

Planning Unit

Notice of Submission on an Application for Resource Consent

Application Reference:
RC255430

Resource Management Act 1991 - Form 13

Send or deliver your application to: Selwyn District Council, PO Box 90, Rolleston 7643 or submissions@selwyn.govt.nz

For enquiries phone: (03) 347-2800 or email: contactus@selwyn.govt.nz

1. Submitter Details

Name of Submitter(s) *(state full name(s))*: Heritage New Zealand Pouhere Taonga

Physical Address: 64 Gloucester Street,
Christchurch Central

Address for Service *(if different)*: PO Box 4403
Christchurch Mail Centre 8140

Email: mbisnar@heritage.org.nz

Telephone *(day)*: 03 3631895

Mobile: [REDACTED]

2. Application Details

Application Reference Number *(if not stated above)*: RC255430

Name of Applicant *(state full name)*: Joshua Mitchell

Application Site Address: 172 Seabridge Road, Motukarara

Description of Proposed Activity: Land use consent is sought for an internal boundary setback non-compliance and earthworks exceeding a volume of 350m³ within the SASM 30 overlay.

3. Submission Details

- I / We: ☐ Support all or part of the application
☐ Oppose all or part of the application
☒ Are neutral towards all or part of the application

The specific parts of the application that **my / our** submission relates to are: *(give details, continue on a separate sheet)*

Please see attached.

The reasons for **my / our** submission are:

Please see attached.

The decision **I / We** would like the Council to make is: *(give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought.)*

Please see attached.

4. Submission at the Hearing

- ☐ I / We wish to speak in support of my / our submission.
- ☒ I / We do not wish to speak in support of my / our submission.
- ☐ If others make a similar submission I / We will consider presenting a joint case with them at the hearing.
- ☐ Pursuant to section 100A of the Resource Management Act 1991 I / We request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. *(Please note that if you make such a request you may be liable to meet or contribute to the costs of the commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)*

5. Signature

(Of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:..... Date:

Signature:..... Date:

Note: A signature is not required if you make your submission by electronic means.

6. Privacy Information

All the relevant information on this form is required to be provided under the Resource Management Act 1991 for Selwyn District Council to process the resource consent application referred to. Under this Act, this information can be made available to members of the public including business organisations. The information provided may be made available to other departments of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you. For further information, please refer to council's [Privacy Policy](#).

7. Important Information

1. The Council must receive this submission before the closing date and time for submissions on this application.
2. You must also send a copy of this submission to the applicant as soon as reasonably practicable, at the applicant's address for service.
3. All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 347-2800 or by email at duty.planner@selwyn.govt.nz
4. Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

For Office Use Only

Received at the Office on at am / pm



HERITAGE NEW ZEALAND
POUHERE TAONGA

17 July 2025

Selwyn District Council
PO Box 90
Rolleston 7643

Tēnā koe,

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON LIMITED NOTIFIED RESOURCE
CONSENT RC255430 AT 172 SEABRIDGE ROAD, MOTUKARARA**

Submitter details:

Name of submitter: Heritage New Zealand Pouhere Taonga (HNZPT)
Street address: 64 Gloucester Street, Christchurch
Postal address: PO Box 4403, Christchurch 8140
Email address: mbisnar@heritage.org.nz

Preferred address for service: by email

Application details:

1. This is a submission on RC255430 to construct a dwelling and attached garage which encroaches within an internal boundary setback and exceeds the permitted earthworks volume within a Ngā Tūranga Overlay for a SASM.
2. The subject site is located at 172 Seabridge Road, Motukarara. The site falls within the Ngā Tūranga Tūpuna Overlay for SASM 30 under the Partially Operative Selwyn District Plan.
3. In considering the proposed works, HNZPT has reviewed the following documents:
 - Application to Vary Consent Notice & Land Use Resource Consent, prepared by MB Projects, undated, and associated Appendices A – I
 - RC255352 s95 Decision and Planning Report, prepared by Narda Botha, dated 18 June 2025
 - Notice of application concerning a resource consent
4. The application comprises earthworks exceeding the maximum permitted volume of earthworks within a SASM Ngā Tūranga Tūpuna Overlay and the construction of a building within the minimum permitted building setbacks.

