

Te Kotahitanga o Te Atiawa Trust

Department of Conservation/ Te Papa Atawhai Concession Application for North Taranaki Visitors Centre



Report Prepared by:

██████████, Principal Planner

Report Approved for Release by:

██████████, Project Manager, Te Kotahitanga o Te Atiawa Trust

Date of Issue: 8 September 2023

APPLICATION FOR DOC CONCESSION UNDER THE CONSERVATION ACT 1987

TO: The Department of Conservation

1. Te Kotahitanga o Te Atiawa Trust applies for a Department of Conservation Concession as described below.
2. A description of the activity to which the application relates is:
To erect a new North Taranaki Visitors Centre, as described in the plan set attached as Appendix Two. The application is more fully described in the "Assessment of Effects" and plans attached to and forming part of this concession application.
3. The legal description and names of the owners of land to which the application relates are as follows:
Owner: His Majesty the King
Address: Egmont Road, New Plymouth
Legal description: Part Section 2 Block XIV Egmont Survey
Total site area: 9449m²
The Computer Freehold Register forms Appendix One.
4. The location of the proposed activity is as follows:
Egmont Road, New Plymouth. The extent of the application site is shown on the plans at Appendix Two.
5. In accordance with the Section 17S of the Conservation Act 1987, please find attached an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.
6. The lodgement fee should be invoiced directly to the applicant at the below address for billing.

[REDACTED]
Principal Planner
Laura Buttimore Planning

On behalf of Te Kotahitanga o Te Atiawa Trust

Address for Service:

Te Kotahitanga o Te Atiawa Trust
C/- Laura Buttimore Planning
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RCP Ltd
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ANNEXURE: ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (CONTAINING THE FOLLOWING APPENDICES)

Appendix One:	Certificate of Title and DOC Record of Title Summary
Appendix Two:	TOA Design Report and Plan Set
Appendix Three:	Heritage Assessment
Appendix Four:	BTW Engineering Infrastructure Report and Plans
Appendix Five:	Ecological Memo
Appendix Six:	Landscape Design Report
Appendix Seven:	Traffic Assessment
Appendix Eight:	Geotechnical Report
Appendix Nine:	Puketapu Hapū letter
Appendix Ten	Site Plan and Survey Plan showing road reserve

1.0 INTRODUCTION

This assessment is provided in accordance with the requirements of Section 17S of the Conservation Act 1987. It is in support of an application for the North Taranaki Visitors Centre project.

The development, proposed by Te Kotahitanga o Te Atiawa (Te Kotahitanga), the Post Settlement Governance Entity (PSGE) for Te Atiawa, the Ministry of Business Innovation and Employment and the Department of Conservation, has been comprehensively designed to ensure the most efficient use of the land to provide a world-class whare on Taranaki Maunga, minimising any adverse environmental effects. A cultural expression with a high-quality architectural design will ensure a space for mana whenua and visitors alike to engage and enjoy the Maunga. This project provides Puketapu hapū and our wider Te Atiawa iwi members an opportunity to reconnect with our tūpuna Maunga.

The assessment contained within this report concludes that the proposed development is acceptable, and any potential effects would continue to be less than minor on the environment. The Concession application seeks a 30 year time period to enable occupation and use of this space through the building including holding functions and operation of the Café and Visitors Centre. The application also seeks to include the demolition of the existing building and the temporary relocation of the Visitors Centre.

The proposal requires Department of Conservation (DOC) Concession approval.

2.0 THE EXISTING SITE AND ENVIRONMENT

2.1 The application site

The site includes the current North Taranaki Visitors Centre site which is held in its own legal record of title being Part Section 2 Block XIV Egmont Survey District and is 0.9449 ha. This parcel of land is within the Egmont National Park (herein referred to in this report as Te Papakura o Taranaki) and is administered by DOC. This parcel of land includes the current visitors centre building, a portion of the lower car park area, the wider car parking area and roadway into the immediate vicinity is held in legal road owned by New Plymouth District Council (NPDC) as shown in Figure 1 below.

The wider environment includes the North Egmont Camphouse, North Taranaki viewing platform, car parking and the wider National Park which forms part of Taranaki Maunga. The majority of the land is classified as Public Conservation Land (PCL) owned by the Crown and managed and administered by DOC with the exception of road reserve.



Figure 1: Subject site (Source – Property Guru)

The site is a parcel of land that is situated within Te Papakura o Taranaki, administered by DOC under Section 4 of the National Parks Act 1980. The site had the former North Egmont Chalet located on the site from 1912 to 1977 when it was demolished as shown in Figure 2 below. Further details on this building are detailed in the Heritage Assessment attached as [Appendix Three](#). The site is now the location for the North Egmont Visitors Centre.

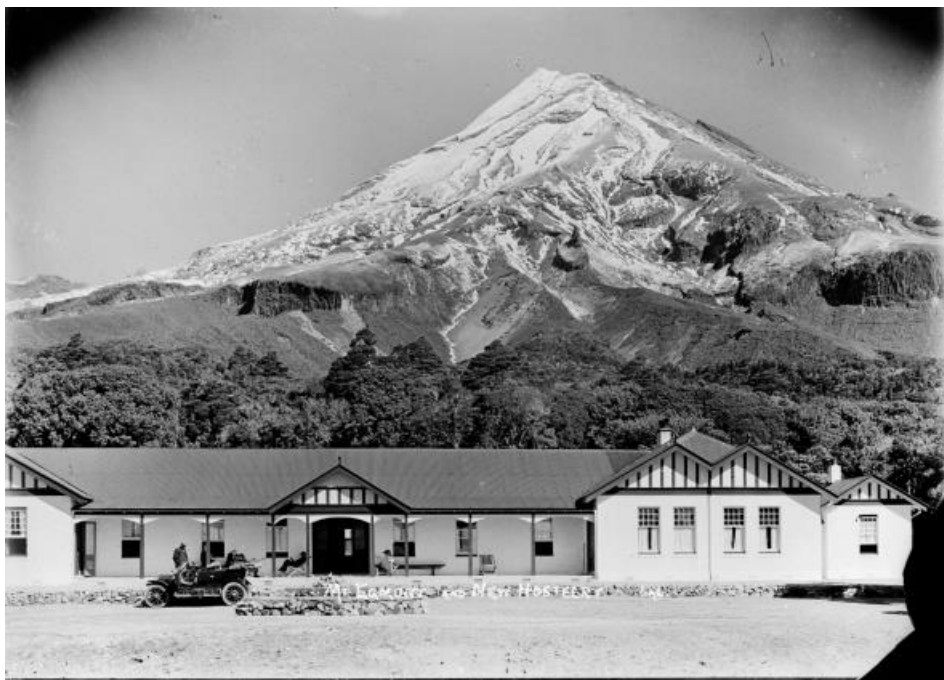


Figure 2: North Egmont Chalet¹



¹ Heritage Assessment, Appendix Three Front cover photograph

Figures 3 and 4: Photos of existing Visitors Centre and car parking looking east and south from the car park²



Figure 5: Photo from bottom car park looking south to existing visitors centre³

The site is zoned Rural Environment Area in the Operative New Plymouth District Plan (ODP) and Rural Production in the Proposed District Plan (PDP). This zoning does not reflect the use of the site and the wider National Park and the legislation that underpins this area. Taranaki Maunga, Kaitake and Pouakai are identified as Outstanding Natural Feature and Landscapes and a Significant Natural Area under the ODP and PDP. The site sits under Te Papakura o Taranaki. The Egmont National Park Management Plan (2002) under pins the day-to-day management of Te Papakura o Taranaki and implements the Whanganui Conservancy Conservation Management Strategy (1997).

Egmont Road wraps around the site providing a ‘Y’ shape with one arm extending up to the existing Visitors Centre and the other extending up to Egmont Camp House.

2.2 The surrounding environment

The surrounding environment is predominately related to and forms part of Taranaki Maunga and Te Papakura o Taranaki, with native vegetation forming the predominant landform with some walkways and tracks administered by DOC located in the surrounding environment. Egmont Road terminates at the subject site and heads further north all the way to eastern edge of New Plymouth where it intersects with State Highway 3.

The current Visitors Centre on site is considered one of the gateways to Taranaki Maunga, with a number of key walking tracks starting at the subject site.

² Source: Google Street view

³ Source: Google Street view

2.3 Cultural and historical context of the site and surrounding environment

To Puketapu Hapū and the iwi of Te Atiawa, mana whenua of the area, the site forms part of a wider cultural landscape that details a rich and sacred history. The redevelopment project provides mana whenua the opportunity to establish a presence and reinsert our identity on our tūpuna maunga. This endeavour is deeply rooted in the cultural legacy and identity of Te Atiawa and represents a milestone in the journey to honour and preserve the ancestral connections to our tūpuna maunga. Being located on our tūpuna maunga, the site of the current North Taranaki Visitor Centre holds significant historical and spiritual importance to Te Atiawa, it is located in close proximity to many significant wāhi tapu and taonga.

