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ATTENTION:

s 7(2)(f)(ii)

Full draft copies of the Holiday Park
Master Plan, landscape + visual assessment
and visual analysis attached for your
review,

Regards,

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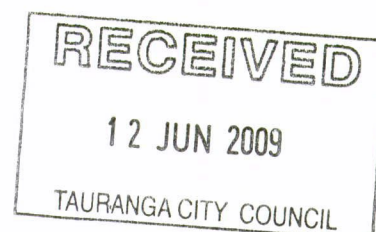


Assessment of Landscape and Visual Effects

for

Beachside Holiday Park Redevelopment

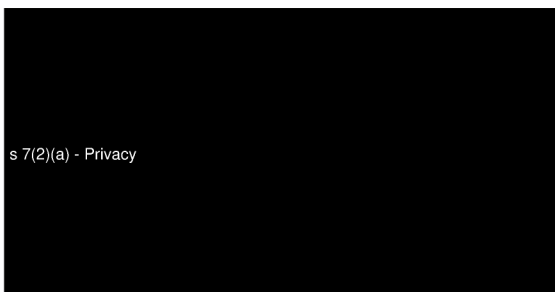
Adams Avenue, Mount Maunganui



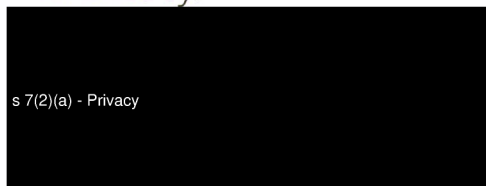
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Date: 4th June 2009
Reference: T07166_A
Status: DRAFT

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1.0 Introduction

- 1.1 In April 2007, Boffa Miskell Ltd was engaged by Tauranga City Council to assist in the development of a comprehensive master plan for the redevelopment of the Beachside Holiday Park at the foot of Mount Maunganui. Council's intention in commencing the master plan was that the upgrading of the holiday park be undertaken in a holistic manner so as to achieve best practice design outcomes and positive environmental outcomes.
- 1.2 The full master plan has been included with the application and provides a full account of the design process, from site analysis and consultation phases through to design objectives and redevelopment concepts. References to the master plan figures are made throughout this assessment.
- 1.3 This assessment looks specifically at the landscape and visual effects of the proposed upgrades to the Holiday Park. As the natural and cultural landscape qualities of the Mount Maunganui area are instrumental to the holiday park's popularity and success, landscape character has been a primary consideration through the design process.
- 1.4 This assessment provides an overview of the existing character and amenity of the specific site as well as the broader Mount Maunganui landscape. The proposed activities are then tested against the existing objectives, rules and policies of the operative District Plan to determine the compatibility of the proposed works with the characteristics of the receiving environment.


2.0 District Plan and Key Assessment Matters

2.1 This assessment of urban design, landscape and visual amenity effects has been undertaken with reference to relevant provisions within the Operative Tauranga District Plan August 2006. The subject site is located within the Conservation Zone. The site is partially covered by a Coastal Hazard Erosion Policy Area towards the northern interface with Mount Main Beach.

2.2 Regional Coastal Environment Plan

The Regional Coastal Environment Plan identified the combined landscape of Mauao, Motoriki Island and Motuotau Island as an Outstanding Natural Feature and Landscape.¹ The Generic Policy for Headlands applies directly to Mauao. The fifth schedule of the RCEP lists guidelines for the management of natural features and landscapes.² These guidelines aim to restrict skyline effects, prevent earthworks that adversely effect headland landforms and encourage planting that enhances the natural vegetation pattern.

2.3 District Plan Chapter 22- Conservation Zone

Table 22.1 lists permitted activities in the Conservation Zone. Based on this table, the following proposed activities are not permitted/ discretionary (Need input from  BECA here);

- The construction of 8 holiday cabins;
- Earthworks (can we quantify this?);

Proposed signage upgrades, native planting, fencing and public recreational facilities such as the lookout are considered permitted activities.

2.4 District Plan Chapter 4- Natural Resources

2.4.1 The holiday park is identified alongside Mauao as an Outstanding Landscape Feature. While the District Plan maps do not currently delineate the physical extent of identified Outstanding Landscape features, the 1995 District landscape Study completed by Boffa Miskell maps features at a broad scale. Following from Section 6 of the Resource Management Act (1991), **Objective 4.1.1** of the District Plan is as follows;

To protect and, where appropriate, enhance the visual qualities of the outstanding landscape features of Tauranga District.

2.4.2 **Section 4.1.2.2** outlines the general landscape qualities to be protected in the Coastal Environment. The proposed upgrade of the holiday park is assessed with relation to these qualities in section 8 of this assessment.

¹ Regional Coastal Environment Plan, 2003, Fourth Schedule, p.185, Map Sheet 9C of 49

² Regional Coastal Environment Plan, 2003, Fifth Schedule, S5.2 Headlands, pp 193-194

- 2.4.3 **Section 4.1.6** of the Plan lists Anticipated Environmental Results for Outstanding Landscapes. The proposed upgrade of the holiday park is measured against these anticipated outcomes in section 8 of this assessment.
- 2.5 **District Plan Review: Tauranga District Landscape Study**
- 2.5.1 The District Landscape Study (1995) provides the broader direction for the management of Landscape character issues at Mount Maunganui. Section 6.2 (page 33) of the study identifies Mauao as an Outstanding Natural Feature and Landscape reinforcing the fact that it is nationally recognised and one of Tauranga's best-known symbols.
- 2.5.2 The District Landscape Study is currently being reviewed to ensure that the management of the district's landscapes is consistent with landscape assessment and evaluation approaches regionally and nationally. One of the proposed changes of the study is to align with the Regional Coastal Environment Plan (RCEP) which identified the historic reserve as an Outstanding Natural Landscape and Feature (ONL&F), but not the recreation reserve (including the holiday park) component as this does not meet the identified assessment criteria. These assessment criteria for ONL&F are based on the WESI criteria (WESI vs QLDC c.180/99) which include consideration of a broad range of factors.
- 2.5.3 While it is anticipated that the Recreation Reserve will no longer be included within the ONL&F boundary once the District Plan has been updated, the management of the interface between the holiday park and Mauao is of vital importance to the protection and enhancement of the adjoining landscape. Future changes to the holiday park need to be sited and designed in such a way that they maintain the integrity of the broader Mauao landscape.

3.0 Guidance from Council Strategies

3.1 **Mount Maunganui North Neighbourhood Plan** (*March 2002*)

- 3.1.1 The Mount Maunganui North Neighbourhood Plan was completed in 2002 in consultation with the local community to address how change, residential intensification and pressure on local resources could be managed.
- 3.1.2 Community consultation undertaken in the development of the Neighbourhood plan recognised several urban design principles. These included the strengthening of public spaces, enhancement of connections and the celebration of local themes and character through design.
- 3.1.2 General guidance is provided with regards to planting themes, encouraging the use of New Zealand natives including Pohutukawa, Puriri and Karaka.

3.2 **Mauao Reserve Management Plan** (*1998*)

- 3.2.1 Reserve Management Plans for Mauao and other reserves in Mount Maunganui North were last completed in August 1998. Under the Reserves Act 1977, Mauao reserve contains two reserve classes, namely the holiday park area that is classed 'Recreation Reserve' and the remainder of the landform which is classed 'Historic Reserve'.
- 3.2.2 The first goal of the management plan is related directly to the protection of landscape character. Several of the objectives following this goal are of direct relevance to the Holiday park upgrade. These have been summarised below for reference;
- Objective 1 (3.1.1) relates to restoration of the "*cloak of Mauao*" meaning the gradual restoration of native vegetation within the reserve.
 - Objective 5 (3.1.5) relates to Buildings, Structures and Facilities on Mauao. The recreation reserve and holiday park is considered to be cluttered with buildings which '*reduce the open space and landscape character of the reserve*'.
 - Policy 3.1.5(b) provides guidance on the public enjoyment of the reserve, stating that facilities to improve public enjoyment shall be '*appropriately designed and located*'.
- 3.2.3 The third goal of the Management Plan addresses the recreational and amenity needs of residents and visitors. Key policies following from this goal are listed below:
- 3.3.2a '*..promoting low-impact, pedestrian, passive recreational activities and amenity values in the reserve.*'
 - 3.3.2o '*Create a main pedestrian entry, main gate and interpretation structure In which various aspects of Maori culture and history of Mauao will be displayed.*'
- 3.2.4 Goal 3, Objective 3 of the Management Plan relates specifically to the camp ground and highlights the need for improved access to Mauao along the back of the camping ground and along the beach front. This would also involve the improvement of signage and visual amenity.

4.0 Site Context and Description

4.1 Broader Landscape Context

- 4.1.1 The defining features of the Mount Maunganui peninsula are the volcanic landforms of Mauao, Hopukiore and Moturiki. These land formations are all

remnant lava domes formed by the upwelling and outpouring of viscous rhyolite laval about four million years ago.³

- 4.1.2 Mauao is a prominent landmark for the District and Region with the relationship between its conical mass and the sweeping curve of Pilot Bay of particular visual significance. The 232m summit of Mauao is fringed by rock cliffs and comprises two domes with an undulating central area with the highest point being to the south east. Mauao, Moturiki and Hopukioire are connected by a sand plain (tombolo) that has deposited over the last few thousand years.
- 4.1.3 Mauao supports the largest area of mass native vegetation cover on the Mount Maunganui peninsula. Historically grazed in the early 1900's, the lower slopes of Mauao remain grazed however the upper slopes have been restored to native bush cover. Historic aerial photos show the continued revegetation that has occurred on Mauao since the 1970's, gradually fulfilling the Reserve Management Plan Objective of '*Restoring the Cloak of Mauao*'.
- 4.1.4 The coastal edges of Pilot Bay and the Main Mount Beach serve as important interfaces between the urbanised and coastal environment. Mature Norfolk Island Pines and Phoenix Palms line the grassed reserves along Pilot Bay. Norfolk Island Pines are also a prominent element along Marine Parade and the Main Beach. A broad public boardwalk, open grassed areas and remnant dunes buffer the natural coastline from Marine Parade and the urban area.

4.2 Urban Environment

- 4.2.1 Mount Maunganui is a highly urbanised area and there is a discernable increase in the scale and intensity of built form as one moves from Mount Drury towards Mauao. This is partly due to the building height plane applied within the District Plan which provides for a sweeping height plane increasing between Hopukioire (Mt Drury) and Mauao. Moving along Maunganui Road, low-rise apartments with open, established, residential-scale gardens nearest Commons Avenue are gradually replaced by mid and high-rise apartments. Adams Avenue serves as transition zone between the high-rise development to the south-east and the holiday park at the base of Mauao.
- 4.2.2 Whilst people continue to associate the Mount Maunganui area with the small-scale holiday baches of the past, the urban environment has clearly undergone a substantial change in the past century. Nevertheless, the nostalgia associated with the historical characteristics of the area is an important contributing factor to Mount Maunganui's identity. The handful of holiday baches that remain add greatly to the character and appeal of the area.

4.3 Mauao Reserve and Holiday Park

- 4.3.1 Crossing over to the western side of Adams Avenue, the presence of built form reduces significantly, giving way to the dominant landform of Mauao. The

³ (Moore, 1994; Gibb, 1995).

recreation reserve extends approximately 100m from Adams Avenue, where the Historic Reserve begins. The recreation reserve includes the holiday park, hot pools, the Mount Maunganui Surf Club and various walking trails connecting to the Mauao base and summit tracks. The natural landform of the holiday park has been highly modified as the result of past earthworks to create camp and caravan sites, internal roading and platforms for permanent structures such as amenity blocks. A central spur rising to the north-west of Adams Avenue provides physical and visual separation between the Oceanside and Harbourside camps.

- 4.3.2 The built scale of the holiday park provides a reference and reminder to the early 1900's holiday resort character of the Mount when a scattering of baches and cottages fringed the sandy peninsula. The sense of transience and seasonal changes of activity associated with holiday destinations is clearly reflected in the appearance and character of the holiday park. The park is typically full over the summer months with visitor numbers lessening during the cooler months, when the oceanside camp is favoured above the harbourside camp sites.

4.4 Cultural Landscape Values

- 4.4.1 The history of the Mount Maunganui area is rich with Maori and European settlement and use. Mauao Historic Reserve has been returned to tangata whenua and is of importance to Ngati Ranginui, Ngaiterangi and Ngati Pukenga, being a taonga that symbolises the identity of each iwi. The Reserve Management Plan ('RMP') for Mauao notes that cultural associations go beyond physical and aesthetic values with Mauao acting as the *'..link between both the metaphysical and physical worlds, and between the past, present and the future'*
- 4.4.2 The RMP also notes the long period of association with Mauao as a recreational amenity and holiday destination for a large number of people. The holiday camp is very much a part of the cultural landscape in that it is an ongoing reminder of the low-key holiday character and peaceful atmosphere that people identify with Mauao.
- 4.4.3 Sightlines from numerous marae and public locations towards Mauao are of cultural importance as they provide a visual connection between landscapes. Of particular importance are the visual connections between Mauao and nearby Hopukioire and Moturiki. While the strength of these view shafts has been diminished somewhat by high-rise development in the residential H zone, the more elevated areas of the holiday park along the central spur still provide good views towards these other features.

4.5 Recreational Values

- 4.5.1 Mount Maunganui continues to be a popular holiday destination for the local, regional and international tourism markets. The beaches are a significant drawcard, and Mauao itself is a major destination, with almost 1 million people completing the 3.4km circuit around the base of the Mount each year. The area

hosts a range of events and the hot pools on Adams Avenue are a familiar landmark for locals and visitors.

- 4.5.2 The holiday park itself facilitates the recreational use of the Mount Maunganui area providing affordable accommodation in the form of camp and caravan sites. People who have visited or stayed in the site during summer will acknowledge that the concentration of people, caravans and tents in the holiday park does contribute to the overall atmosphere and identity of the Mount.
- 4.5.3 The walking trails to the Mauao summit and base track run around and through the holiday park, meaning that the entire holiday park serves as an area of public open space. The experience of walking around the Mount always starts and finishes with the holiday park and as such the landscape character and amenity of the park provides the all important first and last impressions for visitors. For this reason, it is vital that upgrades to the holiday park maintain and enhance the characteristics that contribute to the recreational values of Mauao and the Mount Maunganui community.

