Georgia Brown](#); [Kyle Davis](#)  
**Subject:** RE: Whitiara Feedback  
**Date:** 08 July 2025 14:28:28

---

You don't often get email from nicola.rykers@locality.co.nz. [Learn why this is important](#)

Kia ora Dean

Thank you for the up-date and for responding to the feedback provided.

The proposed setback and planting with the golf course land is acknowledged and supported.

Ngā mihi,

Nicola

---

**From:** Dean Christie [REDACTED]  
**Sent:** Tuesday, 8 July 2025 11:26 AM  
**To:** Nicola Rykers [REDACTED]  
**Cc:** Georgia Brown [REDACTED]; Kyle Davis [REDACTED]  
**Subject:** RE: Whitiara Feedback

Kia ora Nicola

Thank you for your feedback on the proposed industrial development. Please refer to the below in response to each matter raised.

#### Management of earthworks

Yes, earthworks will be managed via a suite of conditions in accordance with best practice and expectations of CCC and ECan.

Thank you for your feedback on the Accidental Discovery Protocol, we are happy to adopt the CRC condition.

#### Management of stormwater

Thanks, your feedback is noted and we confirm the approach will be subject to consent conditions.

#### Effects on indigenous flora and fauna

Thank you for your feedback, and we recognise the application is a bit light in regard the potential effects of the development on the site of ecological significance. The ecological assessment is being updated to include an assessment of this matter, and we confirm that it will be addressed in the Fast-track application.

#### Integration of development with the surrounding environment

As above, our landscape and visual assessment is being updated to include a further assessment of this matter, and we confirm that it will be addressed in the Fast-track application.

Overall, in order to address the concern you have raised, we are proposing a condition which would require a 3m building setback to this boundary, as well as the planting of 1 tree/10m of the full length of the north boundary with the Templeton Golf Course. The tree species is yet to be confirmed, but it will be a locally sourced indigenous variety to offer some reference/relate to the neighbouring site. These trees will be protected via consent notice for future lot owners' responsibility.

The AEE will expand on this in more detail, but we wanted to advise of our proposed approach to

address your feedback.

If you have any further questions, please let us know,

Ngā Mihi

**Dean Christie | Tumu Whakaahu ā-Motu | National Development Manager**

Mobile: 021 226 0153

Email: [dean.christie@ngaitahu.iwi.nz](mailto:dean.christie@ngaitahu.iwi.nz)

*Mō tātou, ā, mō kā uri ā muri ake nei — For us and our children after us*

**NGĀI TAHU Property**



Ngāi Tahu Property, 15 Show Place, 8024, PO Box 13-0060, City East 8141 Christchurch, New Zealand  
[www.ngaitahuproperty.co.nz](http://www.ngaitahuproperty.co.nz)

---

**From:** Nicola Rykers [REDACTED]  
**Sent:** Friday, 4 July 2025 2:34 p.m.  
**To:** Dean Christie [REDACTED]  
**Cc:** Georgia Brown [REDACTED] Kyle Davis [REDACTED]  
**Subject:** Whitiara Feedback

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Dean

On behalf of Whitiara, please find attached feedback on the Pound Road Industrial Development FTAA.

Should you have any questions, please contact Kyle or myself to discuss.

Ngā mihi

Nicola

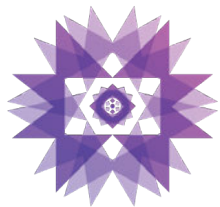
**Nicola Rykers**  
**Director | Planner**



**LOCALITY**  
PLACE, PEOPLE, PROJECTS

CAUTION: This email and any attachment(s) contains information that is both confidential and possibly legally privileged. No reader may make any use of its content unless that use is

approved by Te Rūnanga o Ngāi Tahu and its subsidiary companies separately in writing. Any opinion, advice or information contained in this email and any attachment(s) is to be treated as interim and provisional only and for the strictly limited purpose of the recipient as communicated to us. Neither the recipient nor any other person should act upon it without our separate written authorization of reliance. If you have received this message in error, please notify us immediately and destroy this message.