The cultural landscape details the importance of Taranaki maunga as a life source of punawai which feeds many sites and areas of significance to Te Atiawa. The site is in close proximity to Karakatonga pā and papakāinga in the immediate environment. It is this cultural connection that mana whenua have with the land, that needs to be portrayed through the narrative and design with the proposed development to reflect this cultural significance.

Our landscape was shaped by the events and people who lived on it. The history of this landscape is through the lens of a Māori perspective, there are spiritual connections, beliefs and traditions that make up the framework with which we live by and have been accustomed to for hundreds of years. We are interconnected with the sea, moon, sun, animals and nature as we are all part of the land. The connection between these is what make up the spiritual bonds as tangata whenua – the people of the land and the land itself.

The journey of Taranaki from the central plateau has been recounted for centuries. It is an account that describes cataclysmic volcanic activity and the movement of people. Taranaki maunga was formerly known as Pukeonaki and Pukehaupapa and stood in the area around Lake Rotoaira near Tūrangi, with Ruapehu, Tongariro, and Pihanga. Pukeonaki and Tongariro both admired Pihanga and fought for her attention. Following the conflict Pukeonaki, bearing the scars of battle, withdrew underground and down the Whanganui River valley. Led by his companions Te Ra-uhiuhi, Wheoi and the guide stone Rauhoto they entered the sea. When Taranaki surfaced, he saw Pouakai Mountain inland. Pukeonaki then followed Rauhoto up the Hangatahua River and resurfaced beside Pouakai.

Rauhoto continued her flight on the North eastern side of Pouakai where she then turned westward at the gap between Pouakai and Kaitake. Her flight path went through the sweeping saddle between Kaitake and Pouākai and ended near the mouth of the Hangatahua River by the sea. Pukeonaki remained there with Pouakai and their offspring became the trees, plants, birds and rivers that flow from their slopes.

The early Kāhui people named the special places of our kaitiaki, tipua and taniwha and established our Whare-kura and Whare Runanga for the people.

The earliest accounts associated with Te Atiawa iwi ancestors precede the coming of Tokomaru, Kurahaupo and Aotea waka to the west coast. They were known as the Kāhui Maunga people, some of which were known as Te Kāhui Tū, Te Kāhui Rū, Te Kāhui Rangi and Te Kāhui Tawake. These four hapū groups had their kāinga in the Waiongana area and they presently part of the Puketapu Hapu.

There were many other Kāhui including Te Kāhui Ao, Kāhui Rua, Kāhui Pō, Kāhui Atua and Kāhui Toka. They occupied Mimi Maunganui (the mountain preceding Taranaki), Ruatupua (Pouakai), and Ruatawhito (Kaitake) ranges and various places along the Taranaki coast.

Puketapu has a number of hapu including Te Kāhui Tū, Te Kāhui Tawake, Ngati Potaka and Ngati Hinepungania-a-rangi expressing their interest at Te Whakangerengere.

The whakapapa of Te Kāhui Tū further connects us directly on to the maunga from Te Whakangerengere, Te Moa Nui, Te Moa-iti, Tahunatutawa, Taranaki and the head waters of Waiongana awa.

The cultural landscape details the importance of the various headwaters including the Waiongana awa and the many trails used by our people to access the kokowai for ceremonial purposes still in use to the present day.

Our landscape provides the cultural indicators to plan out our activities for planting, fishing, birding and harvesting and the naming of our hapu is directly connected to the eruption of our maunga and the survival of our people thru the leadership of our tupuna Rakeiora.

It is this cultural connection that we as mana whenua have with the land, that needs to be portrayed through the narrative and design with the proposed development to reflect this cultural significance.

Te Papakura O Taranaki

The site including the wider Te Papakura o Taranaki is part of the wider Taranaki Maunga collective redress package, Te Ruruku Pūtakerongo. Ngā Iwi o Taranaki⁴ have initialled this package with the Crown in March 2023. This will mean the Egmont National Park is no longer and the area is known as Te Papakura o Taranaki which gives Taranaki Maunga, Pouakai, Kaitake, Pukeiti and Panitahi, rights of a legal person hood known as Te Kāhui Tupua. This settlement process will result in the creation of a new

⁴ Te Rūnanga o Ngāti Mutunga, Te Rūnanga o Ngāti Mutunga, Te Kāhui Maru, Te Kotahitanga o Te Atiawa, Te Kāhui o Taranaki, Te Korowai o Ngāruahine, Te Rūnanga o Ngāti Mutunga and Te Kāhui o Rauru

entity Te Tōpuni Kōkōurangi, which will consist of both Ngā Iwi o Taranaki and Crown appointees and enable co governance of Te Papakura o Taranaki. This settlement process has been through settlement ratification process and signing of Te Ruruku Pūtakerongo by Ngā Iwi o Taranaki and the Crown on 1 September 2023.

Ngā Pou Whakatupua are a set of intrinsic values which represent the essence of Te Kāhui Tupua; and are intended to reflect the cultural, historical, ancestral and spiritual relationships between Ngā Iwi o Taranaki and Te Kāhui Tupua. Through legislation, Ngā Pou Whakatupua will inform all governance, management and administration decision-making in relation to Te Kāhui Tūpua.

Ngā Pou Whakatupua are described as follows:

1. Ko Te Kāhui Tupua, he rārangi maunga here ā-nuku, here ā-rangi.

Te Kāhui Tupua, the mountain range binding heaven and earth

Te Kāhui Tupua is a living and indivisible whole incorporating all of its physical and metaphysical elements.

2. Ko Te Kāhui Tupua, koia ko ō mātou nei okiokinga, ko mātou nei tō rātou okiokitanga.

Te Kāhui Tupua, our embodiment in life and death.

Te Kāhui Tupua represents and upholds the ancestral, historical, cultural and spiritual relationship between Ngā Iwi o Taranaki and our Tūpuna Maunga.

3. Ko Te Kāhui Tupua, ko te puna i heke mai ai te tangata.

Te Kāhui Tupua, from which we descend and take our identity.

Te Kāhui Tupua and its health and wellbeing are fundamental to its identity, tikanga, reo and health and wellbeing of Ngā Iwi o Taranaki.

4. Ko Tupua Kawa, ko Tawhito Kawa, he kawa ora.

The ancestral knowledge, the ancient law, the law of existence.

Te Kāhui Tupua is a source of spiritual, cultural and physical wellbeing for both:

1. the lands, waters, flora and fauna and other natural resources of Taranaki;
and
2. the people of Taranaki.

5. Ko Te Kāhui Tupua, he puna koropupū, he manawa whenua, hei mou ake nei i tini mokopuna.

Te Kāhui Tupua, a spring, a source of enduring naturally filtered water and life, protected for future generations.

Ngā Iwi o Taranaki, the Crown and all communities of Taranaki have an intergenerational responsibility to actively protect the health and wellbeing of Te Kāhui Tupua.

Ngā Pou Whakatupua are considered relevant to this proposal and will be considered later in this report.

3.0 THE PROPOSAL

3.1 Development summary

The proposal is to demolish the existing Visitors Centre before construction commences on a new whare.

The new whare being North Taranaki Visitors Centre will be purpose-built for Te Atiawa uri and visitors alike to establish a presence on Taranaki Maunga. The building will be multi-purpose including the following:

- DOC Visitors Centre;
- Café;
- Manaaki space for functions, noho (overnight marae style sleeping) and learning spaces;
- Toilet and shower facilities;
- Display areas; and
- Associated offices, storage and workroom spaces

Generally, the development has been designed to achieve a world class building and design which sits in a similar size and scale to the existing Visitors Centre building and without impacting the existing car parking area.

