

# Invitation for Comment on Nola Estate

Nola Estate is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

<b>Application name</b>	Nola Estate
<b>EPA reference</b>	FTC000025
<b>Applicant/s</b>	CPM 19 Limited
<b>Comments due by</b>	<b>11 June 2021</b>
<b>Accessing the application</b>	<a href="https://www.epa.govt.nz/fast-track-consenting/referred-projects/nola-estate/the-application/">https://www.epa.govt.nz/fast-track-consenting/referred-projects/nola-estate/the-application/</a>

An application has been made by CPM 19 Ltd (the applicant) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act) for resource consent for Nola Estate (the project).

To comment on the project application, please fill in the details on the attached form and:

- **Email** the form to [NolaEstatefasttrack@epa.govt.nz](mailto:NolaEstatefasttrack@epa.govt.nz). Please mark in the subject line: "Comments on Nola Estate Fast Track Application (Your name/organisation)" by **11 June 2021**; or
- **Post** the form to Nola Estate Fast Track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by the **11 June 2021**; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by **11 June 2021**. Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

**Comments must be received by the EPA, on behalf of the Nola Estate Expert Consenting Panel, no later than 11 June 2021.**

If your comment is not received by the EPA by **11 June 2021** the Panel is not required to consider your comment (although it may decide to). Under the Act there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

## Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

All comments received on the application will be available on the EPA website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

Please do not use copyright material without the permission of the copyright holder.

All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

# Comment on the Nola Estate Fast Track Application

All sections of this form with an asterisk (\*) are mandatory.

## 1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

<b>Organisation name (if relevant)</b>	Heritage New Zealand Pouhere Taonga
<b>*First name</b>	Barbara
<b>*Last name</b>	Rouse
<b>Postal address</b>	
<b>*Home phone / Mobile phone</b>	
<b>*Email (a valid email address enables us to communicate efficiently with you)</b>	
<b>Submission prepared by:</b>	
<b>Email</b>	

## 2. \*We will email you draft conditions of consent for your comment about this application

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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## 3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

## Overview

The applicant has discounted the possibility of finding historic heritage at the site. However, research by Heritage New Zealand Pouhere Taonga has shown that the site has important potential historic heritage values pertaining to Dalmatian settlement at the site from 1936, and also the potential for archaeological material to be present associated with earlier European settlement.

## Conditions Sought

It would be preferable for the Panel to have this information before making a decision, but if this is not possible, the requirements should be addressed in consent conditions, if the application is granted, as follows:

1. Prior to the commencement of any physical works:
  - a. A full historic heritage assessment of the site (including an archaeological assessment and field survey) should be completed by an appropriately qualified and experienced heritage professional(s) to determine and evaluate historic heritage values associated with the remnant Dalmatian settler farmstead located on the site, and in relation to the history of the site prior to 1936.
  - b. Following completion of the assessment:
    - i. Recording and recovery of information from the surviving remnants of the farm should be undertaken to an archival standard and in accordance with recognised best practice<sup>1</sup> as informed by the findings of the assessment and in consultation with Heritage New Zealand Pouhere Taonga. Digital copies of the record shall be submitted to Heritage New Zealand Pouhere Taonga Northern Regional Office and to the Auckland Council Heritage Unit within 6 months of the start of project works.
    - ii. The consent holder shall consult with Heritage New Zealand Pouhere Taonga to determine whether an archaeological authority should be applied for pursuant to the Heritage New Zealand Pouhere Taonga Act (2014, based on the findings of the assessment.
2. This accidental discovery protocol applies to any parts of the application area not covered by an archaeological authority issued under the Heritage New Zealand Pouhere Taonga Act 2014.

In the event that an unidentified archaeological site is located during works, the following applies:

- a. Work shall cease immediately at that place and within 20 metres around the site.
- b. The contractor must shut down all machinery, secure the area, and advise the Site Manager.

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<sup>1</sup> Including as set out in HNZPT GS1 Guidelines for investigation and recording of buildings and standing structures, November 2018.

- c. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
- d. If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).
- e. If human remains (kōiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
- f. Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
- g. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
- h. Heritage New Zealand will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

**Advice Note:** *It is an offence under s87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the Resource Management Act or other legislation.*

*Heritage New Zealand Regional Archaeologist contact details:*

*Dr Sarah Phear:* [REDACTED]

### Commentary

There are no entries on the New Zealand Heritage List Rārangi Kōrero located within the site, and no known archaeological sites recorded within the application site or within the immediate vicinity of the site.

No assessment of the historic heritage values of the subject site(s), or impacts of the proposal on such values has been undertaken by the applicant, with the consent application simply noting an absence of any heritage or cultural items identified by the Auckland Unitary Plan.

However the location of the proposed development encompasses the site of an increasingly rare Dalmatian settler farmstead, which was established in the 1930s and may be of significant historical value in relation to an understanding of Dalmatian settlement in New Zealand in general, and in west Auckland in particular.

Dalmatian settlers have made an important contribution to New Zealand society. Often initially arriving to work in the late nineteenth and early twentieth-century gumfields, many migrants subsequently established farmsteads in the 1920s and 1930s where traditional Dalmatian approaches to agriculture were maintained. These farms consequently mark a significant shift within the Dalmatian community

from a transient lifestyle to more permanent settlement. Unlike other European farmsteads of the period, they often involved occupation on an extended family basis, organised around a very diverse range of agricultural activity and production. A particularly large Dalmatian community was established in West Auckland, where activities such as viticulture, orcharding and other production took place. Cooperative networks within the community formed an important feature of Dalmatian life here and elsewhere.

Dalmatian farmstead and production sites have the potential to provide valuable information about past activity – from initial establishment to the recent past – through a range of surviving features. The latter may include buildings, structures and plantings, as well as knowledge of overall layout. Their study (including how they may have changed through time) can help identify notable attitudes and preferences linked with Dalmatian cultural origins including engagement in mixed agriculture, winemaking, family-based production and broader cooperative networks within the wider Dalmatian community.

In relation to the current site, it is important to determine what information may be obtained from surviving remnants of the farm, and to ensure this is appropriately recorded for posterity. The aim would be to further knowledge about the history of Dalmatian settlement in New Zealand, and to be able to impart this to the existing Dalmatian and wider community.

In addition, a desktop search of historic survey plans for the site has shown the subject land was first purchased as Crown Grant by Thomson in 1860, and came into possession of the (Dalmatian) Nola family in 1936. However the intervening history is not readily discoverable without undertaking further research, which may determine the potential for archaeological remains associated with earlier European settlement and use of the land. The lack of any currently recorded archaeological sites is indicative of an information gap, rather than of an absence of any archaeological evidence.

Based on the above, Heritage New Zealand strongly advise the applicants undertake a historic heritage assessment including an archaeological assessment to ensure historic heritage values associated with the site are appropriately evaluated and impacts on these values mitigate via the recovery of information. Further this will provide certainty as to the potential for as yet unrecorded archaeology to determine whether an archaeological authority is required pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.

**Thank you for your comments**