5.0 Overview of Revised Proposal

5.1 Guiding Objectives for Master Plan

5.1.1 Site analysis and community consultation helped to shape a number of design objectives that are the basis for the proposed Master Plan.⁴ The Master Plan objectives related to landscape character and visual amenity are as follows;

5.1.2 Landform / Topography Objectives

- Avoid and minimise earthworks and landform modifications
- Look to locate all new roading, structures and facilities to ensure that the least possible impact is made upon the visible perception and appreciation of the natural landform.
- Identify areas subject to erosion and address through appropriate retaining or planting.

5.1.3 Vegetation Objectives

- Restore the 'cloak of Mauao' and look for opportunities to enhance the broader native vegetation framework and soften the interface between the holiday park and historic reserve.

⁴ Site analysis plans can be found in section 2 of the Master Plan document.

- Where possible, create planted backdrops to caravan and proposed cabin sites to achieve an outcome whereby structures appear to be 'nestled into' the landscape.
- Plant small to medium sized specimen tree around the Pilot Bay camp to improve the comfort and amenity of the camping and caravan sites as well as integrating the open grassed area more effectively with the vegetated backdrop and with Pilot Bay.
- Ensure that new plantings are designed to reduce the loss of views from campsites and from existing activities / apartments along Adams Avenue.

5.1.4 Circulation Objectives

- Re-design Adams Avenue entry point to improve access, ease congestion during peak periods and provide a more attractive entrance to the holiday park.
- Downplay some informal pedestrian routes through the holiday park and encourage use of the beachfront boardwalk. Prioritise the link from central Adams Avenue to provide the public with a direct walkway link through to the summit and base track. Incorporate a public lookout point and interpretive signage.
- Create a main pedestrian entry and interpretation structure providing a defined entry into Mauao to encourage people to walk along dedicated public paths rather than through the campground.

5.1.5 Cultural Landscape

- Retain some of the central spur as open space and locate cabins in lower areas of the campground. Provide for a public lookout area that can also accommodate gatherings and informal use by tangata whenua and the community. Include cultural interpretation such as signage and artwork as part of the space.
- Recognize the physical cultural elements of Mauao, these being terraces, defended settlement, springs, and shell midden, and intangibles such as the origins of Mauao, ancestors who lived on Mauao, history of the area and place names through protection, enhancement and where appropriate through signage and artwork.

5.1.6 Landscape

- Reference traditional bach architecture in the design of cabins and other buildings to evoke a reference to the history of the Mount as a low-key holiday area.

- Ensure that the scale, roof profile and colour scheme of the cabins and other structures is in keeping with the natural environment. External walls and ceilings should generally be of recessive colours that blend in with the colours of the vegetation.
- Develop a suite of street furniture including seating, lighting, signage, bins, bollards, fencing and retaining walls to ensure consistency across the holiday park and to reference the unique characteristics of the Mount.

5.2 Key Changes Proposed through the Master Plan

The key changes proposed for the holiday park are the inclusion of a cluster of cabins, the redevelopment of the manager's residence, the enhancement of the Adams Avenue entry and the creation of a public walkway and viewing platform on the central spur. In all instances these changes are an upgrade of existing activities in areas of the holiday park that are already utilised. In this light, the changes are simply a means of better meeting the environmental, recreational and functional needs of the holiday park, its customers and the general public. A brief description of each of the proposed changes is outlined below. Refer to the master plan for detailed plans of these areas.

5.2.1 Proposed Holiday Cabins

Following on from the objectives outlined and the preliminary landscape and visual assessment, it was recommended that eight holiday cabins could be accommodated in the beachside camp provided that they would be viewed against a substantial vegetation backdrop and designed at a scale where they would settle in amongst the planting framework. The cabins have been sited along the southern boundary of the holiday park in clusters of three and five. The cabins essentially replace existing caravan sites and while they will all offer coastal views due to their slight elevation, they will not be highly visible from surrounding public viewpoints (Refer Visual Effects Section 7).

The cabins have been designed by Ross Maguire Architects according to a specific brief that has achieved the following outcomes;

- All cabins are relocatable with the minimum number of piles and thus are able to be moved with relative ease and with minimal impact.
- Simplistic cabin design provides a reference to early bach architecture and thus relates well to the historical and cultural landscape.
- Creation of a 'light' footprint to minimise earthworks and disturbance of the land. This is critical due to the sensitive archaeological and cultural nature of the broader site.

- Appropriate building scale to minimise both vertical and horizontal bulk, reducing the visual presence of the structures whilst still providing functional and comfortable accommodation.
- Orientated to make the most of the coastal views and provide a comfortable outdoor deck space to take advantage of the borrowed landscape.
- Provision of privacy between cabins.
- External materials, colours and lighting have been considered to ensure that the cabins blend with the natural colours of the landscape.

Detailed planting plans have been completed for the holiday cabin area. These plans proposed planting behind and between the cabins so that the form of the cabins is softened regardless of where they are being viewed from. The planting plan restricts the planting palette to indigenous species including Pohutukawa, Manuka, Kanuka and Mamuku. The planting plan also proposes more extensive backdrop planting in the historic reserve as a means of screening views from the walking tracks above. The planting plan and schedule are found in the master plan.

5.2.2 Upgrade of Manager's Residence

The replacement of the manager's house near the Adams Avenue entry provides an opportunity to combine the existing camp office, manager's residence and ranger's office into one, single storey, building. This is considered appropriate as it will reduce the visual clutter currently occurring on site. Visual cluttering on the site is due to individual buildings for each activity spread along the Adams Avenue frontage.

The architectural design by Ross Maguire Architects is almost identical in floor area to the combined floor areas of the existing three buildings. Proposed planting on the escarpment behind the building and new gardens around it will help to settle the built form into the landscape.

(More to come here about scale, backdrop character and materials once the final designs have been provided for review)

5.2.3 Upgrade of Adam's Avenue entry

The proposed upgrade of the Adams Avenue streetscape and holiday park entry aims to create a better-defined identity for the park. The upgrades to roading, landscaping and signage will not only improve access and legibility but will also provide a higher amenity street frontage to one of Mount Maunganui's busiest streets. The design improves access and alleviates queuing space for vehicles

whilst introducing a higher quality paved surfaces and landscaping to provide enhance the visual appearance of the entry.

5.2.4 Creation of Public Viewing Platform

Policy 3.3.2(o) of the Reserve Management Plan specifically identifies the need for a pedestrian space or experience that displays and interprets various aspects of Maori culture and history of Mauao. The master plan ensures that appropriate space is provided for pedestrian accessibility, connection with Mauao walking trails and the enhancement of strong visual connections with the surrounding landscape.

The proposed walkway and viewing platform on the central spur will provide an enhanced entry experience for visitors, providing an introduction to the history and cultural significance of Mauao. The lookout is in a prime location in that it is at the intersection of existing walking routes and due to its elevation provides panoramic views of the coastline and other culturally significant landscapes such as Hopukiore and Moturiki. This location will provide an excellent starting point for interpretive elements and will also serve as a public space where people can meet both informally and for organised gatherings such as for Waitangi day celebrations.

Removing this caravan site and replacing with a lookout surrounded by low, native plantings will be a positive landscape change. It is also noted that the lookout is replacing an existing retained area associated with the current caravan site and as such, minimal earthworks will be required to create the new lookout platform

5.2.5 Proposed Landscape Framework

The guiding strategy for proposed planting has been to continue to restore the 'cloak of mauao' and thereby integrate the holiday park more effectively into the broader landscape. The revegetation of steeper slopes with locally-sourced indigenous species will strengthen the identity of the holiday park as well as reduce the visual impact of existing caravans and structures.

The revegetation plan highlights areas both within the holiday park and in the historic reserve that are recommended for restoration to native cover. It is anticipated that the fingers of native planting extending through the holiday park will achieve the following outcomes;

- Provide an overall framework of vegetation that will ensure that the holiday park reads as an extension of the Mauao landscape rather than as a separate site;
- Provide or strengthen the backdrop to existing and proposed structures so that these will be viewed against a naturalised landscape;
- Achieve a greater sense of enclosure within areas of the holiday park thereby creating more comfortable and intimate spaces;

- Reduce the potential for further erosion of steeper banks;
- Provide continuity and increased amenity along the Adams Avenue streetscape;
- Soften interfaces between public walkways (such as the Main Beach boardwalk) and campsites;
- Conceal visually conspicuous retaining walls and structures in the camp.

6.0 Visual Effects

6.1 Viewing Audiences

During the master-planning phase, several site visits to the Mount Maunganui area helped to establish the primary viewing audiences potentially affected by the proposed activities. In this instance, viewing audiences are grouped according to the general location of views rather than the different types or groups of people viewing the site. The holiday park is viewed and experienced by a broad range of people with a broad range of backgrounds. As such, the following assessment of visual effects has been made regarding the anticipated change to the composition of identified views rather than considering individual perceptions or associations. In general however, the majority of people viewing the site, whether visitors are residents, are occupied with some form of recreation or leisure activity, be it walking, swimming, hang-gliding or sipping coffee in one of the cafes.

Panoramic photographs have been included in Appendix A to the master plan to provide a typical or representative view for each viewing audience. These photos were taken during the busy summer period so the holiday park is almost full to capacity. The identified viewing audiences are as follows;

- a. People on the main beach, coastal reserves and boardwalk alongside Marine Parade;
- b. People walking on the Mauao summit track and overlooking the holiday park;
- c. People (including those driving vehicles) moving along Maunganui Road;
- d. People (including those driving vehicles) moving along Adams Avenue;
- e. Residents and users of apartments closest to Adams Avenue overlooking the holiday park.

6.2 Views from Main Beach / Marine Parade (Refer Appendix A, V1- V4)

- 6.2.1 The Holiday Park is viewed by a large audience of people using the popular recreational areas of main beach, marine parade and the boardwalk which links into the base track around Mauao. Due to the large numbers of people and the high visibility of the campground, views from these areas are highly sensitive to change.
- 6.2.2 Views from Adams Avenue (refer V1 and V2) will be changed primarily through the upgrade of the manager's residence and main entry. Given that the changes are essentially improvements to existing elements, the overall effect will be positive, with an increase in the volumes of planting and consolidation of dispersed structures into a single building at the entry. The planting of specimen trees at the entry will provide a more defined point of arrival and also screen view of existing caravans and proposed cabins in the background of the view.
- 6.2.3 Views from Main Beach and the Boardwalk (refer V3 and V4) provide open views of the beachside camps and thus the caravans and tents within the holiday park form a key component of the view. The rooflines of the proposed cabins will be partially visible from these areas, as will the extensive backdrop of native planting behind them.
- 6.2.4 Given the high volumes of pedestrian traffic along the board walk connecting to the Mauao base track, a visual simulation has been developed for viewpoint four to demonstrate the impacts of the proposed redevelopments. This simulation clearly demonstrates that the cabins will only be partially visible and once the proposed planting is established, the landform and vegetation cover will continue to be the dominant elements of the view.
- 6.3 Views from Mauao Historic Reserve and Summit Track (Refer V5, V6)**
- 6.3.1 The Holiday Park is seen from a number of different vantage points on the various walking routes to the summit of Mauao. Photographs V5 and V6 are taken from the lower sections of the track because these points offer the closest views of the beachside camp.
- 6.2.2 Holiday cabins will initially be visible from both points in the place of existing caravan sites. Once proposed revegetation planting is established in the Historic Reserve however, views of proposed cabins and existing caravan sites will be softened. Note that this revegetation planting will be kept low to preserve coastal views along the track.
- 6.3 Views from within Beachside Camp (Refer V7)**
- 6.3.1 The general public often walk through the holiday park en route to the walking tracks around Mauao and thus a large number of people will catch glimpses of the proposed cabins from within the beachside camp. View 7 is taken between the existing manager's residence and amenity block and clearly shows several of the caravans on site that will essentially be replaced with holiday cabins.

- 6.3.2 A visual simulation has also been completed from this viewpoint showing that the cabins will be visible from within the beachside camp. The recessive colours of the cabins and extensive planting behind and between them will ensure that the visual impact is a reduction on the current situation where the white caravans contrast with the vegetated backdrop.

7.0 Landscape Character Effects

7.1 Effects on Landscape Qualities

- 7.1.1 Section 4.1.2.2 of the District Plan outlines the general landscape qualities to be protected in the Coastal Environment. These qualities echo the guidelines for Headlands as set out in the Regional Coastal Environment Plan. The proposed changes to the holiday park through the master plan will impact on these qualities as follows. (Italicised words are taken directly from the District Plan).

(a) The landform of dune systems -particularly foredunes;

The proposed changes will introduce no further impacts upon the existing dune systems.

(b) Natural backdrops (landforms and indigenous vegetation) to estuarine edges;

Not applicable.

(c) Established native vegetation;

No native vegetation will be removed as a result of the master plan. Approximately 1.5 Hectares of native revegetation planting is proposed to help realise the vision of restoring the cloak of Mauao.

(d) Natural (unbuilt) skylines where these form part of the enclosure of a bay or part of a dominant headland, escarpment or ridge that is clearly visible from the coastal edge of Tauranga Harbour;

No part of the proposal will impact on the existing unbuilt skyline of Mauao. The interface between the holiday park and Mauao historic reserve will be considerably softened through revegetation, visually integrating the campground with the broader landscape.

(e) The integrity of ecosystems on or adjacent to the interface between land and sea.

No effect will result from the proposal other than the anticipated increase in native habitat provided through the revegetation plantings.

7.1.2 Considering the above, it is anticipated that the proposed upgrades to the holiday park will either protect or enhance the existing qualities of the landscape.

7.2 Anticipated Environmental Results

Section 4.1.6 of the District Plan lists Anticipated Environmental Results for Outstanding Landscapes. The proposed upgrade of the holiday park is measured against these anticipated outcomes below. (Italicised words are taken directly from the District Plan).

- *Design, development and land use within rural areas which recognises the importance of vegetation, physical landform and open space.*

The existing landscape elements of the holiday park will be maintained and enhanced by the proposal. The physical landform will be largely untouched as a result of the sensitive siting of cabins and other proposed elements. Native vegetation cover will be substantially increased and the open space qualities of the area will be protected both in terms of function and amenity.

- *Identified landscape features being protected from inappropriate development that compromises the landscape values of these areas.*

Based on the proposed changes to the definition of the ONL&F boundary for Mauao, it is likely that the Holiday Park will no longer be within the identified feature. Nevertheless, the visual demarcation between the site and the ONL will continue to be blurred through the strengthening of the vegetation framework at the interface between the two areas. This will result in the increased integration of the holiday park with the broader landscape.