The proposal has been designed around a number of key design elements which are described and outlined in the Architect Design Statement attached as Appendix Two. These design elements are summarised as:

- *Tupua kawa*;
- *Tāwhito kawa*; and
- *Matoe o te rangi*

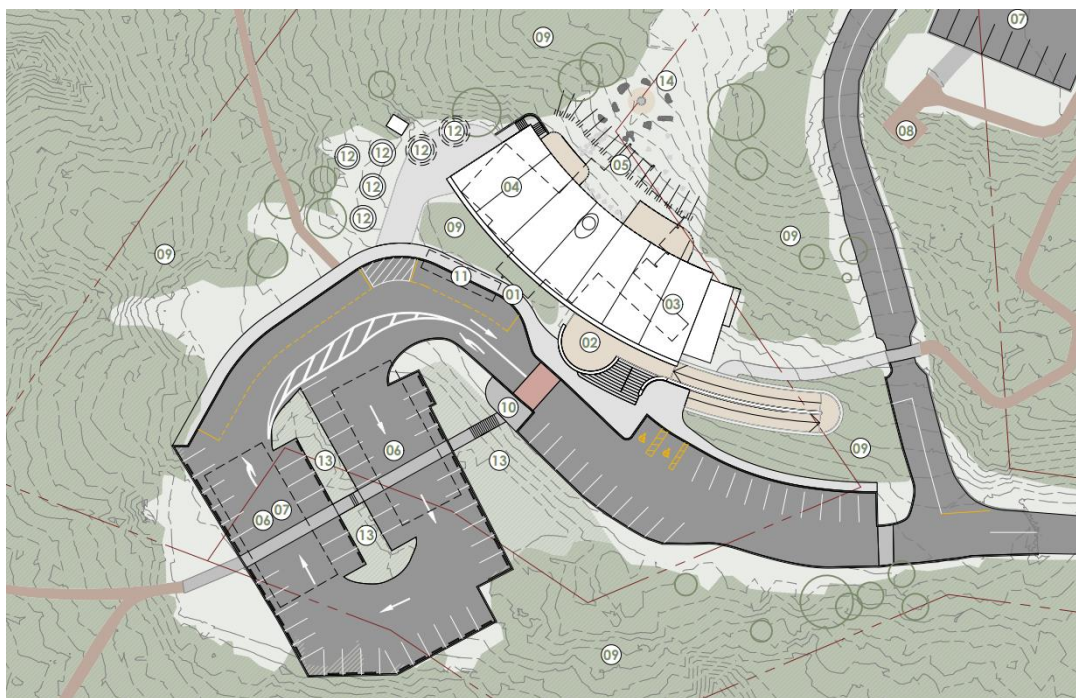


Figure 6: Proposed Site Plan⁵

The proposed plan set is detailed in [Appendix Two](#) of the application and depicts and identifies the key elements of the development. The details of each aspect of the whare are detailed below.

3.2 Cultural narrative/design

Puketapu Hapū have been engaged from the outset of the application and through the early design process to provide a design that is meaningful and represents their desire for the site. Hapū representatives have been critical members of the design team to ensure the proposal is fit for purpose and the hapū aspirations are reflected in the design and cultural narrative.

The cultural design is detailed in Appendix Two and states:

“Taranaki’s resonating heartbeat from time immemorial alludes to the curved form as an embodiment responding to the tōiriiritanga reverberations of the ancient nature of Taranaki Maunga. The curved building takes its form from the topographical contours of Taranaki maunga, the contours act as ley lines, creating a spatial embodiment whilst articulating the undulations of ihi, wehi, and wana. Consistent with Taranaki chant, Taranaki waiata, and Taranaki karakia, the resonations of those ancient reservations have been woven into the building, spatially, physically and spiritually”....

⁵ Appendix Two: Architectural Plans, RC-011

“The procession into the building begins from the drop-off area, up the stairs, or the gnarly ramped ground to the tahuaroa. The tahuaroa is based on the ancient tikanga of karanga. It acts as a platform for kaikaranga to ceremonially call to arrival parties, manuhiri, and dignitaries, actively bringing them into the building in the domain of tapu”

The cultural narrative of the development is summarised below:

- A maunga-centric whare which puts the care, protection and voice of our tūpuna at the forefront.
- The re-emergence of Te Atiawatanga on Taranaki maunga.

Our tohunga continue to infuse the project with deep narratives to further express our collective Te Atiawa desire to reconnect, celebrate and strengthen our identity and connection to Taranaki maunga. This kōrero is currently being refined and further developed through the Visitor Experience phase of the project.

Collectively, these elements help portray the story of Te Atiawa and Puketapu uri and represent important elements of the Taranaki landscape that tie them to their whenua.

3.3 Building and Design

Please refer the Architectural plans set out in [Appendix Two](#), together with the Architect Design Statement for further detail on the layout and function of the building.

In summary, the development will provide for a new 604m² building orientated toward the tihi (summit) of Taranaki Maunga. The form of the building is a curved mass, to ensure the building sits within the landscape and forms part of the landscape to follow the natural contour, expression of the land that rises up to the tihi.

The building is split into three distinct spaces being the manaaki space which will enable a mix of uses for functions and educational purposes, the café space in the centre of the building and the visitors’ centre. These individual spaces are discussed in greater detail below.

The curved nature of the building creates a small courtyard, wananga space off the manaaki space which can be used as an outdoor space for both recreational and educational purposes. This space is intended to retain the existing landform with

seating reflecting the environment in which it is located. Figure 7 below shows an 3D view of the building from the south side.



Figure 7: Proposed 3D view from the south side of the building⁶

Overall, the building form represents and portrays a cultural narrative that expresses that the building is one with the environment. The building will deliver a high-quality space which will be able to be enjoyed by a variety of users. The design and building provide cultural expression and enable mana whenua a space back on our whenua.

3.5 Materials

The architectural design statement and plan set appended to this application and discuss the proposed materiality in detail.

The base of the building is sculptured concrete with patterns cast into them with stone tiling and concrete retaining walls. The walls are a mix of materials that are designed for and reflect the alpine volcanic environment. Mass timber structure holds up the roof and enable extensive glazing to bring in natural light and provide for expansive 360-degree views of the Maunga and further views across the motu towards the moana, enhancing the mai Taranaki uta ki tai principle and concept.

Overall, the design proposal seeks to introduce visual interest through variation in building height and bulk, a variety of materials and articulated elevations with architectural detail.

3.4 Proposed Ecology and Landscaping

⁶ Plan set, provided in Appendix Two, Plan DC-0-10

3.4.1 Ecological landscape

As detailed in the proposed Ecological Memo attached in [Appendix Five](#), the ecology in around the existing building and car park area is isolated shrubs and ground cover. No earthworks, construction or building is extending into the native vegetation as this was early identified early in the design phase as not necessary and a project risk. Therefore, as detailed in the Earthworks and Parking Plans detailed in [Appendix Four](#), limited earthworks will extend beyond the existing carparking and building footprints. Vegetation clearance is limited to marginal bush and shrubs which includes pockets of shrubs and toetoe which the Ecological Memo concludes is ‘substantially lower value relative to the intact forest interior’.

3.4.2 Landscaping

A Landscape Report and Plan is provided in [Appendix Six](#). With the site being located in a sensitive high ecological environment, little planting is necessary given the well-established ngahere surrounding the proposed development. All planting is proposed to be primarily low-level native planting that will complement the existing planting in the immediate environment. Some larger well established Tōtara and Kāmahi will be planted at the entrance to the building to provide context and scale to the building. An existing Kāmahi tree is required to be relocated as part of the demolition and rebuild and if successfully transferred this will be located at the entrance to the building in Zone 4 shown in the Landscape Plan attached as [Appendix Six](#).

A potential wānanga space is proposed to the south of the building with views towards the tihi. This space will have some additional planting but it is proposed to be retained as is currently as a result of the effluent disposal field serving the existing building. This space can be used for outdoor seating and educational purposes as an additional space. It is proposed to have a fire pit as part of the outdoor space which would be used for cultural purposes only and will either be a relocatable small structure or a hole in the ground that can be securely locked. The intention if for this fire pit to be only used for cultural purposes and not for private functions in the manaaki space. The use of the fire would be carefully managed with a protocol designed by the applicant.

Landscaping and furnishing finishes are also detailed in [Appendix Six](#). Paving features have been detailed to demonstrate the different type of driveway finishes to differentiate between the driveway vehicle area and the pedestrian area. The variance in surfaces seeks to provide a visual and textural variation to the existing parking space.

The pedestrian footpath will be at grade with the vehicle access car parking space but will be separately treated in a different surface treatment to delineate between the vehicle and pedestrian areas.

3.5 Activities on site and hours of operation

The proposal will have three separate functioning spaces; which are:

- DOC Visitors Centre
- Café;
- Manaaki Space

These are separately detailed below.

3.5.1 DOC Visitors Centre

The DOC Visitors Centre portion of the building includes the following:

- The DOC Visitors Centre space with retail and front of house portion available to the public (approximately 25.2m²);
- DOC Office (19m²);
- A DOC meeting room (8.8m²);
- A staff room with toilet and shower (8.4m²); and
- A porch outdoor space for staff (6.1m²)

This portion of the building will front the entry and lobby and connect to the adjacent café space. This portion of the building is intended to have the following hours of operation:

- Summer Season December – April (Easter weekend): 7.30am – 4:30pm with 2 – 3 staff on site. During peak summer period over Christmas and any long weekend and school holidays may see an additional staff member.
- Winter Season May – November: 8.00am – 4:00pm with one staff member with the exception of school holidays and snow days where an additional staff member may be on site.