**TO: Ngāi Tahu Property**  
**ATTN: Dean Christie**  
**RE: Pound Road – Proposed Industrial Rezoning**  
**DATE: 4 July 2025**

---

## Introduction

1. Ngāi Tūāhuriri is a principal hapū of Ngāi Tahu, acknowledged in Te Rūnanga o Ngāi Tahu Act 1996 and the Ngāi Tahu Claims Settlement Act 1998 (Settlement Act). The takiwā of the hapū is centred at Tuahiwi, and extends from Hurunui to Hakatere, sharing an interest with Arowhenua Rūnanga northwards to Rakaia, and inland to the Main Divide.<sup>1</sup> Within this area, Ngāi Tūāhuriri actively exercises rangatiratanga and kaitiakitanga over te taiao.
2. Ngāi Tūāhuriri rangatiratanga:
  - a. is inherent in Ngāi Tūāhuriri from time immemorial, uninterrupted and continuing since before 1840 to the present day and into the future;<sup>2</sup>
  - b. incorporates the right of Ngāi Tūāhuriri to make, regulate, alter, and enforce decisions pertaining to how environmental resources are allocated, used, managed and traded, and by whom; and
  - c. includes the right of Ngāi Tūāhuriri to freely live, govern, work and atawhai te taiao in a manner that dignifies their tipuna, according to their tikanga and ritenga, and for the benefit of current and future generations.
3. Ngāi Tūāhuriri rangatiratanga does not derive from the Crown or Parliament and is exercised in conjunction to Crown exercise of kāwantanga. The second article of Te Kōwhiri o Waitangi recognised and guaranteed tino rangatiratanga.
4. Ngāi Tahu rangatiratanga is recognised by the Crown and Parliament, in the Ngāi Tahu Deed of Settlement 1997 and the Ngāi Tahu Claims Settlement Act 1998, containing the apology made by the Crown to Ngāi Tahu which states that in recognition of its Treaty obligations, the Crown recognises Ngāi Tahu as the tangata whenua of the takiwā. As holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui, the Crown recognises

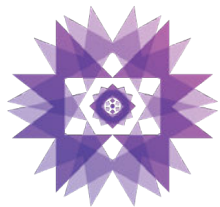
---

<sup>1</sup> Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 1996, s 2.

<sup>2</sup> Submission of the Ngāi Tahu Māori Trust Board to the Waitangi Tribunal, 19 April 1990.

<sup>3</sup> Deed of Settlement between Te Rūnanga o Ngāi Tahu and Her Majesty the Queen (21 November 1997), 2.1; Ngāi Tahu Claims Settlement Act 1998, s 2. The takiwā of Ngāi Tahu Whānui is defined in s 5 of Te Rūnanga o Ngāi Tahu Act 1996.





apology also refers to the Deed of Settlement as entering a “new age of co-operation” between the Crown and Ngāi Tahu.

5. Whitiora Centre Limited (Whitiora) has been mandated by Ngāi Tūāhuriri Rūnanga to act on its behalf in matters of environmental policy and planning. This statement has been prepared by Whitiora in response to the invitation of Ngāi Tahu Property for feedback on its proposal to rezone land on Pound Road to General Industrial via a Fast track application.

## The Site

6. Whilst the application site is not subject to any specific identification as a wāhi tapu, wāhi taonga or Ngā Tūranga Tūpuna, it is part of the broader cultural landscape of the Ngāi Tūāhuriri takiwā, within which Ngāi Tūāhuriri historically traversed and occupied. Accordingly, Ngāi Tūāhuriri Rūnanga has an interest in how land development proceeds and how it may wish to exercise its rangatiratanga in respect of the proposal.