- *A greater awareness within the community of landscape assets, particularly those identified as outstanding and those associated with the coastal environment.*

With the large number of visitors to Mauao, there is a genuine opportunity to facilitate a greater respect and understanding for the landscape through design and interpretation. The proposed spur walkway and public lookout will provide opportunities for interpretation elements and information signage addressing the areas geophysical, landscape, historical and cultural values.

8.0 Recommended Design Controls

8.1 Earthworks

8.1.1 Earthworks within the holiday park need to be minimised to preserve the integrity of the existing landform both in terms of natural and historical character.to be completed once further information has been provided by BECA .

8.1.2 Proposed access road alignments generally follow existing tracks to reduce the need for cut and fill. Where cut and fill areas are required outside the road carriageway, these areas are to be grassed where appropriate upon re-establishment of topsoil.

8.1.3 Where any cut faces exceed a gradient of 25% they are to be planted in native shrub and tree species. Any planting on internal roads and right of ways must be consistent with the existing informal character of the holiday park and must not emphasise the road corridor itself through overly structured or linear approaches.

8.2 Roothing and Tracks

8.2.1 Alterations to roading design and alignments are planned to minimise cut and fill as per 8.1.1 above.

8.2.2 Pedestrian areas and pathways should be surfaced in rhyolite chips, pipi shells or other materials appropriate to Mauao. (Refer Mauao RMP)

8.3 Lighting

8.3.1 For internal roads within the Holiday Park (excluding public roads), roadside lighting and floodlighting should be avoided with the exception of low-level lighting such as robust bollards at the site entry and near amenity blocks.

8.4 Fencing and Retaining Walls

8.4.1 No fencing is specifically proposed in the master plan however it is anticipated that some areas of boundary fencing will need to be replaced in the future. All future fencing shall be in keeping with the open character of the site with a preference for permeable fencing such as post and wire or post and rail. Fence material colours are to be natural timber or consistent with the colour and reflectivity controls set out below.

8.4.2 Retaining Walls are an existing feature of the site and there are several locations where ongoing erosion will need to be remedied through future retaining walls. These locations are shown indicatively on page 21 of the master plan. To reduce the visual impact of these walls, they shall be restricted to a height of 1.5m and where possible, planting will be included at the base of the wall.

8.5 Built form

8.5.1 Siting: Proposed cabins will be sited as per the concept plan where they will be viewed against a backdrop of native vegetation. Any variations to the locations of the cabins shall respect the design brief and principles set out in the Master Plan and Section 6.2.1 of this assessment.

8.5.2 Scale: All proposed cabins are to be consistent with the dimensions shown in the Ross Maguire Architects drawings.

8.5.3 **Materials and Reflectivity:** A restricted colour palette for all external surfaces is proposed in order to achieve a built form outcome that is sympathetic to the natural tones of the landscape. Roofs will be restricted to a reflectance value of no more than 25% while walls will be restricted to a reflectance value of no more than 35%. It is initially proposed that the cabins will be finished in Resene timber stains 'Woodhill' and 'Pirongia' as shown in the master plan.

8.6 Vegetation

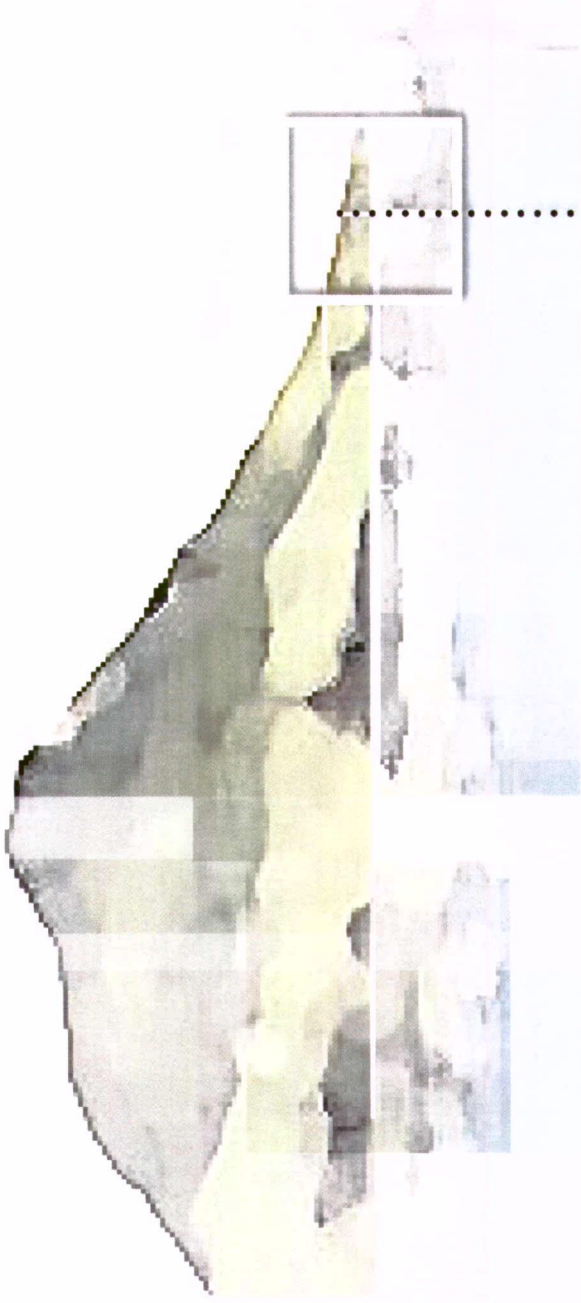
8.6.1 The Concept Plan identifies areas of existing vegetation as well as proposed planting throughout the holiday park. Proposed planting around the holiday cabins has been developed to a higher level of detail to provide more certainty about the ability to visually absorb the proposed cabins into the Mauao landscape. Future planting should be carried out in consistency with the overall concept plan and Cabin planting plan to achieve the desired landscape outcomes.

9.0 Summary and Conclusion

- 9.1 Following the development of the Master Plan for the Holiday Park, landscape and visual effects have been addressed through an integrated design process involving detailed analysis and consultation. (Refer **page 3** of the Master Plan document for process diagram) From a landscape character perspective, this process has ensured that design interventions proposed for the holiday park are heavily influenced by the need to protect and enhance the existing qualities of the receiving landscape.
- 9.2 The 1995 District Landscape Study identified the holiday park (recreation reserve) and Mauao (historic reserve) as an Outstanding Natural Landscape and Feature. The current review of the District Landscape Study proposes to align the District Plan with the Regional Coastal Environment Plan (RCEP) which does not include the recreation reserve (or holiday park) within the Outstanding Natural Landscape and Feature (ONL&F) boundary. Nevertheless, the proposed master plan will improve the visual integration of the holiday park within the receiving landscape.
- 9.3 The proposed holiday cabins are a key change proposed through the master plan. These cabins have been sited in a location where they will be viewed against a backdrop of vegetation and have been designed at a scale and form that will blend sympathetically with the natural environment. The analysis and visual simulations completed have led to the conclusion that the proposed cabins and associated landscaping will reinforce the existing character of the site.
- 9.4 The decision to combine the existing camp office, manager's residence and ranger's office into one, single storey building is considered appropriate

because it reduces the visual clutter that can occur when individual, stand-alone buildings are spread throughout a site.

- 9.5 The proposed upgrade of the Adams Avenue streetscape and holiday park entry aims to improve access and legibility as well as providing a higher amenity street frontage. Additional improvements to the holiday park such as the revegetation of steeper slopes and the creation of a public viewing platform will reinforce the existing character of the landscape.
- 9.6 To ensure that the future implementation of proposed works integrates effectively with the receiving landscape, design controls have been outlined to set parameters for both built and landscaped components. Adherence to the master plan and recommended design controls will achieve a landscape outcome that will ensure protection of the unique characteristics that define the Mauao landscape.



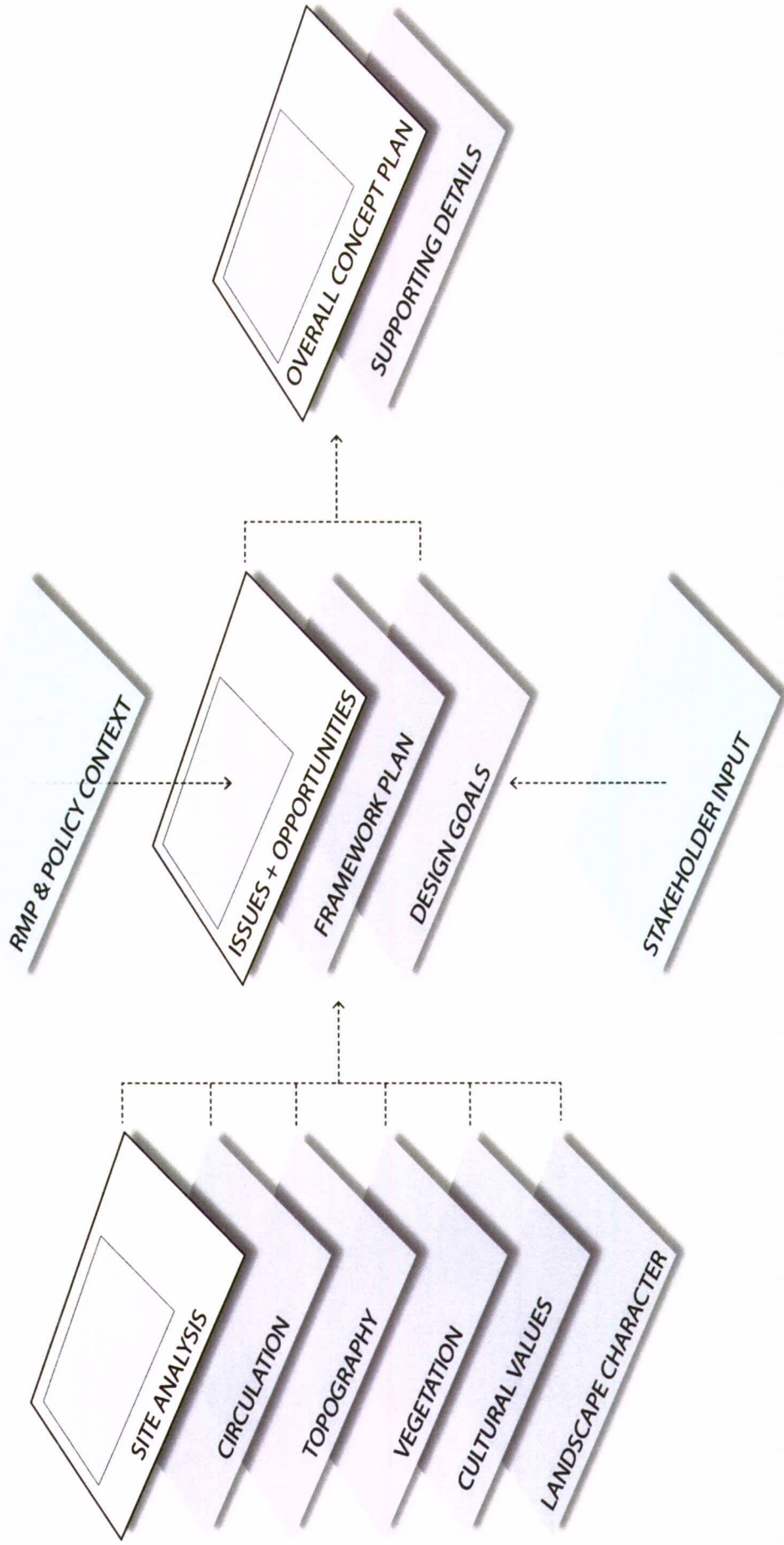
Mount Maunganui Beachside Holiday Park:

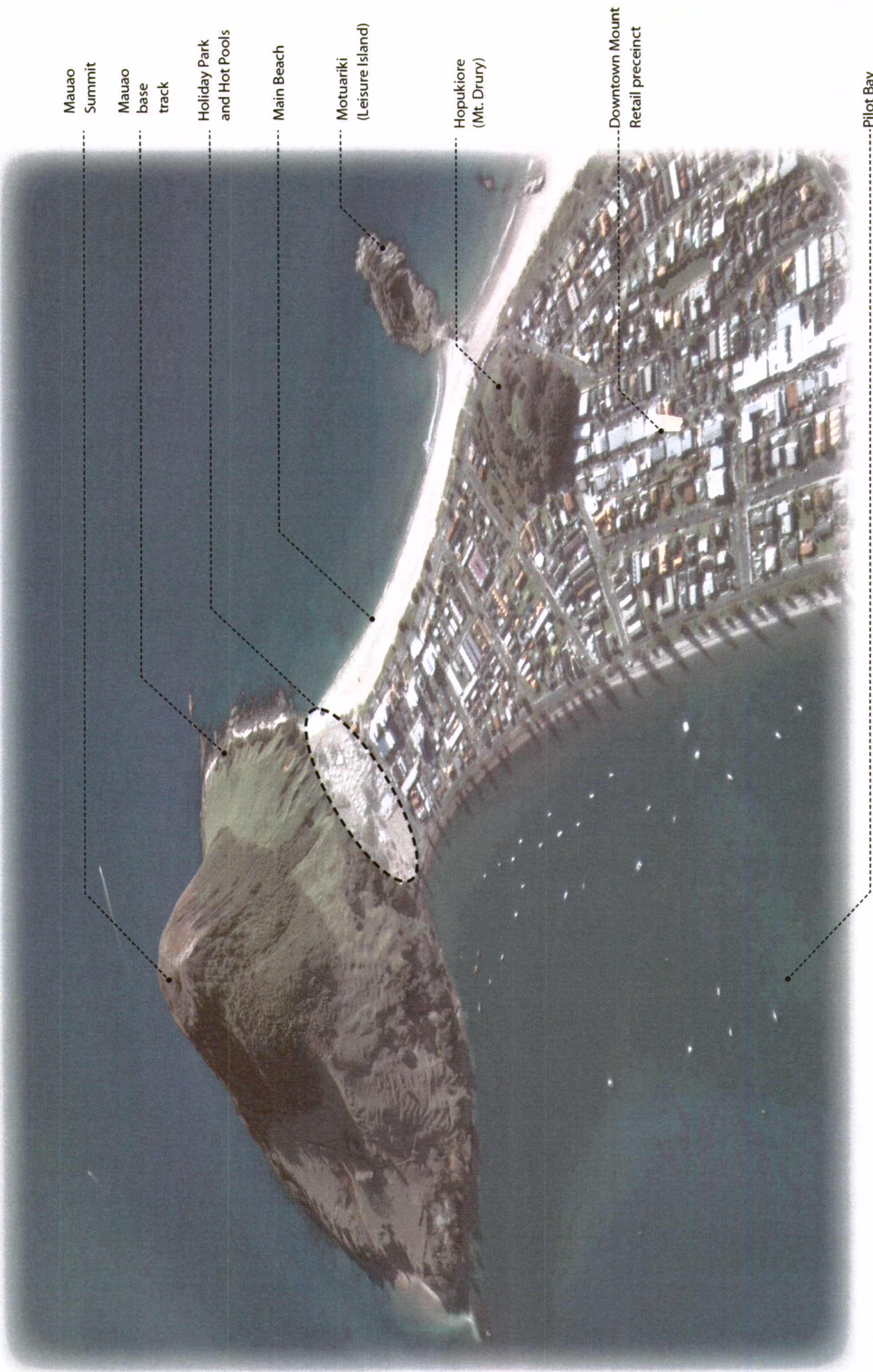
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1.0 Process

The masterplan for the holiday park will be developed according to the following process, which analyses the existing site, identifies issues and opportunities and develops design solutions with the benefit of stakeholder input.