It is anticipated the DOC Visitors Centre will run on the following hours and staff member capacity based on the recent hours of operation and staffing at the existing centre.

3.5.2 *Café space*

The proposed building includes café space which has a 50.4m² open planned seating area, with a 25.2m² front of house servery area and a 57.3m² commercial kitchen.

Summer Season December – April (Easter weekend): 7.30am – 4:30pm with 2 – 3 staff on site. During peak summer period over Christmas and any long weekend and school holidays may see an additional staff member.

Winter Season May – November: 8.00am – 4:00pm with two staff members with the exception of school holidays and snow days where an additional staff member may be on site.

Liquor will not be served in the café space.

3.5.3 *Manaaki space*

The manaaki space is intended to provide Te Kotahitanga and other users the ability to hold functions and events within the building and use it as a multi-purpose space for education, functions and sleeping purposes. The space includes the following:

- A 150m² open planned function space;
- A 21m² overnight kitchen which can be used as a servery for functions;
- A 28.6m² space for toilets and showers (2 toilets and 2 showers); and
- A 20m² storage area for mattresses

It is intended that the manaaki space can hold up to 96 people with banquet seating which is 12 tables of 8, 132 people in conference seating and 40 people for noho overnight sleeping.

This space will be available for private booking functions and will be managed by Te Kotahitanga, being the applicant with a booking system being used on a 365 day a year basis. The space will be available for private functions, educational classroom learning, wananga space and noho marae style sleeping. This space will be closed off from the wider building during general opening hours of the visitors centre and café and will only be available and open for visitors that have booked the manaaki space. The space will managed through Te Kotahitanga who will have a specific policy and agreement that will be signed by any person booking the space including the applicant. The space will have a booking fee for the total space and will not allow per person booking fees for overnight stays and it is not intended to compete or be a space like the Egmont

Camp House in close proximity to this proposal. The applicant wants to encourage users for cultural and educational purposes and these are likely to be at a discounted rate to private functions like conferences and weddings. This practice is not dissimilar to other private buildings on PCL land like club lodges etc.

The accommodation is marae style sleeping and overnight accommodation will be booked for those that will ensure the tikanga of marae style accommodation is followed and practiced. The space will not be used for overnight noho for those groups of people wanting to party or the like but specifically for educational and cultural reasons. The space and future booking agreement and policy will ensure alignment with the Egmont National Park Plan and the General Policy for National Parks.

This space will seek the approval of a liquor licence from the New Plymouth District Council so functions and conferences can have the option to provide and serve alcohol.

It is intended that a preferred caterer and venue manager will be employed to manage this space and provide services and staffing of functions including catering and supply and serving beverages if and when required by those booking this space.

The booking system will be made available to the general public on 24 hours, seven days a week basis and will be managed by the applicant. The booking system will be used for all users including the applicant.

3.6 Infrastructure requirements

3.6.1 Traffic management

The proposal's intention is to not alter significantly the existing car parking space provided at the site. However, minor alterations are proposed to improve the functionality of the car parking space including providing provision for buses, shuttle vans including manoeuvring of these larger vehicles.

The parking management and operation is further detailed in the effects assessment below and the Traffic Assessment provided in [Appendix Seven](#).

3.6.2 Wastewater

The existing visitors centre and Camp House buildings currently share a wastewater system with an effluent disposal field southeast of the visitors' centre building 50m upslope of the building. The preference of Te Kotahitanga is to dispose wastewater downstream of the building for cultural reasons. The site is severely constrained for

suitable locations for on-site wastewater systems given the highly significant ecological environment the site sits within. Therefore, it is proposed that an Advanced Enviro Septic (AES) system is proposed to sit under hardstand areas (parking area) on site. The detail and design of this system is detailed in the BTW Infrastructure Report attached as [Appendix Four](#).

3.6.3 Stormwater

The development will manage stormwater through on-site soakage management with the retention of the existing stormwater infrastructure on site which appears to be primarily in good condition. This includes rain gardens, vegetative filter strips, a pipe overflow system, swales and rain water tanks capturing roof run off from buildings. The BTW Infrastructure Report attached in [Appendix Four](#), details the stormwater management but sets out this will be managed through the optimisation of existing infrastructure.

Water treatment and management proposed for the site will ensure alignment with outcomes sought by *Tai Whenua, Tai Tangata, Tai Ao*, the Te Atiawa Iwi Environmental Management Plan. This has been critical to the stormwater design to ensure it gives effect to Te Mana o Te Wai.

3.6.4 Water

The preferred water management on site is rain water harvesting from roof run off. An increase in supply is necessary beyond the existing water tanks and an improvement is proposed to provide firefighting capacity. This is proposed through an additional 30,000 L water tank for the proposed building and the necessary water treatment solutions to ensure compliance with the Taumata Arowai guidelines. Firefighting water supply will be provided to the building through a sprinkler system with detailed provided in [Appendix Four](#).

3.6.5 Earthworks

Earthworks over the site will be limited to the building footprint and reconfiguration to the parking area. This includes the areas highlighted below in [Figure 8](#) the earthworks plan and further detailed in [Appendix Four](#).



Figure 8: Proposed Earthworks Plan⁷

Overall, the proposed earthworks have a total cut volume of 247m³ and a proposed fill volume of 785m³. This area is primarily limited to around the proposed building footprint and the edge north and south eastern fringes of the existing car parking area. The earthworks will require some retaining along the north eastern corner of the car park area. The earthworks will enable larger sealed car park space and enable a shuttle and bus pick up and drop off area/ parking spaces, as well as provide a level footpath connection from the building to the parking spaces.

Overall, the proposed earthworks are considered relatively limited in scale and will not alter the natural landform of the site. Detailed earthworks proposed is outlined in the Infrastructure Report of [Appendix Four](#). All best practicable construction management will be applied for all earthworks.

A Geotechnical Report has been prepared by BCD Group and this is attached as [Appendix Eight](#). This report includes work that has been undertaken on the site which has confirmed the site’s suitability for the development in terms of ground conditions. The site is not listed on the Taranaki Regional Council Selected Land Use Register and no record is held for any activities that would be considered hazardous activities have occurred on the site.

3.6.6 Road reserve

⁷ Earthworks Plan, provided in Appendix Four, Plan C04

The development has been designed to ensure the building sits wholly within PCL and is not located in road reserve. A detailed survey of the site has been undertaken to ensure the building is located outside of the road reserve. Figure 9 below shows the location of the building in reference to the road reserve. This area has been revised since the TOA Plan set provided in Appendix Three. The area inside road reserve is limited to paving and access only.