## Review and Scope of Interests

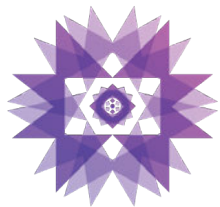
7. Ngāi Tahu Property has provided Whitiora with draft copies of its proposed subdivision layout and staging, the Assessment of Environmental Effects, technical reports and proposed conditions of consent for submission with its Fast-track application.
8. Whitiora has particular interest in the following matters:
  - a. The management of earthworks
  - b. The management of construction and operational stormwater
  - c. The management of effects on indigenous fauna and flora
  - d. Integration of development with the surrounding environment

### The management of earthworks

9. Whitiora notes that the proposal will be subject to extensive earthworks.
10. Whitiora supports the adoption of best practice methodologies for controlling sedimentation and dust nuisance from the earthworks.
11. Whitiora expects that these matters will be the subject of a comprehensive set of conditions and pro-active monitoring of the earthworks activity.
12. In addition, Whitiora is concerned that all earthworks are subject to the Accidental Discovery Protocol. We note that the Accidental Discovery Protocol differs between the conditions proposed for Christchurch City Council and the Canterbury Regional Council. Whitiora requests that the conditions be aligned, and prefers the wording of the proposed condition for the Canterbury Regional Council consents.

### Management of stormwater

13. Whitiora acknowledges the proposed approach to stormwater management in the application for the subdivision. The subdivision is proposed to be developed as a general industrial zone, and the capture and treatment of stormwater. Given the nature of the subdivision, the proposed approach to stormwater management is considered appropriate.



adoption of a comprehensive system for capturing and treating all stormwater in accordance with the Christchurch City Council is preferred.

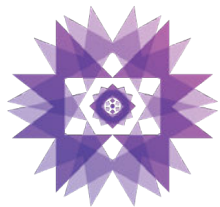
14. Whitiora expects that this approach will be subject to conditions of consent and pro-active monitoring of the operation of the system.

## **Effects on indigenous flora and fauna**

15. Whitiora acknowledges that the site is highly modified from an ecological perspective.
16. Whitiora supports the applicant's proposal to manage effects on the fauna and flora that are present within the site; including:
  - a. Setback and landscape treatment adjacent to the water race;
  - b. Use of locally sourced indigenous species in landscape planting;
  - c. A lizard management plan, including the relocation of lizards to the adjoining Templeton Golf Club site;
  - d. A Fish Management Plan; and
  - e. A Bird Management Plan.
17. Whitiora expects that these Management Plans will be subject to conditions of consent and pro-active monitoring of implementation.
18. Whitiora notes that the land immediately adjoining the site to the north is identified as a Site of Ecological Significance.
19. Whitiora is concerned that the application has not addressed the potential effects of the proposed industrial zone on the ecological values within the Site of Ecological Significance. We understand anecdotally, that the significance relates to the presence of kowhai and that the trees concerned are located centrally within the land holding to the north. There is however no technical or expert advice in respect of this.
20. Whitiora requests that this matter is addressed in the Fast-track application process.

## **Integration of development with the surrounding environment**

21. Whitiora acknowledges that the applicant has assessed its proposal against the subdivision guidelines in the Mahaanui Iwi Management Plan. Underpinning these guidelines in the Mahaanui Iwi Management Plan is a Te Ao Māori approach to land that recognises the inter-relationships and connections between people, land and the natural world.
22. In this context, Whitiora notes that the proposed industrial development will be built up to the boundary with the adjoining Templeton Golf Club Open Space Community Park (as well as being a site of Ecological Significance). Accordingly, there will be no landscape treatment within the site to the north of this boundary; instead relying on the existing trees and vegetation on the adjoining site to provide screening for the golf club users. We note that the applicant's report describes the existing trees as mature pines.
23. From a land use integration perspective, Whitiora is concerned that the landscape report has not considered the appropriateness of development hard on this boundary and any implications for the Open Space Community Park.



# WHITIORA

24. Whitiora requests that further explanation in respect of the sensitivity of this boundary and users of the Open Space Community Park is provided in the Fast-track application.