Mauao Summit

Mauao base track

Holiday Park and Hot Pools

Main Beach

Motuariki (Leisure Island)

Hopukioire (Mt. Drury)

Downtown Mount Retail precinct




Pilot Bay

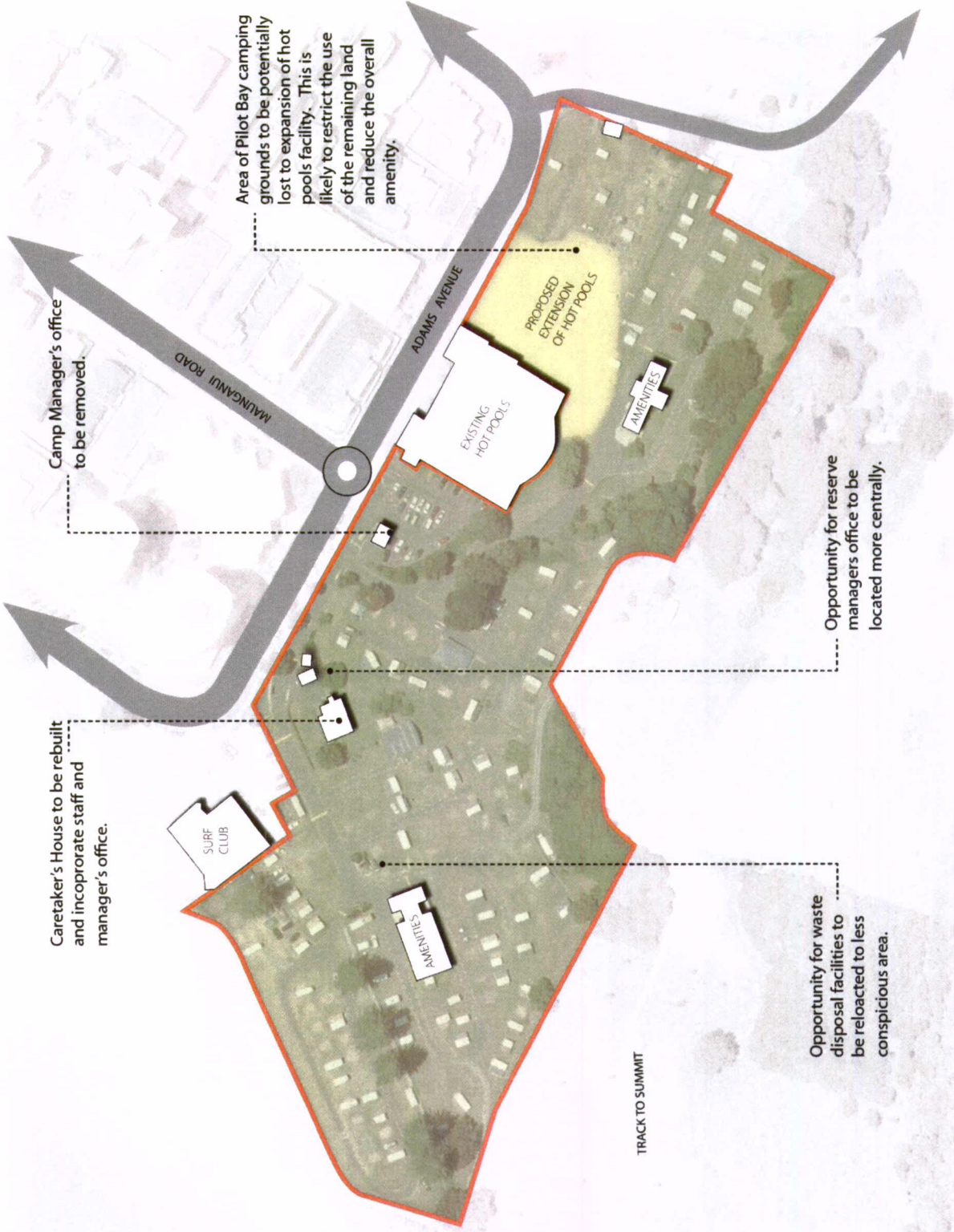


site context

Mount Maunganui Beachside Holiday Park: MASTER PLAN

key

-  Holiday Park Boundary
-  Proposed Hot Pools Extension
-  Existing Buildings



Caretaker's House to be rebuilt and incorporate staff and manager's office.

Camp Manager's office to be removed.


Area of Pilot Bay camping grounds to be potentially lost to expansion of hot pools facility. This is likely to restrict the use of the remaining land and reduce the overall amenity.

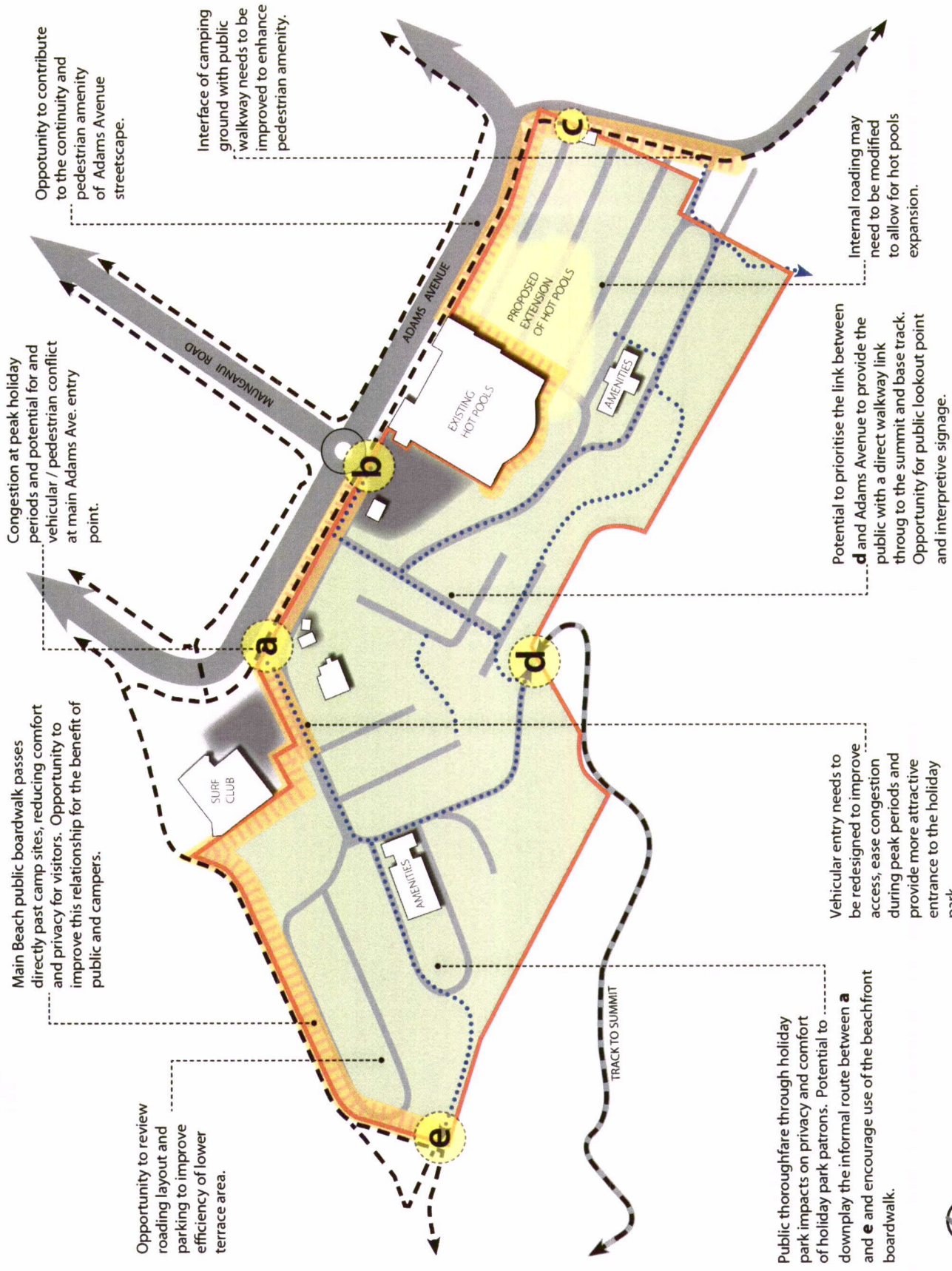
Opportunity for reserve managers office to be located more centrally.

Opportunity for waste disposal facilities to be relocated to less conspicuous area.



key

-  Holiday Park Boundary
-  Proposed Hot Pools Extension
-  Existing Buildings
-  Public Roads
-  Internal Roads (holiday park)
-  Interface between public edges/ walkways and camping / van sites.
-  Primary pedestrian and vehicular entry points.
-  Formed surface parking areas.
-  Formed pedestrian walkways
-  Informal pedestrian tracks, routes and desire lines.



Main Beach public boardwalk passes directly past camp sites, reducing comfort and privacy for visitors. Opportunity to improve this relationship for the benefit of public and campers.

Opportunity to review roading layout and parking to improve efficiency of lower terrace area.

Congestion at peak holiday periods and potential for and vehicular / pedestrian conflict at main Adams Ave. entry point.

Interface of camping ground with public walkway needs to be improved to enhance pedestrian amenity.

Public thoroughfare through holiday park impacts on privacy and comfort of holiday park patrons. Potential to downplay the informal route between **a** and **e** and encourage use of the beachfront boardwalk.

Vehicular entry needs to be redesigned to improve access, ease congestion during peak periods and provide more attractive entrance to the holiday park.

Potential to prioritise the link between **d** and Adams Avenue to provide the public with a direct walkway link through to the summit and base track. Opportunity for public lookout point and interpretive signage.

Internal roading may need to be modified to allow for hot pools expansion.

Opportunity to contribute to the continuity and pedestrian amenity of Adams Avenue streetscape.










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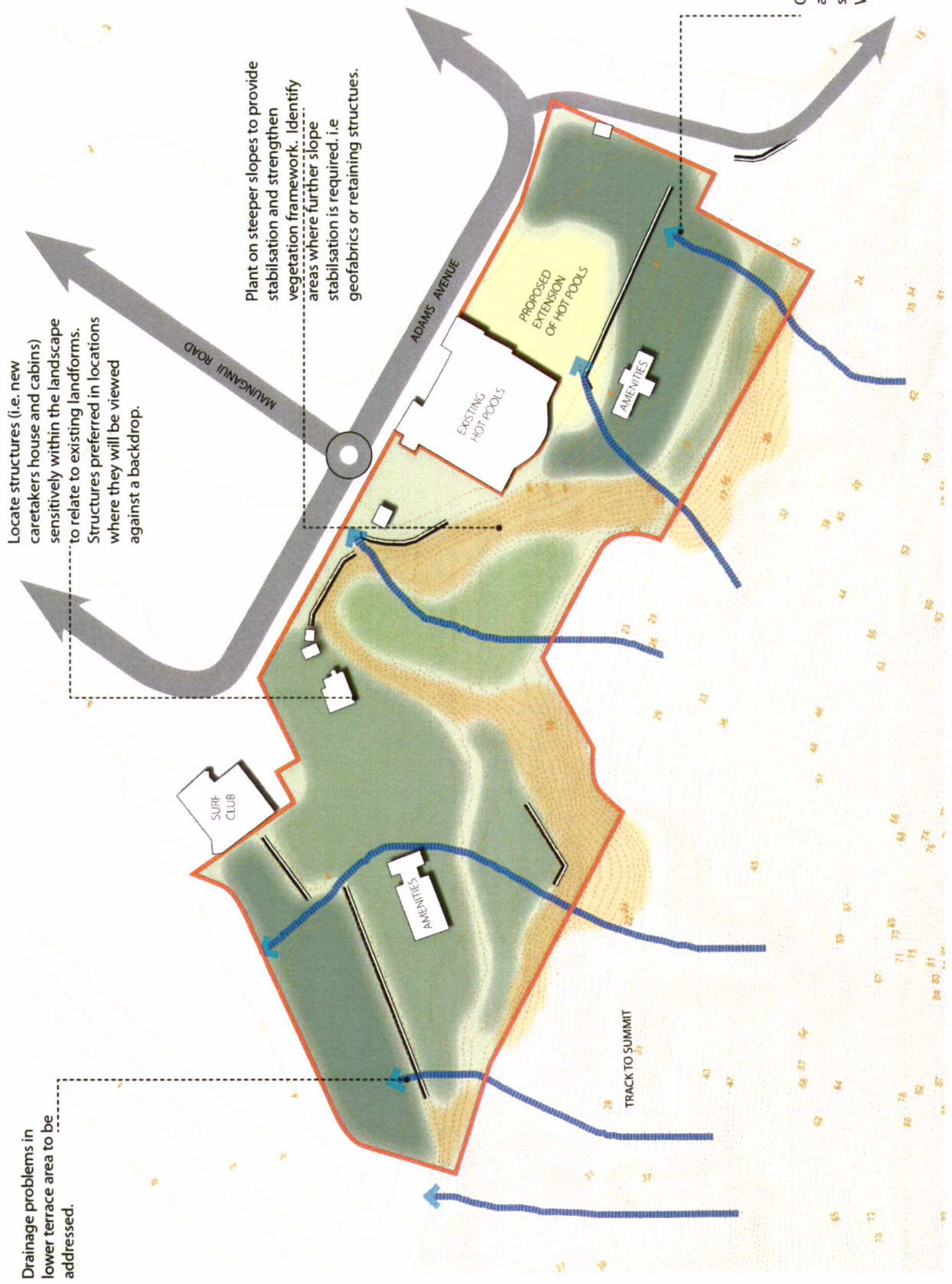


circulation

Mount Maunganui Beachside Holiday Park: MASTER PLAN

key

-  Holiday Park Boundary
-  Proposed Hot Pools Extension
-  Existing Buildings
-  Contours (1m interval)
-  Flat / gently sloping lower terrace areas
-  Moderately sloping middle terraces
-  Central spur.
-  Steeper slopes unsuitable for buildings or camping sites. Potential erosion problems in areas
-  Indicative overland flowpaths
-  Significant retaining walls.