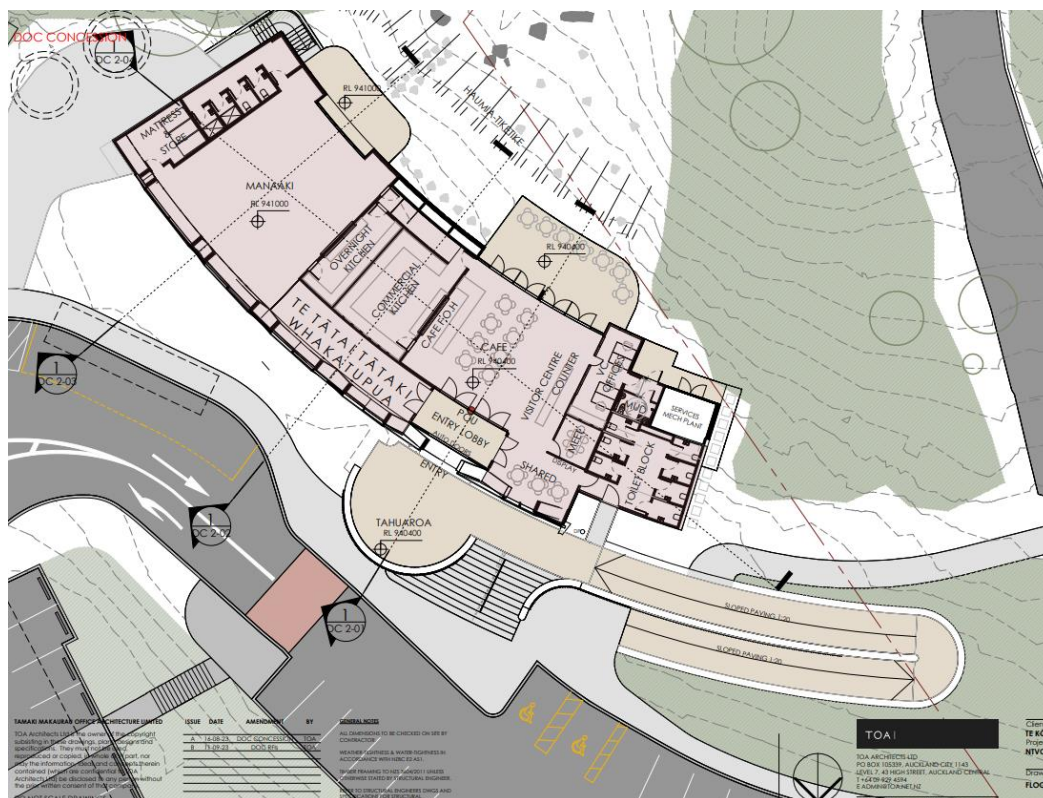


Figure 9: Proposed Floor Plan in relation to surveyed road boundary⁸

3.7 Demolition

The existing Visitors Centre is at the end of its life and has issues with the design of the building. Through extensive analysis of the existing building, it was determined that the most appropriate solution is a demolition of the existing building and a rebuild.

Stage 1 of the demolition will include the following:

- Establishment of a temporary Visitors Centre (further detailed below)
- Decommissioning of existing building;
- Demolition

⁸ Appendix 10, Floor Plan and survey plans showing road reserve

- Enabling works and final demolition

The proposed demolition works is intended to start in October 2023 with the establishment and set up of an existing temporary visitors' centre, south west of the site near the Camphouse Car Park. Figure 10 below shows the location of the proposed temporary visitors centre and toilet facility.

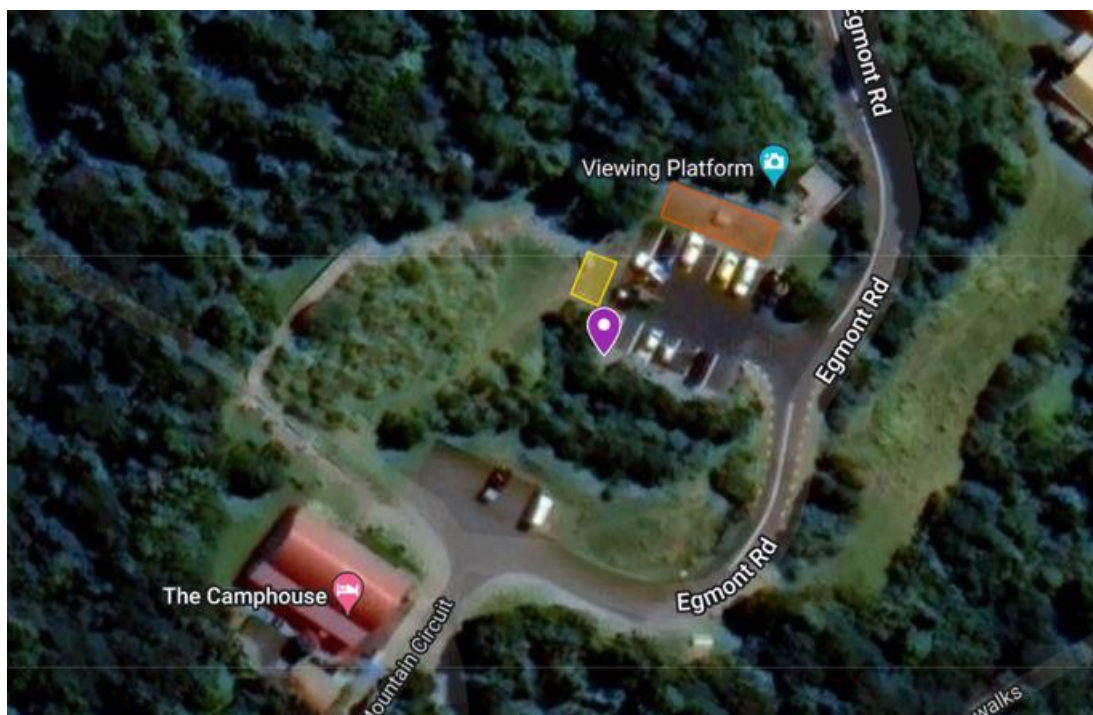


Figure 10: Proposed Temporary Visitors Centre Site Plan⁹

The orange box shown in Figure 10 above is proposed to be the temporary visitors centre building which will be approximately 12m by 3.6m, this is proposed to be a temporary Portacom style building to allow DOC staff to operate a temporary visitors centre. The staff and hours of operation will be consistent with the existing centre and those proposed above under paragraph 3.5.1.

The yellow box shown in Figure 10 is a proposed toilet amenities Portacom building block which will be 6m by 3m and provide for 3 unisex toilets and one disabled access toilet. The purple way finder marker in Figure 9 is proposed to be the location for a portable 3m by 3m building with seating and benches for shelter. The toilet and shelter buildings (yellow and purple markers) will be open 24 hours, seven days a week and enable access for the public to shelter and toilet facilities.

⁹ DOC Plan provided by Carl Whittleston dated 27/07/23

It is unclear at this stage how long the temporary facilities will be in place, likely to be up to a period of two years to enable construction, completion and fit out of the new whare.

3.8 Maintenance, renewal and disposal of former Visitors centre building

The applicant being Te Kotahitanga o Te Atiawa Trust agree to the long-term maintenance and management of the proposed building. This includes the maintenance and management of the building for the life of the concession period being 30 years. The applicant also agrees to the costs associated with the demolition of the former building and relocation of the temporary visitors' centre building.

3.9 Easements

The concession application includes the associated easements necessary to connect the building to power and telecommunications from the building to the public road, just north of the site. This also includes easements for the disposal and management of water, wastewater and stormwater, all detailed in the plan set provided in Appendix Four. These easements are aligned with the current easements necessary for the existing Visitors Centre building.

3.10 Summary

Overall, the proposal demonstrates a comprehensive high-quality development which will upgrade and improve the existing visitor centre experience and provide the opportunity for mana whenua to reinsert a presence on our tūpuna maunga.

4.0 REGULATORY APPROVALS

4.1 DOC Concession approval process

The proposal requires a DOC Concession under the Conservation Act to allow the use of private conservation land for the following:

- Demolition of the existing building;
- Temporary visitors centre buildings;
- Construction of a new building;
- On-going use of the building for the visitors centre, café and manaaki space and associated outdoor space;
- Easements associated with the new building;

The proposal seeks concession for all of the above activities related to the proposed new building.

Separate to the DOC Concession Approval process a Lizard Management Plan (LMP) has been prepared and submitted to DOC for a Wildlife Act Authority Permit (WAA). This is being processed separately with DOC and will have separate requirements to manage potential effects of lizards through the WAA process.

4.2 Engagement and Consultation

4.2.1 *Nga Iwi o Taranaki*

As detailed above the applicant includes Puketapu Hapū as active members of the project team, whom are mana whenua for the site. Engagement with Puketapu has been crucial to the design of the proposed building. A record of Puketapu Hapū support is attached as [Appendix Nine](#) to this report.

Te Kotahitanga has undertaken engagement with Ngā Iwi o Taranaki to ensure all relevant iwi across Taranaki Maunga are informed of the redevelopment with forums enabled to discuss comments and concerns directly with Te Kotahitanga. The applicant acknowledges the shared importance of this whare to all tangata whenua of Taranaki.

4.2.2 *Department of Conservation Staff*

The applicant design team includes DOC staff to ensure a well-designed fit for purpose building that will include a DOC Visitors Centre for their staff. Separate to this process, numerous hui have been held with DOC staff to discuss the DOC Concession process. Mr Chris Williams has been allocated as the DOC Senior Permissions Adviser processing the DOC Concession application and pre-application meetings have occurred with Mr Williams to enable a streamlined process.

Further engagement and consultation with other DOC experts has occurred including discussions with local DOC staff around the demolition, temporary relocation and operation of the DOC visitors centre, historical feedback from DOC Heritage expert Mr Matt Schmidt and other experts across the DOC organisation.

Overall, it is considered that the feedback and comments received from DOC staff have been considered and adequately addressed and discussed below in the effects assessment and specifically by technical reports and plans supporting this assessment. This assessment is not repeated here.

4.3.3 *NPDC Staff*

Meetings have been undertaken with NPDC staff in relation to resource consenting requirements and in relation to the management of the car parking area and wider traffic management for the construction and long-term management of this area. Further detail on traffic related matters as detailed in the effects assessment below.