Submission details:

5. HNZPT is neutral on the application for the reasons listed below.

The Specific parts of the application that this submission relates to are:

- Māori heritage.



HNZPT Assessment:

6. The subject site is located within the Ngā Tūranga Tūpuna relating to Te Waihora / Lakes Ellesmere. As stated within SASM-SCHED2, the area contains a concentration and broader range of culturally significant sites such as Māori archaeological sites, silent files, sites and remnants of ancestral pā, kainga, urupā and other interconnecting places and features. The Partially Operative Selwyn District Plan (Appeals Version) also recognises that Ngā Tūranga Tūpuna also represent areas where Mana Whenua have an elevated concern with regards to the integration and effects of land-use activities. HNZPT notes that the subject site is also located within the Mahaanui iwi Management Plan Silent Files and Kaitorete Spit ID 64 which is identified as a Wāhi Tapu / Wāhi Taonga on the Kaitorete Spit.
7. In respect of the above, the proposal is within an area of particular cultural significance, and its effects must be carefully assessed against the values of the Ngā Tūranga Tūpuna.
8. The total volume of earthworks proposed is approximately 379m³ which is 29m³ in exceedance of the permitted maximum volume of 350³ according to rule SASM-R2.6. The matters of discretion for SASM-R2.7 are contained in SASM-MAT2, and have been taken into consideration in respect of the below assessment.
9. In regard to the effects of the proposed activity on the natural character of the waterbody and its margins, Te Tai o Mahaanui / the coastal environment, HNZPT advises that a thorough assessment of actual and potential effects associated with the additional earthworks is needed for the application.
10. While it is noted in the AEE that erosion and sediment control measures will be followed, further details are required to clearly demonstrate whether the control measures are relative to the location, topography and environment of the area. As such, HNZPT recommends that given the application relates to earthworks volume exceedance specifically, a thorough Erosion and Sediment Control Plan should be provided. This should clearly detail mitigative measures to be implemented during works, in order to understand how the natural character of the waterbody and its margins, Te Tai o Mahaanui / the coastal environment would be protected from additional effects associated with the earthworks volume exceedance.
11. It is noted that some erosion and sediment controls are detailed in Appendix D – Architectural Drawings prepared by MB Projects, dated 29/05/2025, RC01.01. HNZPT recommends that further measures could be taken relative to the cultural significance of this area to ensure no adverse effects on natural features with cultural values occur.
12. HNZPT would also recommend that effects associated with works to establish and function on-site services should be respective of the cultural values associated with Ngā Tūranga Tūpuna. It is noted that Appendix D – Architectural Drawings prepared by MB Projects, dated 29/05/2025, RC01.01 refers to the Design Report for on-site services. No such Design Report has been provided as part of or at the time of limited notification to HNZPT. Therefore, if the services intend to utilise local drainage systems, consideration of relevant effects to the nearby Ngā Wai should also be made for any stormwater or wastewater discharge.



HERITAGE NEW ZEALAND
POUHERE TAONGA

13. An archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 is defined as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. An Archaeological Authority is required for any works that may modify or destroy an archaeological site. There do not appear to be any known archaeological sites in the immediate vicinity of the subject site.

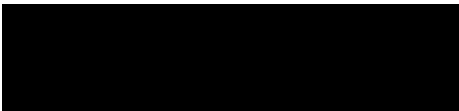
HNZPT seeks the following decision

14. HNZPT requests the above comments be taken into account.

Hearing of this application

15. HNZPT does not wish to be heard in support of our submission.

Ngā mihi,



Arlene Baird
Area Manager Canterbury / West Coast
Heritage New Zealand Pouhere Taonga

Address for service:

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