Boffa Miskell

topography

BOFFA MISKELL (June 2009)
REF: T07166

key

-  Holiday Park Boundary
-  Proposed Hot Pools Extension
-  Existing Buildings
-  Existing vegetation.
-  Opportunities for additional revegetation and amenity plantings to stabilise slopes and enhance landscape character.
-  Interface with Historic Reserve to be managed sensitively to create a gradual transition from the holiday park use through to the slopes of Mauao.
-  Interface with Adams Avenue opportunity to enhance continuity of streetscape.

Opportunity to reduce visual dominance of retaining wall through planting on lower side.

Opportunity to improve interface with boardwalk by introducing low, native plantings.

Opportunity for more consistent streetscape planting along Adams Avenue.

Potential need for buffer planting around hot pools.

Look for opportunities to extend the 'cloak of mauao' (see RMP) and connect vegetation corridors through from elevated areas of Mauao to the base.









Potential for specimen trees in Pilot Bay camp area to provide shelter, shade and amenity.

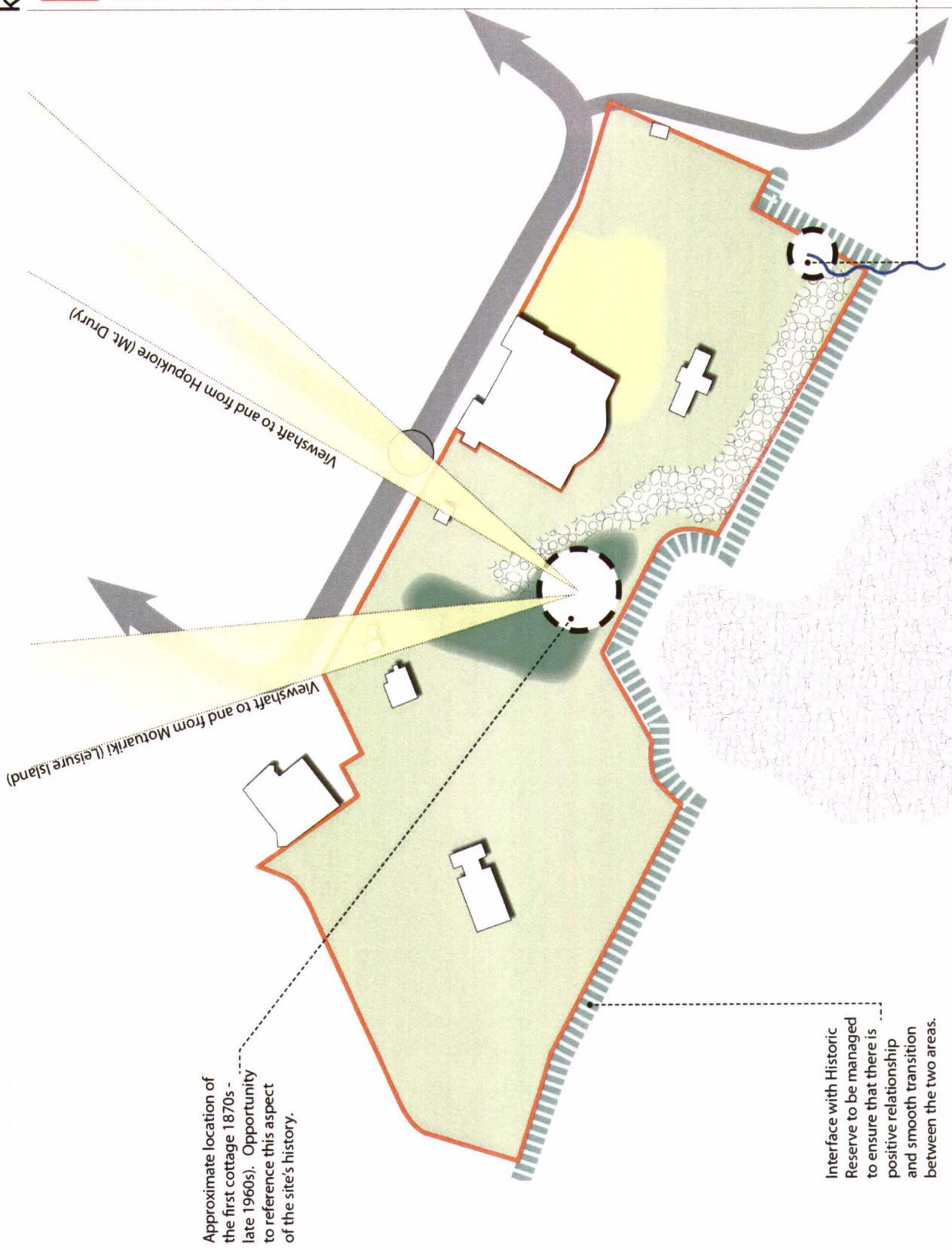


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key

-  Holiday Park Boundary
-  Proposed Hot Pools Extension
-  Existing Buildings
-  General location of recorded middens and terraces. (Refer K. Phillips report)
-  The eastern spur - site of Maori occupation and cultivation.
-  Key viewshfts to Hopukiore and Motuariki
-  Specific sites of cultural significance.
-  Interface with Mauao Historic Reserve.



Approximate location of the first cottage 1870s - late 1960s). Opportunity to reference this aspect of the site's history.

Interface with Historic Reserve to be managed to ensure that there is positive relationship and smooth transition between the two areas.

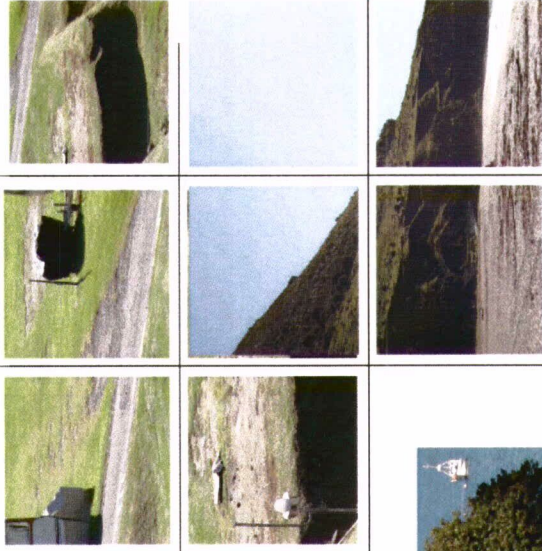
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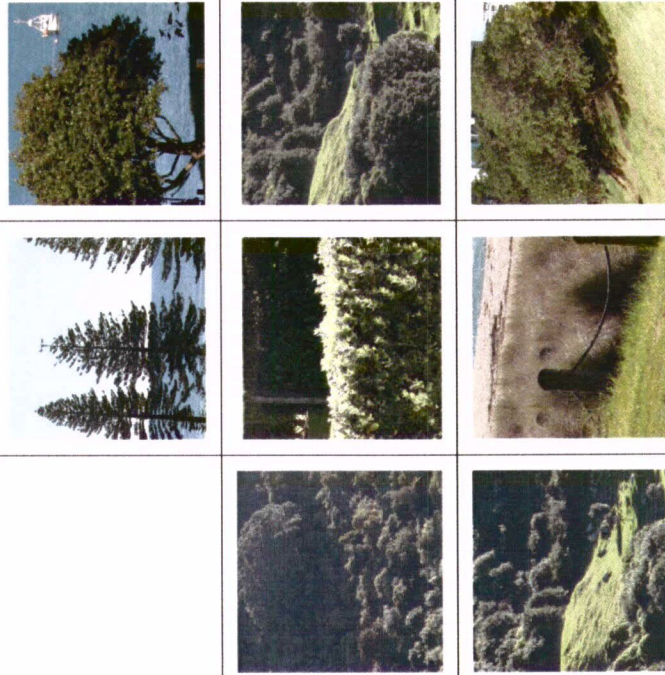
Boffa Miskell

cultural values

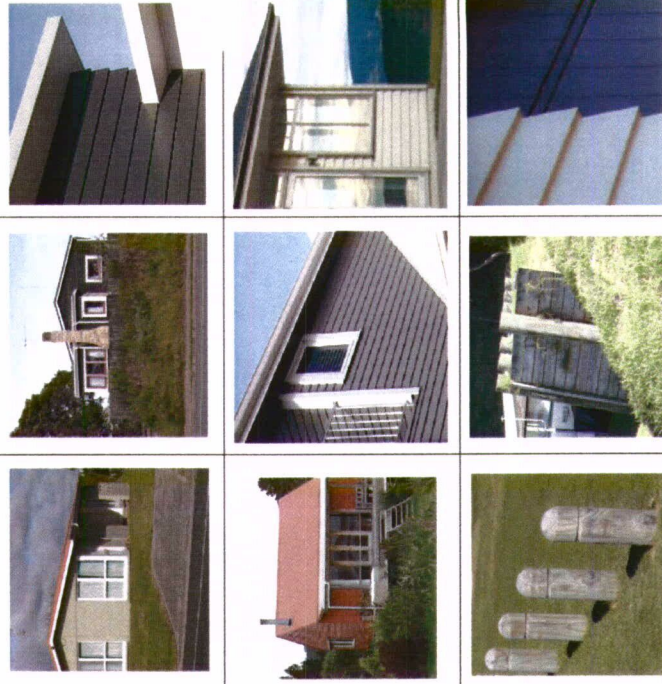
BOFFA MISKELL (June 2009)
REF: T07166



Landform



Vegetation



BuiltForm/Materials

	Issues and Opportunities	Design Objectives
facilities	<ul style="list-style-type: none"> Caretaker's house and Manager's office need to be upgraded. Need for provision of facility for older children (i.e. games room) Existing waste disposal facilities are not ideally located. Opportunity for reserve managers office to be located more centrally. Large area camping grounds potentially lost to expansion of hot pools facility. Pilot Bay Amenity Block requires upgrading. 	<p>F1. Caretaker's House to be rebuilt and incorporate staff and manager's office</p> <p>F2. Explore potential to utilise some of the maintenance shed as a games room.</p> <p>F3. Relocate waste disposal facilities to less conspicuous area or screen from view.</p> <p>F4. Explore opportunity to relocate reserve manager / rangers office through upgrade.</p> <p>F5. Review hot pools expansion and ensure that the proposal is being undertaken in a manner that protects the long term goals of the holiday park.</p> <p>F6. Undertake refurbishment of Amenity Block within Pilot Bay camp.</p>
circulation	<ul style="list-style-type: none"> Congestion and vehicular / pedestrian conflict at main Adams Ave. entry point. Opportunity to contribute to the continuity and pedestrian amenity of Adams Avenue streetscape. Unmanaged public thoroughfare through holiday park and impacts on privacy and comfort of holiday park patrons. Opportunity to enhance public experience of accessing Mauao walking trails. The ocean side public boardwalk passes directly past camp sites, reducing comfort and privacy for visitors. Opportunity to improve this relationship for the benefit of public and campers. Layout of beachfront sites (lower terrace area near boardwalk) is inefficient. Hot Pools expansion may impact upon Pilot Bay roading. 	<p>C1. Re-design Adams Avenue entry point to improve access, ease congestion during peak periods and provide more attractive entrance to the holiday park.</p> <p>C2. Look holistically at the Adams Avenue streetscape and look to improve the continuity of this edge through landscaping treatments.</p> <p>C3. Downplay some informal pedestrian routes through the holiday park and encourage use of the beachfront boardwalk. Prioritise the link between (d) and Adams Avenue to provide the public with a direct walkway link through to the summit and base track. Incorporate public lookout point and interpretive signage.</p> <p>C4. Create a main pedestrian entry, main gate and interpretation structure into Mauao (Refer RMP3.3.2 o) to encourage people to walk along dedicated public paths rather than through the camp ground. Note that the location for this entry point is identified through this master plan.</p> <p>C5. Review roading layout and parking to improve efficiency of beachfront sites in lower terrace area.</p> <p>C6. Review roading layout in Pilot Beach camp to address expansion of Hot Pools.</p>
topography	<ul style="list-style-type: none"> Mauao is a prominent landmark for the Tauranga District and is recognised as an Outstanding Natural Landscape. The protection of the landform and its dominance is of fundamental importance. Opportunity to site structures in a manner sympathetic to the existing landform of Mauao including remnant terraces. Erosion and slope stability issues 	<p>T1. Avoid and minimise earthworks and landform modifications</p> <p>T2. Look to locate all new roading, structures and facilities to ensure that the least possible impact is made upon the visible perception and appreciation of the natural landform.</p> <p>T3. Identify areas subject to erosion and address through appropriate retaining or planting.</p>