A temporary encroachment licence has been sought from NPDC for the temporary visitors centre which will be partially located in road reserve.

5.0 ENVIRONMENTAL EFFECTS ASSESSMENT

5.1 Actual and Potential Effects on the Environment

The potential or actual environmental effects relevant to this proposal relate to the following matters:

- Cultural effects;
- Visual amenity and character of the receiving environment;
- Landscape effects;
- Ecological effects;
- Heritage effects;
- Transport and Traffic management;
- Effects on infrastructure and services;
- Construction effects (including earthworks);
- Easement required and their effects; and
- Positive Effects

The relevant effects identified above are assessed in turn below

5.1.2 *Visual amenity and character of the receiving environment*

The proposed whare is located in a similar position and is of a similar scale to the existing building on site. The replacement building means the effects of built form and development in this location is established. The building is a high-quality development that provides a cultural narrative and representation of mana whenua on Taranaki Maunga. The building will visually be an improvement on the current building and is being designed to more accurately represent and portray the environment in which it sits, consistent with the outcomes sought by *Tai Whenua, Tai Tangata, Tai Ao* and the Egmont National Park Management Plan.

The location of the building on site means it is located in an area of built development. The site is surrounded by dense vegetation in all directions beyond the car parking space and is therefore, well screened from direct views from public vantage points outside of Te Papakura o Taranaki. Lighting and materiality of the building have been carefully designed to ensure the building is sympathetic to the surrounding environment and that the building respects the important character of the area.

Views of the site will be experienced from points on Taranaki Maunga, particularly higher up when looking down on the site where vegetation becomes less dense, and views are more expansive. However, these views are at a distance and the colour and materiality will ensure the building beds into the environment. Any views of the building from further up Taranaki Maunga are viewed against the car parking area and will not be any worse than current views of the subject site.

Overall, it is considered the proposed development will not adversely impact the existing character and amenity experienced on the subject site and wider receiving environment.

5.1.3 Landscape effects

The existing development area and surrounding environment is described in preceding sections of this report. Due to the sensitive environment in which the proposed building will be located, any landscaping needs to be reflective of the vegetation and landscape on the site.

All landscaping will be reflective of the existing ecological environment and meet the recommendations of the Ecological Memo provided in [Appendix Five](#). The Landscape Plan and Report are provided in [Appendix Six](#) and set out opportunities within the site to further enhance the proposed development. This includes some planting in the rain gardens but is primarily limited to around and in front of the proposed building. It is intended all planting will soften and fit seamlessly with the proposed building and the existing ecological environment.

No landscaping or planting will occur that is not harmonious and reflective of the existing environment. The planting will be sympathetic and consistent with the existing environment and therefore is intended to enhance the proposed development and soften built form effects. Any potential effects resulting from proposed landscaping is considered positive to the development.

5.1.3 Ecological effects

The proposed building site is located in an area of established development, with the building footprint primarily located over the existing building area. Therefore, little vegetation clearance is necessary to construct the new building and associated car parking upgrades. This was an intentional design element to ensure and protect the ngahere adjacent to the proposed building and car parking area.

Any vegetation clearance necessary is limited in scale and further discussed in the Ecological Memo attached as [Appendix Five](#) to this report. The development will involve the removal of an existing kāmahi tree that the Ecological Memo recommends is to be relocated. This is offered as a condition of consent. The memo summarises as follows *“In summary, early ecological recommendations have been integrated into engineering design in that, based on current preliminary design drawings, vegetation clearance is to be limited to the marginal bush/shrubbery and pockets of toetoe (substantially lower ecological values relative to the intact forest interior)”*. Overall, based on the conclusions of the Ecological memo potential effects on vegetation are low.

In terms of potential effects on herpetofauna a Lizard Management Plan (LMP) has been prepared and submitted to DOC for a permit, this LMP is attached in [Appendix Five](#). This separate permit process will ensure the necessary relocation of any lizards to enable the development of the site and avoid potential adverse effects on herpetofauna.

Further, design elements like lighting, and external glass treatment will ensure the management of potential effects of bird and bat species and ensure their protection. These considerations set out in Appendix Five will be incorporated into final building design to mitigate any potential effects from the proposed building.

Construction Management Plans will be in place for the duration of the construction period to ensure construction effects are managed which include silt and sediment control to ensure no adverse effects on adjacent waterways. The waterbodies in proximity of the application site are scheduled Statutory Acknowledgement to Te Atiawa under the Te Atiawa Claims Settlement Act 2016. Statutory acknowledgement is the recognition of the cultural, traditional, spiritual and historical relationships Te Atiawa has with those areas. A Construction Management Plan is offered as a condition of concession.

Overall, it is considered that the proposal can manage any potential ecological effects through building location, design and material considerations. Best practice construction management will also manage any potential construction effects.

5.1.3 Cultural Effects

The applicant has engaged from the outset of this development with Puketapu, as outlined in Section 3.1, with Puketapu representatives being critical members of the design team.

The applicant, being Te Kotahitanga o Te Atiawa, have an aspiration for this development to signify an exemplary development, with hapū and iwi values at the forefront.

As a result of this ongoing and enduring relationship with Puketapu Hapū, no formal Cultural Impact Assessment has been prepared to support this application. The applicant, with the support of Puketapu Hapū, offers the following recommendations to form conditions of concession which will ensure cultural effects are appropriately addressed, these are:

- *The reflection of the cultural narrative to be provided in the design and implementation of the built form on site as shown in Appendix Three;*
- *The use of cultural monitors for all earthworks;*
- *The imposition of Sediment Control Plan as offered in Appendix Four;*
- *The imposition of stormwater management controls on site as offered in Appendix Four;*
- *The imposition of Construction Management Plans ensuring earthworks and erosion sediment control plans; and*
- *Accidental discovery protocols are imposed;*
- *Certification process for Puketapu to certify Construction Management Plans (including Erosion and Sediment Control Plans) and Landscaping Plans.*

The development team, including the applicant, is working closely with Puketapu to ensure the implementation and action of these recommendations. It is considered that these recommendations will be implemented, and any potential cultural effects avoided.

In terms of Ngā Pou Whakatupua, the proposed development ensures the on-going relationship of Te Atiawa uri is provided with Taranaki Maunga. This will ensure our Te Atiawa identity, tikanga, reo, health and wellbeing is maintained for future generations. The proposal is considered to be consistent with Ngā Pou Whakatupua.

Overall, it is considered that the proposed development will ensure Puketapu Hapū and Te Atiawa values will be acknowledged and recognised. Any potential cultural effects will be mitigated through the implementation of the measures listed above.

In addition, the proposed development will enable our cultural presence on Taranaki Maunga and the ability for mana whenua to undertake tikanga and other practices in our own whare, thus, a positive cultural contribution to sit alongside the current Te Papakura o Taranaki redress process.

5.1.4 *Heritage effects*

A Heritage Assessment has been undertaken and provided in Appendix Three to this report. This Heritage Assessment sets out the heritage context of the existing site with significant heritage linked to the former North Egmont Hostel as shown in Figure 2 above which was located in close proximity to the proposed building site and car parking area. Whilst the building has been demolished it is understood some potential footings could be uncovered in site works across the car park space. The Heritage Assessment makes the following recommendation to manage potential heritage effects:

- An archaeological investigation is undertaken during earthwork for the carpark to mitigate effects on the footings of the former North Egmont Hostel

The applicant commits to ensuring an archaeological assessment is undertaken at the time of earthworks and any steps to avoid, remedy or mitigate impacts on the former buildings footings occurs. It is acknowledged little earthworks across the wider car park are proposed and in the event of rediscovery, best practice protocols would occur alongside the expertise of an archaeologist. Recommendations are set out in Appendix Three and it is considered these will form conditions of the Concession approval, the applicant accepts this. Given this proposed mitigation it is considered potential heritage effects from the proposed development can be suitably managed.

5.1.5 *Transport and traffic effects*

The applicant has undertaken a Traffic Impact Assessment and this is provided in Appendix Seven to this report. The potential traffic and transport effects are separated into the following categories:

- Temporary visitors centre and construction effects;
- Proposed building and demand effects

The development and design ensures that the parking spaces and access locations on site are suitably designed and located to contribute to a quality-built environment, and to ensure that the safety and efficiency of both pedestrians and vehicles are considered when assessing place-making, movement and access function across a site.

A full assessment and description of the transport related aspects of the proposal is contained within the Transportation Assessment Report, prepared by BTW, and attached in [Appendix Seven](#).

5.1.5.1 Temporary visitors centre and construction effects

The proposed construction of the building including the relocation and temporary visitors centre will result in a temporary loss of car parking spaces over the construction of the build. This is considered a temporary effect and will be appropriately managed alongside a Construction Management Plan. Figure 10 above and Figure 11 below address the temporary construction related areas that will result in a loss of temporary car parking.

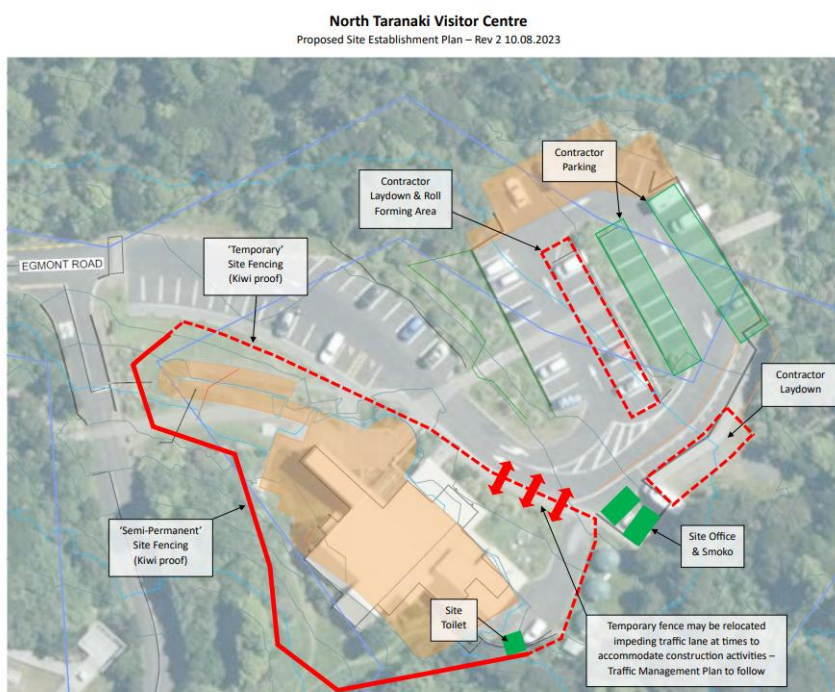


Figure 11: Proposed Site Establishment Plan¹⁰

The Traffic Assessment provided in [Appendix Seven](#), concludes that these construction effects can be appropriately managed through construction management and communication to users through signage and public notices. These effects are considered temporary in nature and can be mitigated through effective construction management.

5.1.5.2 Proposed building and demand effects

¹⁰ Site Establishment Plan – Clelands Construction dated 10/8/23

It is acknowledged that the proposed building will create a demand beyond the existing building and this relates to the manaaki space that enables the ability for events to be held on site. This is over and above the existing visitors centre and café demand currently experienced at the existing building on site. As outlined above in Section 3.5.3 this space can hold up to 132 people for conference and or classroom style events and the ability to hold up to 40 people for overnight noho.

The Traffic Report in [Appendix Seven](#) assesses potential traffic demand on the manaaki space as follows for light vehicles compared to a shuttle bus option. These two options are set out in Figures 12 and 13.

Table 4.1: Traffic generation related to light vehicle transport of Manaaki events (using MVO 1.8 - 2.3)

Activity type	Total maximum attending	Vehicle movements (in/out)	Total vehicles / carpark peak
Banquet / Kai	96	84 - 108	42 – 54
Conference / classroom	132	118 – 148	59 – 74
Noho / overnighting	40	36 - 46	18 - 23

Figure 12: Traffic generation related to light vehicle transport for events in the Manaaki space¹¹

Table 4.2: Traffic generation related to shuttle/bus transport of Manaaki events

Activity type	Total maximum attending	Shuttle movements (9-10 people/vehicle excl driver) (in/out)	Shuttles parked (worst case)	Bus movements (48 people/vehicle excl driver)	Buses parked (48 seater)
Banquet / Kai	96	20 - 22	10-11	4	2
Conference / classroom	132	28 - 30	14-15	6	3
Noho / overnighting	40	8 - 10	4-5	2	1

Figure 13: Traffic generation related to shuttle or bus transport for Manaaki events¹²

These two tables shown above and further assessed in Appendix Seven, detail the likely demand this space could have on the parking in the immediate area. It is considered likely some of these events and functions would occur outside peak demand for the car park space, which is during the day in the summer months. However, if events were to occur in these peak demand, period conflicts could occur and parking and traffic management could be affected. The Traffic Assessment, detailed in [Appendix Seven](#) therefore recommends an Operational Traffic Management Plan (OTMP) to be implemented and reviewed on an ongoing basis to ensure the current peak traffic and car park demand is not increased. This is likely that this plan would ensure/ require that functions occurring in the Manaaki space during

¹¹ Traffic Assessment, Appendix Seven – Table 4.1.

¹² Traffic Assessment, Appendix Seven – Table 4.2.

peak recreational user time periods would need to utilise a bus or shuttle service for the functions to avoid traffic and parking conflict.

The Traffic Report concludes the OTMP to be an appropriate solution to manage the manaaki space and avoid any conflict with peak demand users on Taranaki Maunga. Provided this can occur, it is considered that the manaaki space can function without adversely impacting the traffic generation to the site and the adjacent parking spaces which in peak periods currently face high demand.

In summary, it is considered that the increase in demand created by the manaaki space can be appropriately managed through onsite management to ensure shuttle or bus services occur to avoid peak recreational demand conflicts. This will be managed through an OTMP as set out on the recommendations in [Appendix Seven](#).

5.1.5.3 *Traffic and parking demand summary for wider recreational issues*

It is important to highlight that the proposed development is not intended to address or alleviate the car parking management issue currently experienced in the location of the subject site as a result of recreational demand on Taranaki Maunga. This is a separate issue that NPDC are working alongside Te Kotahitanga o Te Atiawa, DOC and other key stakeholders to address in the coming months. The intent of this proposed development is to ensure no greater potential effects on traffic and transport occur as a result of the development.

The current car parking demand and traffic management in relation to the subject site car parking space and wider recreational demand on Taranaki Maunga is a known issue and is proposed to be addressed by NPDC acquiring a section of land adjacent to Te Papakura o Taranaki, opposite Rahiri Cottage on Egmont Road. The NPDC Business Case for the potential development of a carpark at the land adjacent to Te Papakura o Taranaki, summarised the current issue as follows:

“ There have been mounting traffic congestion problems on Egmont Road within the National Park boundary; this is due to the success of Mount Taranaki as a tourism destination. The increased tourist numbers during peak times and the lack of parking areas forces visitors to park on the road side, creating safety issues as the road becomes congested and unsafe.

...Whilst operational traffic management has proved effective in the last 18 months during peak times, by closing the road and limiting traffic movements; this option gives a negative experience to the public and restricts the amount of people able to enjoy the National Park.

The construction of an off-road carpark facility has been identified as the recommended solution due to the inability to expand the existing carpark at the Visitor Centre and the lack of safe on road parking near the top of the road”.

NPDC securing the purchase of the 9000m² section opposite Rahiri Cottage, identifies and acknowledges the current parking shortfall associated with recreational values associated with Taranaki Maunga. It is envisaged that the current proposal and Te Kotahitanga o Te Atiawa will continue to work alongside this venture with NPDC and other stakeholders to deliver an experience to visitors that is an improvement beyond what is currently provided. The reconfiguration to the car parking space provided by the proposal will enable more efficient on-site manoeuvring for buses and shuttles and a dedicated parking and pick up and drop off space for these users. The provisions of these car parking spaces will enable the function of these services and a connection between the top car parking space and the lower proposed car park.

Overall, it is considered that the proposed development will not alter or adversely affect the traffic and parking demand to the site, except for the manaaki space which does create a potential to increase demand to the building beyond what is currently provided by the existing space. However, this can be appropriately managed through traffic management plans to ensure the use of buses and shuttle services to larger events to avoid conflicts with peak demand at this site on Taranaki Maunga.

In summary, it is concluded that any potential traffic effects onsite or on the adjacent road network from the configuration of the proposed parking and access layout/design and traffic generation can be appropriately managed through an operational traffic management plan for the site. Overall, it is considered that the traffic effects would be acceptable and are able to be effectively managed to avoid conflicts and any increase in parking demand on the subject site and adjacent parking areas.

5.1.5 Earthworks and Construction effects

BTW have prepared an Infrastructure memo, attached at [Appendix Four](#) which details the required earthworks. The Earthworks Plan (provided in Figure 8 and Appendix Four) estimates a total of 247m³ of cut volume and 785m³ of fill volume across the construction area.