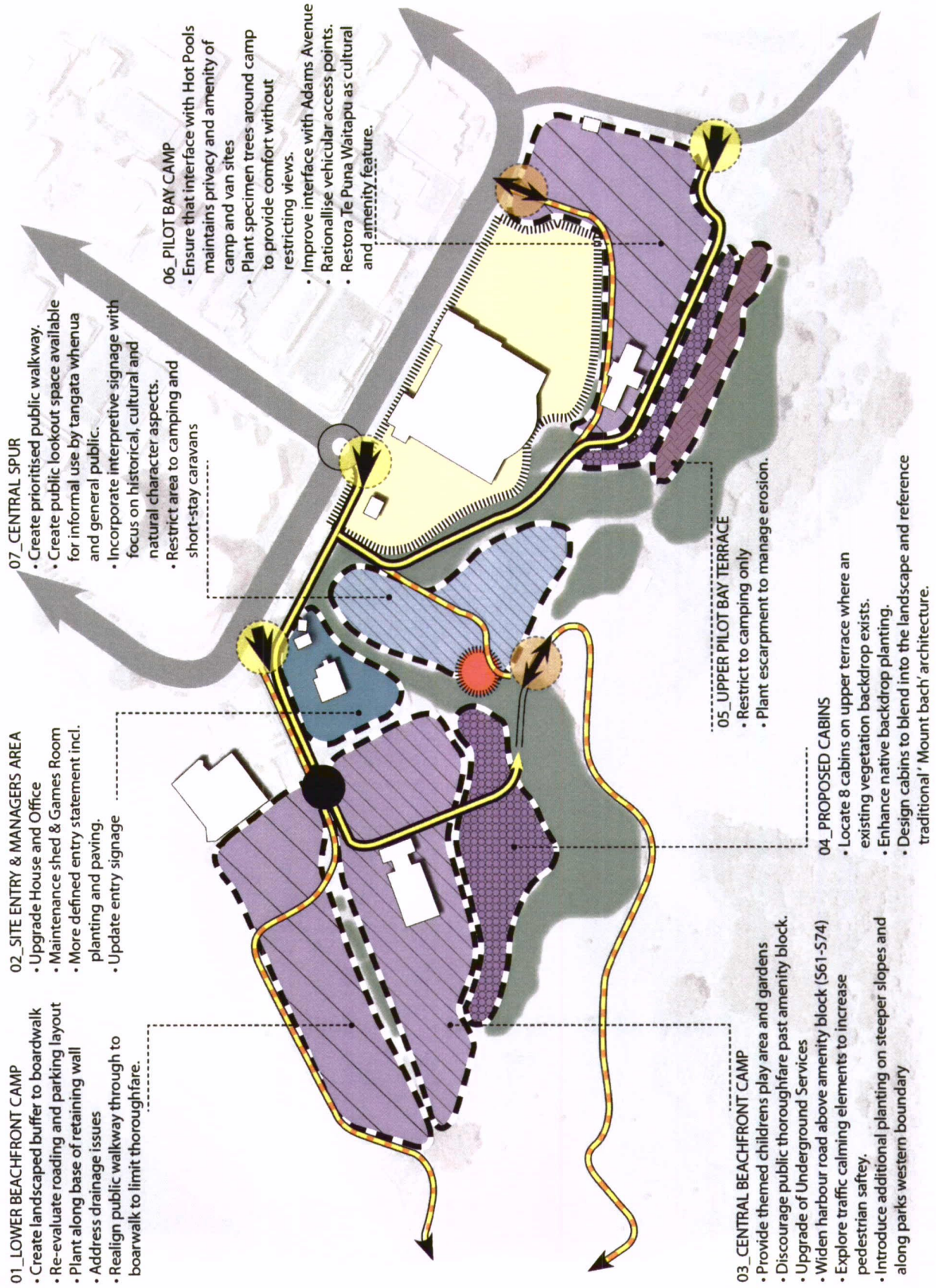
	Issues and Opportunities	Design Objectives
vegetation	<ul style="list-style-type: none"> Opportunity to enhance landscape character of park by providing a strong native vegetation framework. While some sites and caravans are 'nestled into' the landscape and backed by vegetation, others are more exposed. The Pilot Bay area is exposed to the elements and overlooked by Adams Avenue Apartments, reducing the comfort and privacy of camping sites. The District Landscape Study also states that the relationship between 'the conical mass of Mauao and the sweeping curve of Pilot Bay is of particular visual significance' Any new plantings in the Holiday Park have the potential to block views from existing and future sites as well as Adams Avenue apartments if species and locations are not carefully considered. 	<p>V1. Restore the 'cloak of Mauao' – look for opportunities to enhance the broader native vegetation framework and connections between the holiday park and historic reserve. (Refer RMP 3.11 e & k)</p> <p>V2. Where possible, create planted backdrops to caravan and proposed cabin sites to achieve an outcome whereby structures appear to be 'nestled into' the landscape.</p> <p>V3. Plant small to medium sized specimen tree within the Pilot Bay Area to improve the comfort and amenity of the camping and caravan sites as well as integrating the open grassed area more effectively with the vegetated backdrop and with Pilot Bay.</p> <p>V4. Ensure that new plantings are designed to reduce the loss of views from campsites and from Adams Avenue apartments.</p>
cultural values	<ul style="list-style-type: none"> The central spur area has cultural and archaeological significance. Opportunities for providing 'nohoanga', or temporary camping for tangata whenua and provide for 'quiet' public spaces within the campground or areas adjacent to the campground. The relationship between the campground and the rest of Mauao Historic Reserve is a sensitive one that needs to be carefully managed to achieve a more seamless transition between the two areas. Recognize the physical cultural elements of Mauao, these being terraces, defended settlement, springs, and shell midden, and intangibles such as the origins of Mauao, ancestors who lived on Mauao, history of the area and placenames. 	<p>Cv1. Retain some of the central spur as open space and locate cabins in lower areas of the campground. Provide public lookout area which can also accommodate gatherings and informal use by tangata whenua and the community. Include cultural interpretation such as signage and artwork as part of the space.</p> <p>Cv2. Provide an appropriate buffer between the development within the recreation reserve and the open spaces of the historic reserve. This buffer could potentially be open space with a scaling down of formal development and public space.</p> <p>Cv3. Recognize the physical cultural elements of Mauao, these being terraces, defended settlement, springs, and shell midden, and intangibles such as the origins of Mauao, ancestors who lived on Mauao, history of the area and placenames through protection, enhancement and where appropriate through signage and artwork.</p> <p>Cv4. Explore possibility of renaming holiday park to reference Mauao. i.e. Mauao beachside holiday park.</p>
character	<ul style="list-style-type: none"> There is a risk that future buildings such as the holiday cabins are not in keeping with the character of the area. The lack of continuity in architectural style and generally poor relationship of built form to the character of the Mount Maunganui area is an issue. While a mix of exotic and native vegetation exists on site, there is an opportunity to enhance the natural character of Mauao through an increased emphasis on native vegetation. Street furniture, retaining walls and fencing are of a variable standard. 	<p>Ch1. Reference traditional bach architecture in the design of cabins and other buildings to evoke a reference to the history of the Mount as a low-key holiday area.</p> <p>Ch2. Ensure that the scale, roof profile and colour scheme of the cabins and other structures is in keeping with the natural environment. External walls and ceilings should generally be of recessive colours that blend in with the colours of the vegetation.</p> <p>Ch3. Produce a list of appropriate native species to guide future planting works in the holiday park.</p> <p>Ch4. Develop a suite of street furniture including seating, lighting, signage, bins, bollards, fencing and retaining walls to ensure consistency across the holiday park and to reference the unique characteristics of the Mount.</p>

key

- Holiday Park Boundary
- Proposed Hot Pools Extension
- Existing Buildings
- Vehicular Entry Points
- Pedestrian Only Entry Points
- Primary Roads
- Defined public walkways
- Proposed Public Lookout Area
- Framework-Structure planting (indicative only)

PRECINCTS / MANAGEMENT AREAS

- Manager's residence and entry area.
- Central Spur
- Elevated areas with extensive bush backdrop.
- Primary camping and caravan areas on open, flat to gently rolling areas.
- Camping Only area



07_CENTRAL SPUR

- Create prioritised public walkway.
- Create public lookout space available for informal use by tangata whenua and general public.
- Incorporate interpretive signage with focus on historical, cultural and natural character aspects.
- Restrict area to camping and short-stay caravans

06_PILOT BAY CAMP

- Ensure that interface with Hot Pools maintains privacy and amenity of camp and van sites
- Plant specimen trees around camp to provide comfort without restricting views.
- Improve interface with Adams Avenue
- Rationalise vehicular access points.
- Restore Te Puna Waitapu as cultural and amenity feature.

02_SITE ENTRY & MANAGERS AREA

- Upgrade House and Office
- Maintenance shed & Games Room
- More defined entry statement incl. planting and paving.
- Update entry signage

01_LOWER BEACHFRONT CAMP

- Create landscaped buffer to boardwalk
- Re-evaluate roading and parking layout
- Plant along base of retaining wall
- Address drainage issues
- Realign public walkway through to boardwalk to limit thoroughfare.

05_UPPER PILOT BAY TERRACE

- Restrict to camping only
- Plant escarpment to manage erosion.

04_PROPOSED CABINS

- Locate 8 cabins on upper terrace where an existing vegetation backdrop exists.
- Enhance native backdrop planting.
- Design cabins to blend into the landscape and reference traditional 'Mount bach' architecture.












03_CENTRAL BEACHFRONT CAMP

- Provide themed childrens play area and gardens
- Discourage public thoroughfare past amenity block.
- Upgrade of Underground Services
- Widen harbour road above amenity block (S61-S74)
- Explore traffic calming elements to increase pedestrian safety.
- Introduce additional planting on steeper slopes and along parks western boundary



framework plan

key

-  Recreation Reserve Boundary
-  Existing buildings to be retained.
-  New buildings proposed - 8 holiday cabins (relocatable) and new manager's house/ office.
-  Paved entry thresholds and pedestrian areas
-  Internal Roads
-  Adams Avenue footpath upgraded.
-  Grassed areas/ caravan and camp sites.
-  Existing vegetation to be retained
-  Proposed native revegetation on steeper banks and slopes to provide a planted backdrop to camp sites.
-  Potential native amenity planting within Historic Reserve to extend the cloak of Mauao.
-  Proposed small to medium-scale native specimen trees.



REFER PAGE 15 for DETAIL of MAIN ENTRY

REFER PAGE 16 for DETAIL of HOLIDAY CABINS

REFER PAGE 17 for DETAIL of PUBLIC LOOKOUT

SCALE 1:1500 @ A3

overall concept plan

Mount Maunganui Beachside Holiday Park: MASTER PLAN



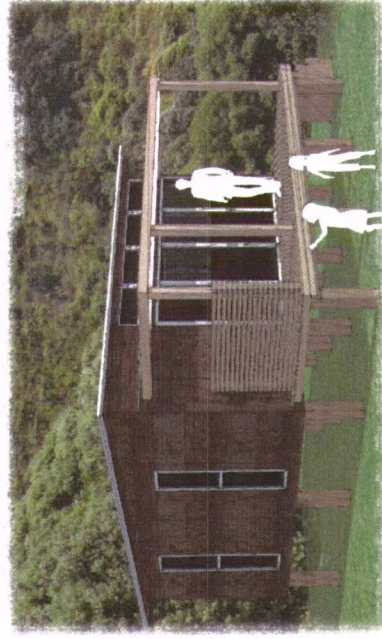
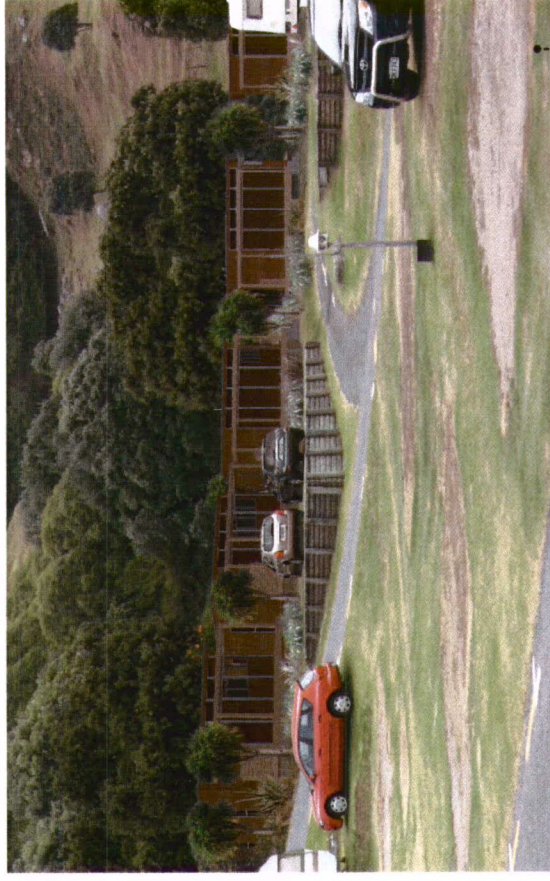
Existing entry point becomes exit only.
 Proposed Entry Feature Walls/ Signage.
 New entry area and signage created to create a more defined pedestrian threshold.

NEW ENTRY POINT

- New prioritised entry to holiday park to allow for queues in busy periods.
- Create prioritised public walkway to Mauao summit via central spur.
- Upgrade Adams Avenue streetscape to include specimen trees and feature paving

SITE ENTRY & CHECK-IN AREA

- Upgrade House and incorporate Manager's and Park Ranger's offices to provide one accessible entry and information point.
- More attractive and defined entry statement including new planting and paving.
- Updated entry signage and visitor information
- Increased parking for vans and cars for checking-in or out.
- Circulation improved for vehicles to allow for easy check-in/out and manoeuvring.



PROPOSED CABINS

• Cabins designed to blend into the landscape and reference Mount bach architecture. (Design by Ross Maguire Architects.)

- 8 holiday cabins located sensitively on an existing terrace where a vegetated backdrop helps to integrate the buildings into the landscape.
- Enhanced native backdrop planting behind and around cabins.



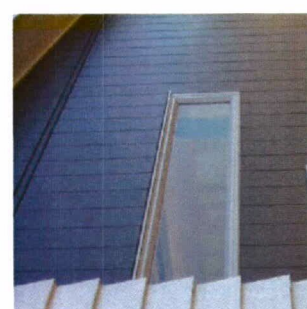
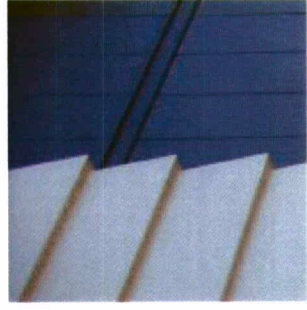
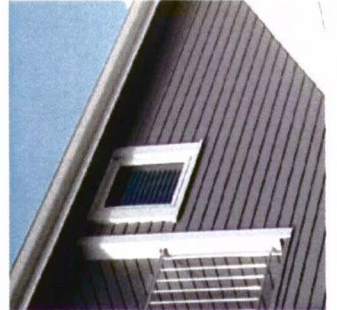
- Create public lookout space for informal use by campers and general public as well as for ceremonial use (i.e. Matariki)



- Incorporate interpretive signage with focus on historical, cultural and natural character aspects of Mauao.

CENTRAL SPUR WALKWAY

- Create prioritised public walkway to Mauao summit via central spur.