The earthworks across the site will be temporary in nature and only occur over the limited construction period to enable the development. The earthworks will be undertaken in accordance with the attached Infrastructure report which comprehensively details measures to minimise surface erosion, and the discharge of sediment-laden water from the site during and after earthworks have been undertaken.

No earthworks will occur that will alter the natural contour and nature of the site, this will be retained and therefore won't create adverse amenity effects beyond those temporary construction effects. A retaining wall is proposed along the northern corner of the bottom car park and this is to enable the car park to be physically separated from the existing bush vegetation boundary and provide adequate car parking spaces. This is proposed to have a maximum height of 1.3m for a length of 24m as shown on the earthworks plan. Further retaining is proposed around the southern side of the building and its entrance as detailed by the blue dotted lines on the earthworks plan. The southern retaining wall will have a maximum height of 0.9m for a length of 34m, with a smaller retaining wall proposed along the pedestrian access into the site to ensure an at grade disability access. The smaller retaining is proposed at maximum height of 2.4m for a length of 24m.

It is considered that any surface run-off or sedimentation effects resulting from earthworks undertaken on the site can be avoided, remedied, and mitigated by the implementation of the Erosion and Sediment Control Plans.

General construction related effects will be limited to earthworks, formation of site access, installation of servicing, general contractor movements and physical construction of the building. All construction activities will be undertaken in accordance with the best practice construction management to ensure the management of construction noise and dust management. A Construction Management Plan (CMP) is proposed to be in place for the construction period of the site to ensure potential construction effects are managed. Clelands Construction, the construction team on the project, have provided a site establishment plan which details the necessary temporary fencing to occur to enable construction and the protection of the wider public. Figure 10 above details this site establishment plan.

This site plan details fencing around the building area without impacting on adjacent car parking spaces with a contractor parking and laydown area identified in the car parking space. This area will result in a temporary loss of car parking spaces over the construction period. This is considered a temporary effect during construction and is necessary to enable the development. Carparking effects are discussed above including temporary effects from construction.

In addition, the effects of construction traffic are considered to be less than minor. The surrounding local road network will be able to accommodate the traffic volumes associated with the construction phase which is temporary and commensurate with what can reasonably be anticipated through this redevelopment project.

Overall, the proposed on-site development is considered appropriate for the site and

will not generate adverse visual effects for the reasons previously stated. Best practice construction management will be followed when the earthworks is undertaken which will suitably manage on-site earthworks and construction related activity such that resulting effects will be appropriate.

5.1.6 Infrastructure and servicing effects

As described in Section 3.6 of this report the site will be serviced by on-site rainwater collection for water, with some upgrades to the existing systems provided on site. A wastewater treatment and disposal system will be installed under the existing car parking spaces, with stormwater management including rain gardens and raincells in and around the building and car parking area. Further details of the three waters systems and their management are outlined in [Appendix Four](#), the Infrastructure Report.

Overall, the Infrastructure Report ([Appendix Four](#)) demonstrates that water, wastewater and stormwater can be appropriately managed on site and discharged without creating any adverse effects on the adjacent or wider environment. Therefore, all potential servicing and infrastructure effects are considered to be acceptable.

5.1.7 Easements required and potential effects

The easements necessary for the proposed building are limited in scale and nature and relate to the following:

- Power and telecommunications
- Wastewater disposal field; and
- Stormwater management

These infrastructure facilities are all managed within the immediate environment of the site and align with the existing easements necessary for the existing visitors centre building. A Powerco transformer substation will be required to be relocated from its current location near the existing building and located in the car park area as shown in below in Figure 14. This will be retained within PCL.



Figure 14: Proposed location for external substation transformer shown in red.

The necessary easements are limited in scale and align with existing easements necessary for the existing building operation. No effects beyond the immediate environment are anticipated from these easements and all external infrastructure will be screened and where possible beautified to ensure it fits with the surrounding environment.

5.1.8 Positive Effects

The proposal will create a number of positive effects, these are:

- The acknowledgement and presence of mana whenua on Taranaki Maunga, a place for Puketapu, Te Atiawa uri and the Taranaki community to be proud of;
- A cultural narrative that reflects a positive beginning for Puketapu, Te Atiawa and the wider Nga Iwi o Taranaki collective in Te Papakura o Taranaki;
- Enhancement of Ngā Pou Whakatupua and connection to Te Kāhui Tupua;
- A new high-quality building that will enable a variety of uses by a variety of users;
- An opportunity for an educational facility and classroom on Taranaki Maunga;
- An improvement to the management of three waters on the site;

- An improvement on the car parking space to enable better manoeuvring and parking for buses and shuttle services.

5.1.8 Overall Conclusion of Effects

On the basis of the above assessment, any adverse effects of the proposal on the wider environment are considered to be able to be appropriately managed and acceptable.

5.2 Any Other Matters

Tai Whenua, Tai Tangata, Tai Ao

Tai Whenua, Tai Tangata, Tai Ao an Iwi Environmental Management Plan (EMP) for Te Atiawa covers a wide range of matters. It is considered that the development has been designed to give effect to this EMP. The EMP acknowledges the intricate and reciprocal relationship that Te Atiawa has with the land, the people and the environment. The proposal will ensure the mauri of Puketapu and Te Atiawa whānau, Te Atiawa community, Te Atiawa hapū and, most importantly, the ecosystem is retained and enhanced (Figure 1.1 of the EMP). The development is considered to align with this document and its intentions.

Egmont National Park Management Plan

The Egmont National Park Management Plan (ENMP) was developed in 2002 and is relatively outdated. However, the ENMP is broken down into five key goals which include; ecological management, spiritual and cultural values, community involvement, surrounding environment and public use. The proposal aligns with these key goals and reflects a positive progression for co-design on Taranaki Maunga.

Of particular relevance to the proposal are the following sections:

Section 2.2.5 – Management Philosophy. This section is of relevance as it discusses public use across the National Park which enables and encourage enjoyment and a benefit for all of the public. This proposed building aligns with this philosophy as it will be a public building with access to the Café and Visitors Centre available on a daily basis with the Manaaki space available for private bookings to enable a purpose built function and educational centre on the Maunga which is easily accessible to all people.

Section 3.1.1 – Kaitiakitanga. This section seeks to recognise the role of iwi as kaitiakitanga across the Maunga. This section of the ENMP aligns with the current progress being made through Te Papakura O Taranaki redress package. This new whare provides and recognises mana whenua on the Maunga and provides a whare on our whenua to enable and recognise kaitiakitanga.

Section 3.3- Use Management. This section discusses the management and identification of potential adverse effects. This report in details discusses all actual and

potential adverse effects this proposal could have on the Maunga. It is this reports conclusion, alongside the wider project philosophy to ensure all potential adverse effects are appropriately avoided and or mitigated.

Section 3.3.1.1 – Facilities and Services Policy. This section seeks to enable the provision of facilities and services on the Maunga that allow visitors to enjoy the National Pak in a safe manner. It is considered this building will align with this section and provide a world class facility for locals and visitors alike to enjoy the location and presence on the Maunga.

Section 3.3.1.1 – Visitors Centres – Action 2. This section seeks to operate the café at the North Egmont Visitors Centre under a concession arrangement. This concession application sought, enables a café to continue to operate and provide enjoyment and nourishment to those visiting the Maunga.

Section 3.3.1.3 – Accommodation Policy. This section seeks to provide or enable accommodation facilities within the Maunga that enable a wide range of visitors to stay overnight without affecting park values. As detailed in the application above, the proposed where will enable overnight accommodation in the Manaaki space to be booked for private functions. The proposed building will not be like a hut where you can book a per bed fee but will rather enable the booking of the whole manaaki space for education and cultural reasons. A booking system and required booking agreement will be necessary for all users including the applicant. The overnight accommodation is marae style sleeping and will only be for those undertaking cultural or educational practices on the Maunga. This accommodation is intended to suit a certain market only and won't be in conflict with the huts and Camphouse already on the Maunga. This aligns with this section of the ENMP. The applicant will ensure the accommodation aspect of the Manaaki space complies and is consistent with the ENMP through the management of the booking system and the booking policy that will be drafted and be required to be signed by any future users.

The proposal is consistent with the ENMP.

6.0 CONCLUSION

Any effects on the environment (either individually or collectively) will be acceptable, especially in context of the existing receiving environment which includes an existing building on the subject site.

An assessment of actual and potential effects has been made and application is able to demonstrate potential effects can be suitably avoided and or mitigated through design and proposed conditions offered.

Based on the above, the application demonstrates a development that is consistent with the outcomes sought in the ENMP and aligns with the intentions for Te Papakura o Taranaki.



Principal Planner BREP (Hons) / MNZPI
8 September 2023