Cabin Design Objectives

To ensure a best practice design outcome for the proposed holiday cabins, overall functionality, landscape character, and sustainability are the key design considerations. Holiday cabins should be designed with the following objectives in mind;

1. FUNCTIONALITY

- **Views** - The cabins need to be oriented to make the most of the coastal views and provide a comfortable outdoor deck space to take advantage of the borrowed landscape.
- **Adaptability** - Cabin interiors should offer adaptable space to cater for different needs - from couples on a romantic weekend through to a family or group of friends.
- **Variety** - In the longer term, cabins should provide a variety of experiences. The first stage beachside cabins would be complimented by the later addition of Pilot Bay 'bush' cabins. A range of standards from budget through to luxury should also be considered.
- **Privacy** - While located in close proximity, the architectural design should achieve a certain degree of privacy. Judicious planting between cabins could also assist.

2. LANDSCAPE CHARACTER

- **Mount Identity** - the cabins should reflect something of the uniqueness of Mount Maunganui - referencing bach architecture, cultural and landscape elements is a key way of achieving this.
- **Scale** - The landscape of Mauao itself should be the dominant characteristic. Cabins should be kept to a minimal practical size and located in areas where the scale of built form is absorbed by backing slopes and dense vegetation.
- **Colour & Materials** - External walls and the roofline should be of a recessive colour palette drawing on or complimenting the natural hues of Mauao.
- **Cultural Identity** - Reference the relationship of Tangata Whenua to Mauao by incorporating a carved pou or artworks into each cabin and giving each cabin a unique name focussed around a particular cultural reference.

3. SUSTAINABILITY

- **Solar Access** - Cabins should be located and oriented to maximise solar access.
- **Low Impact** - An emphasis should be placed on low energy use and appropriate 'green building' elements should be introduced and marketed. (i.e solar panels, heat pumps, recycled grey water

Planting Design Objectives

The guiding principle of the planting design for the holiday park is to help 'restore the cloak of mauao'. For this reason, selected species have been drawn from the existing palette of indigenous plants. Further objectives for planting are:

1. INTEGRATION

Proposed planting will help to visually integrate the holiday park with the Mauao Historic Reserve, extending fingers of native planting through the campground to reconnect it with broader vegetation patterns. Planting also provides visual mitigation for the inclusion of the holiday cabins, balancing built form with vegetation.

2. EROSION CONTROL

There are clear signs of erosion on steeper slopes around the holiday park. In some cases, retaining walls will be required but in other instances the revegetation of these banks and scarps will help to stabilise the slope and prevent further displacement of earth.

3. PRIVACY

While camping at the Holiday Park is a communal activity, all visitors need privacy to some degree. Where space permits, planting will be used to provide some separation and screening between different areas of the park. (For example, planting between cabins)

4. BIRDLIFE

Flowering and nectar-producing plants have been included to attract birdlife into the area.

5. VARIETY & TEXTURE

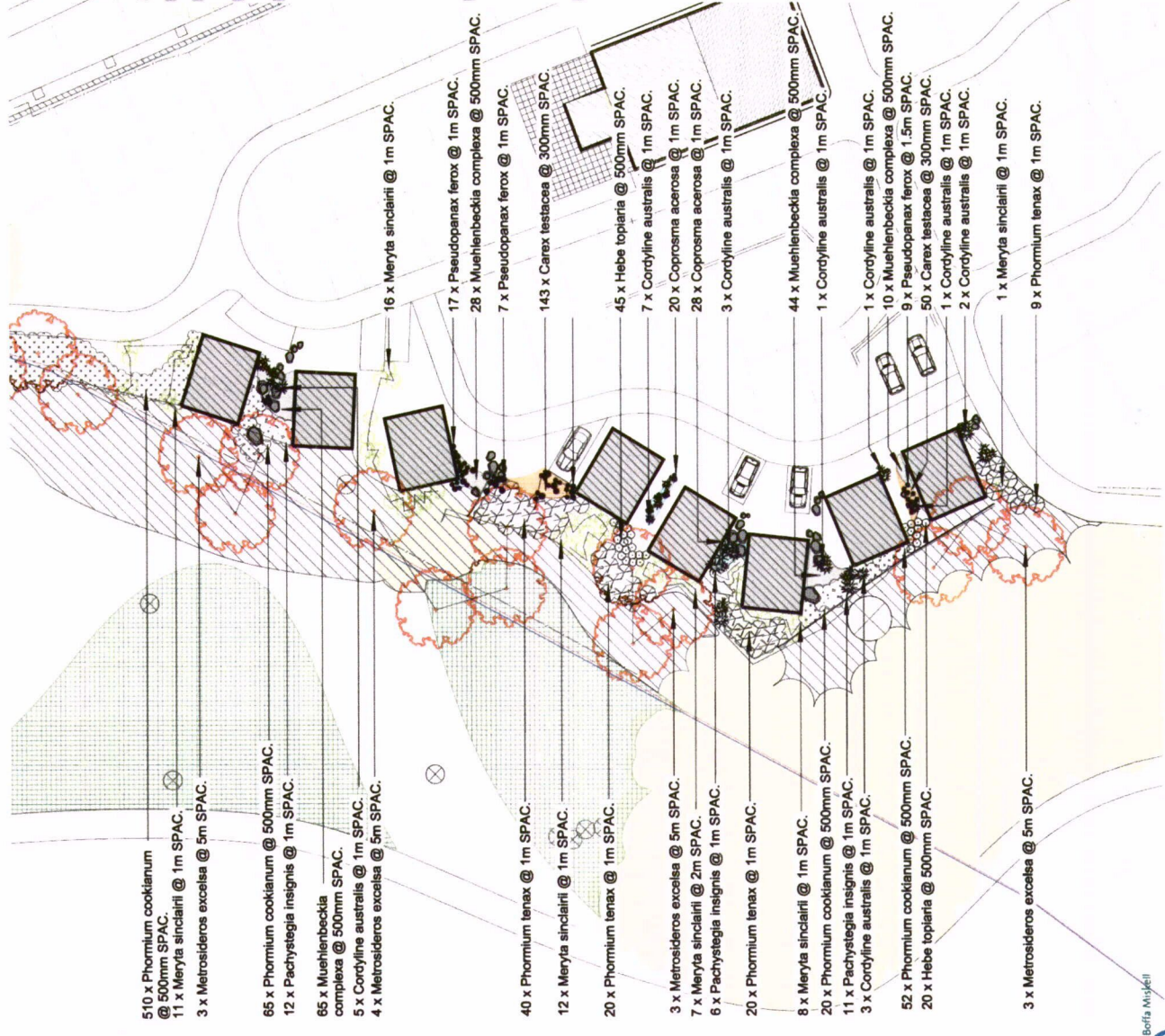
For those staying at the holiday park or passing through, landscaping has the potential to enhance the experience of the natural landscape by providing visual interest, colour, variety and texture.

Refer Planting Plan for detail of planting proposed in cabin area.



PLANTING PLAN SCHEDULE FOR MT HOLIDAY PARK

Planting type	Botanical Name	Common Name	Quantity	Grade	Centres (m)
Existing vegetation					
Existing tree specimens					
Mauao Regeneration	<i>Coprosma robusta</i>	Karamu	59	PB2	2
	<i>Convolvulus fulvica</i>	Toitoto	59	PB2	2
	<i>Cyathea miosoularis</i>	Mamaku	59	PB2	2
	<i>Cyathea juniperina</i>	Mingimiri	59	PB2	2
	<i>Kunzea ericoides</i>	Mamaku	59	PB2	2
	<i>Leptosiphon sphaerium</i>	Mamaku	59	PB2	2
	<i>Metrosideros excelsa</i>	Kawakawa	59	PB2	2
	<i>Metrosideros excelsa</i>	Mahoe	59	PB2	2
	<i>Metrosideros excelsa</i>	Ponulakawa	59	PB2	2
	<i>Muehlenbeckia complexa</i>	Ponulakawa	59	PB2	2
	<i>Wiermannia racemosa</i>	Kamahi	59	PB2	2
Cabin backdrop	<i>Cordyline australis</i>	Cabbage tree	20	PB2	2
	<i>Kunzea ericoides</i>	Kanuka	100	PB2	2
	<i>Leptosiphon sphaerium</i>	Manuka	40	PB2	2
	<i>Phormium tenax</i>	Harakeke	120	PB2	1
	<i>Pseudocarrax laetus</i>		40	PB2	1
Amenity vegetation	<i>Carex testacea</i>	Carex	193	Pb2	300mm
	<i>Cordyline australis</i>	Ti kouka / Cabbage tree	23	Pb10	1m
	<i>Coprosma acerosa</i>	Sand coprosma	48	Pb2	1m
	<i>Hebe topiaria</i>	Hebe	65	Pb2	500mm
	<i>Meryta Sinclairii</i>	Puka	55	Pb40	1m
	<i>Metrosideros excelsa</i>	Ponulakawa	13	Pb150	5m
	<i>Muehlenbeckia complexa</i>		147	Pb2	500mm
	<i>Pachystegia insignis</i>	Mountain rock daisy	29	Pb2	1m
	<i>Phormium cookianum</i>	Mountain flax	647	Pb2	500mm
	<i>Phormium tenax</i>	Harakeke	89	Pb2	1m
	<i>Pseudopanax ferocissimum</i>	Toothed lancewood	50	Pb2	1m



Where vegetation occurs outside the boundary within the Historic Reserve, planting is to be undertaken concurrently with the Holiday Park

planting plan

Mount Maunganui Beachside Holiday Park: MASTER PLAN



key

- Recreation Reserve Boundary
- Existing Retaining Walls
- Slopes to be stabilised through planting and other non-structural measures.



Appendix A: Visual Analysis & Simulations



Location: Mount Main Beach Boardwalk

Date of Photo: 02/02/2009 2:32pm

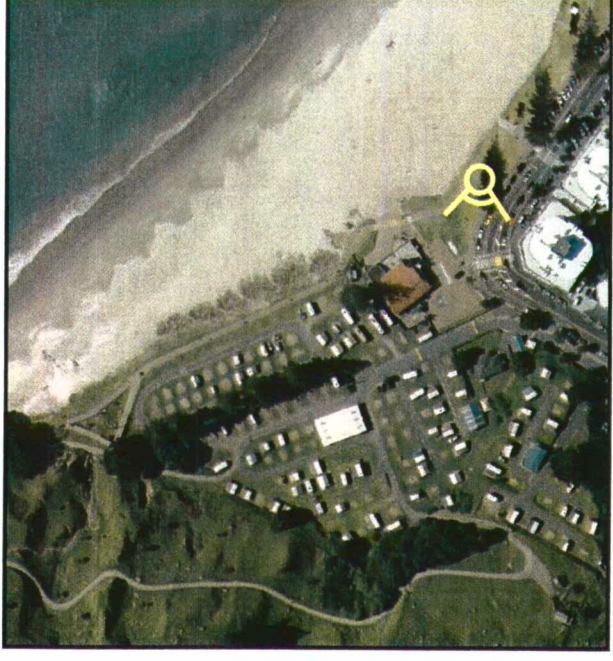
Viewing Audience: Pedestrians moving along boardwalks and coastal reserves.

Coordinates: E 2790641
N 6391821

Conditions: Light Cloud

Camera Focal Length: 50mm

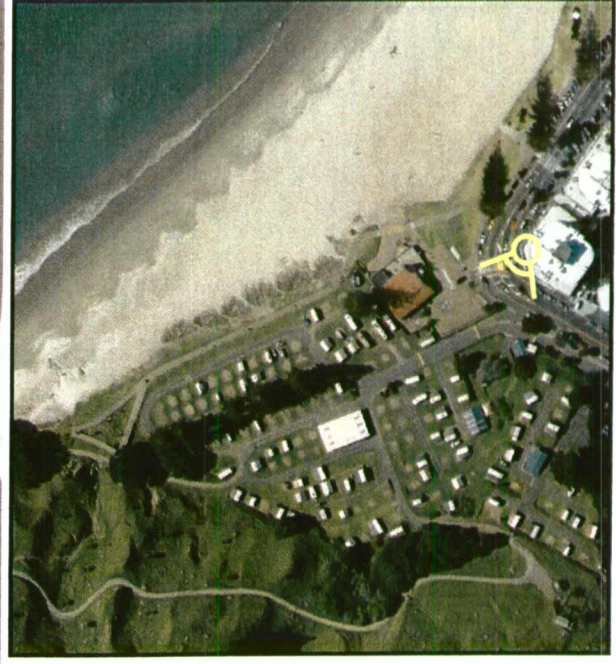
Distance to nearest cabin site: Approximately 160 m



Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd

V1



Location: Adams Avenue- near pedestrian crossing

Date of Photo: 02/02/2009 3:10pm

Viewing Audience: Pedestrians and vehicles moving along Adams Avenue

Coordinates: E 2790611
N 6391798

Conditions: Light Cloud

Camera Focal Length: 50mm

Distance to nearest cabin site: Approximately 140 m

Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd



Location: Mount Main Beach

Date of Photo: 02/02/2009 2:39pm

Viewing Audience: People on the beach.

Coordinates: E 2790643
N 6391926

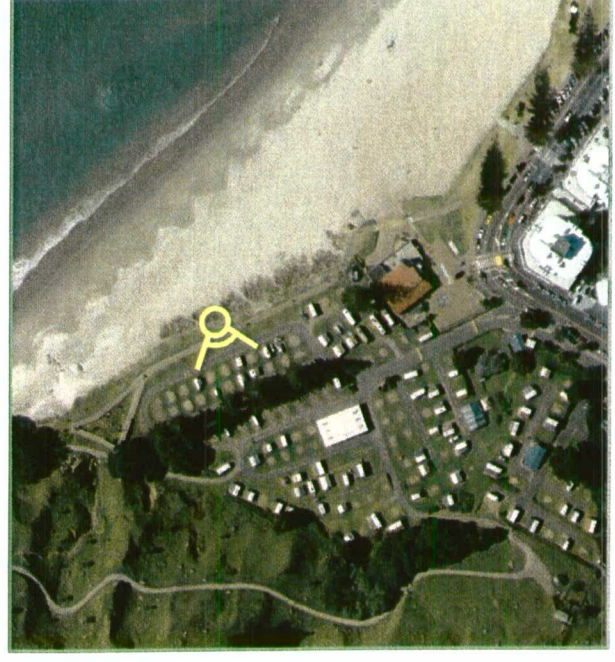
Conditions: Light Cloud

Camera
Focal Length: 50mm

Distance to
nearest cabin site
Approximately 140 m

Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd



Location: Boardwalk adjacent to Mount Main Beach

Date of Photo: 02/02/2009 2:42pm

Viewing Audience: People using walking trails around Mauao.

Coordinates: E 2790574
N 6391951

Conditions: Light Cloud

Camera Focal Length: 50mm

Distance to nearest cabin site: Approximately 75 m

Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

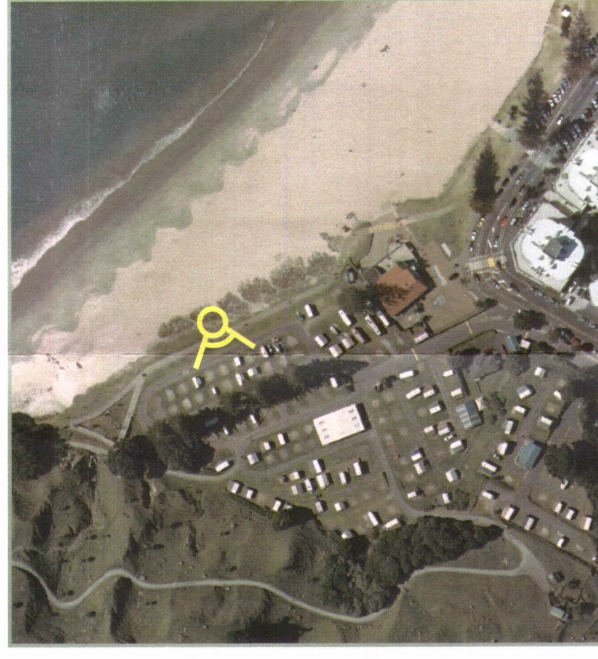
BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd

v4



Assumptions

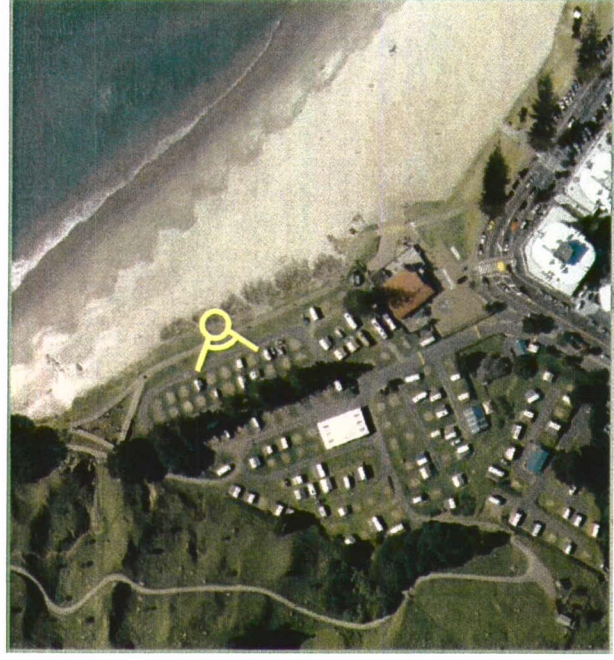
- Planting:**
All planting around cabins to be of advanced stock. (Scale of proposed vegetation shown at 5-7 yrs growth following planting).
- Cabin Materials:**
Cabin materials interpreted from rendered illustration by Ross Maguire Architects; 'Cabin Design Concept' December 2008.
- Base Data:**
Cabin placement as per CAD plans supplied by Ross Maguire Architects. Cabin elevations inferred from LIDAR data using Moturiki 1949 verticle datum.

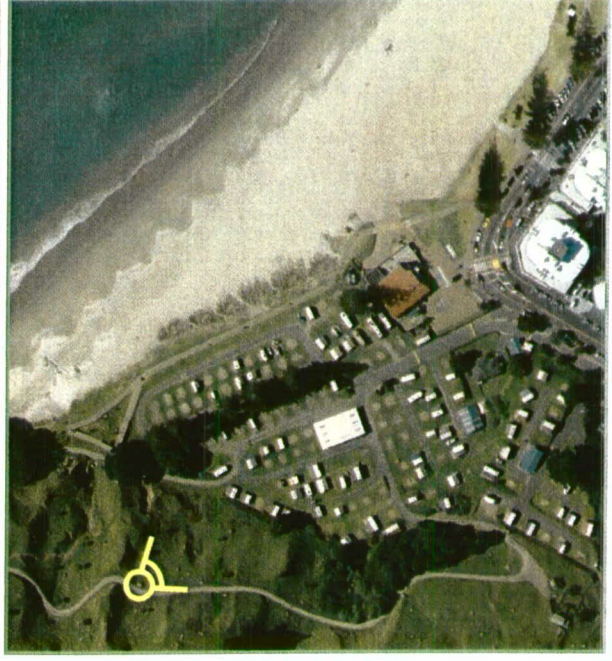




Assumptions

- Planting: All planting around cabins to be of advanced stock. (Scale of proposed vegetation shown at 5-7 yrs growth following planting).
- Cabin Materials: Cabin materials interpreted from rendered illustration by Ross Maguire Architects; 'Cabin Design Concept' December 2008.
- Base Data: Cabin placement as per CAD plans supplied by Ross Maguire Architects. Cabin elevations inferred from LIDAR data using Moturiki 1949 verticle datum.





Location: Mauao Historic Reserve

Date of Photo: 02/02/2008 2:48pm

Viewing Audience: People beginning or completing Mauao summit track.

Coordinates: E 2790449
N 6391986

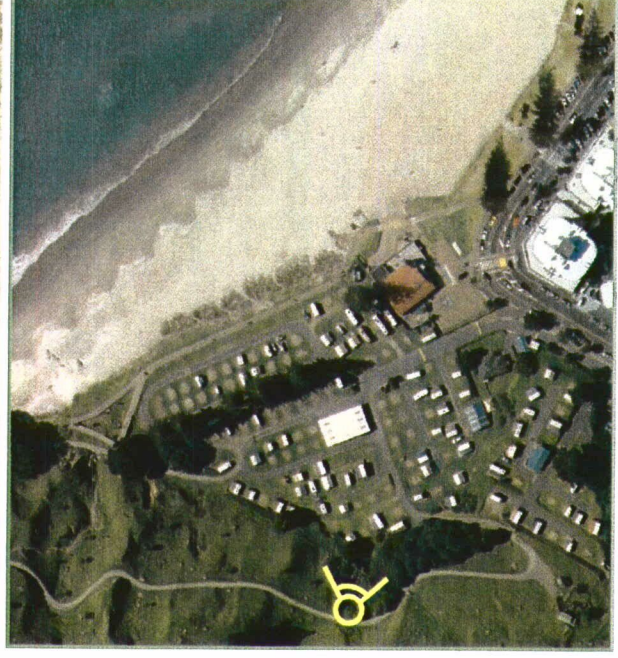
Conditions: Light Cloud

Camera Focal Length: 50mm

Distance to nearest cabin site: Approximately 60 m

Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd



Location:
Mauao Historic Reserve

Date of Photo:
02/02/2009 2:53pm

Viewing Audience:
People beginning or completing Mauao summit track.

Coordinates:
E 2790435
N 6391885

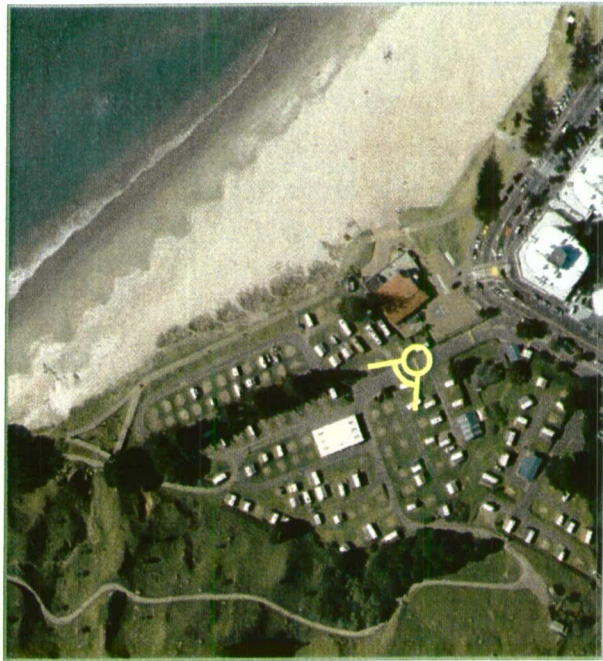
Conditions:
Light Cloud

Camera
Focal Length:
50mm

Distance to
nearest cabin site
Approximately 35 m

Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd



Location:
Beachside Holiday
Park

Date of Photo:
02/02/2009 3:00pm

Viewing Audience:
Caravan site #29
(Beachside)

Coordinates:
E 2790560
N 6391850

Conditions:
Light Cloud

Camera
Focal Length:
50mm

Distance to
nearest cabin site
Approximately 70 m

Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd

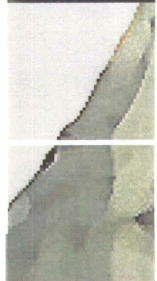


Simulated View



Assumptions

- Planting: All planting around cabins to be of advanced stock. (Scale of proposed vegetation shown at 5-7 yrs growth following planting).
- Cabin Materials: Cabin materials interpreted from rendered illustration by Ross Maguire Architects; 'Cabin Design Concept' December 2008.
- Base Data: Cabin placement as per CAD plans supplied by Ross Maguire Architects. Cabin elevations inferred from LIDAR data using Moturiki 1949 verticle datum.

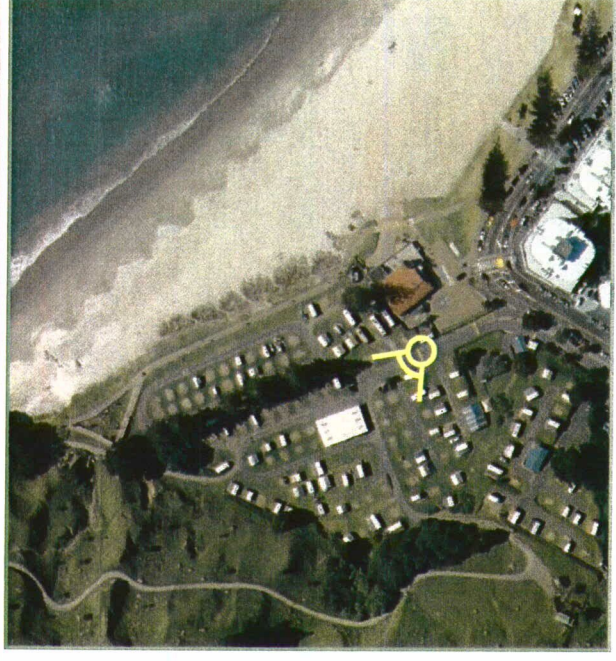




Simulated View

Assumptions

- Planting: All planting around cabins to be of advanced stock. (Scale of proposed vegetation shown at 5-7 yrs growth following planting).
- Cabin Materials: Cabin materials interpreted from rendered illustration by Ross Maguire Architects; 'Cabin Design Concept' December 2008.
- Base Data: Cabin placement as per CAD plans supplied by Ross Maguire Architects. Cabin elevations inferred from LIDAR data using Moturiki 1949 verticle datum.





Location:
Cnr. Maunganui Rd.
and Commons Avenue

Date of Photo:
08/05/2008

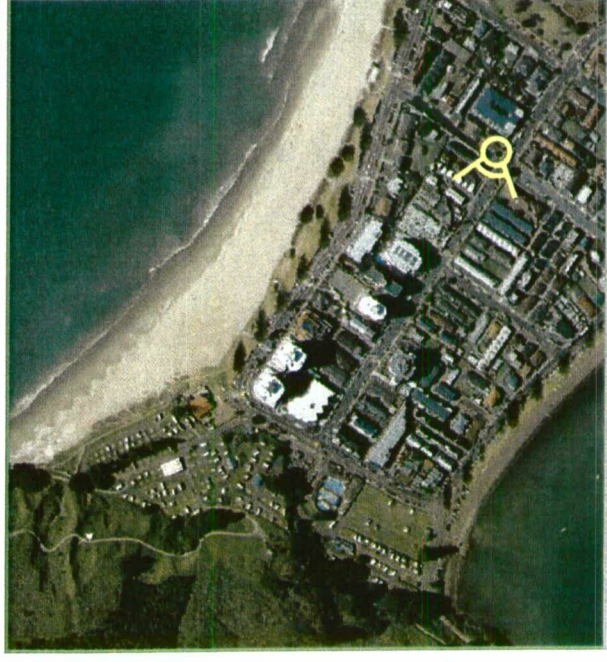
Viewing Audience:
Pedestrians, vehicles
and residents along
Maunganu Road.

Coordinates:
E 2790855
N 6391528

Conditions:
Light Cloud

Camera
Focal Length:
50mm

Distance to
nearest cabin site
Approximately 490 m



Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd



Location: Cnr. Adams avenue and The Mall

Date of Photo: 06/ 05/ 2008

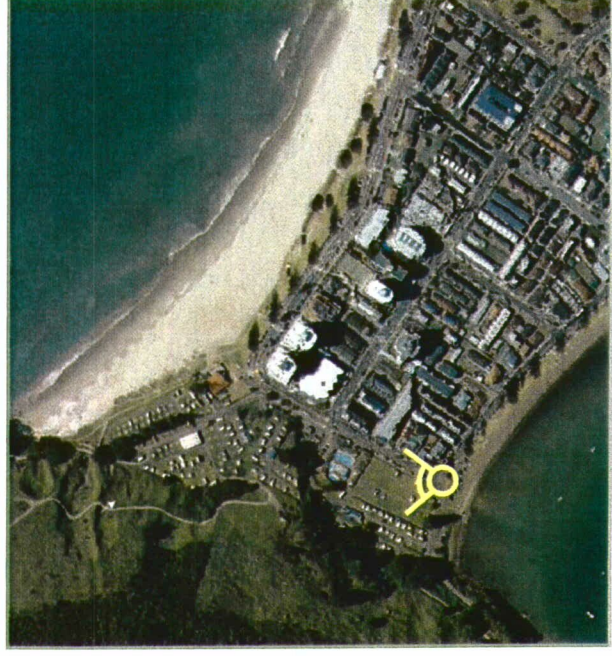
Viewing Audience: Pedestrians, vehicles and residents along Maunganu Road.

Coordinates: E 2790311
N 6391934

Conditions: Light Cloud

Camera Focal Length: 50mm

Distance to nearest cabin site : Approximately 280 m



Mount Maunganui Beachside Holiday Park: VISUAL ANALYSIS

BOFFA MISKELL (May 2009)
REF: T07166_Visual_Analysis.indd