



Mount Maunganui Beachside Holiday Park:

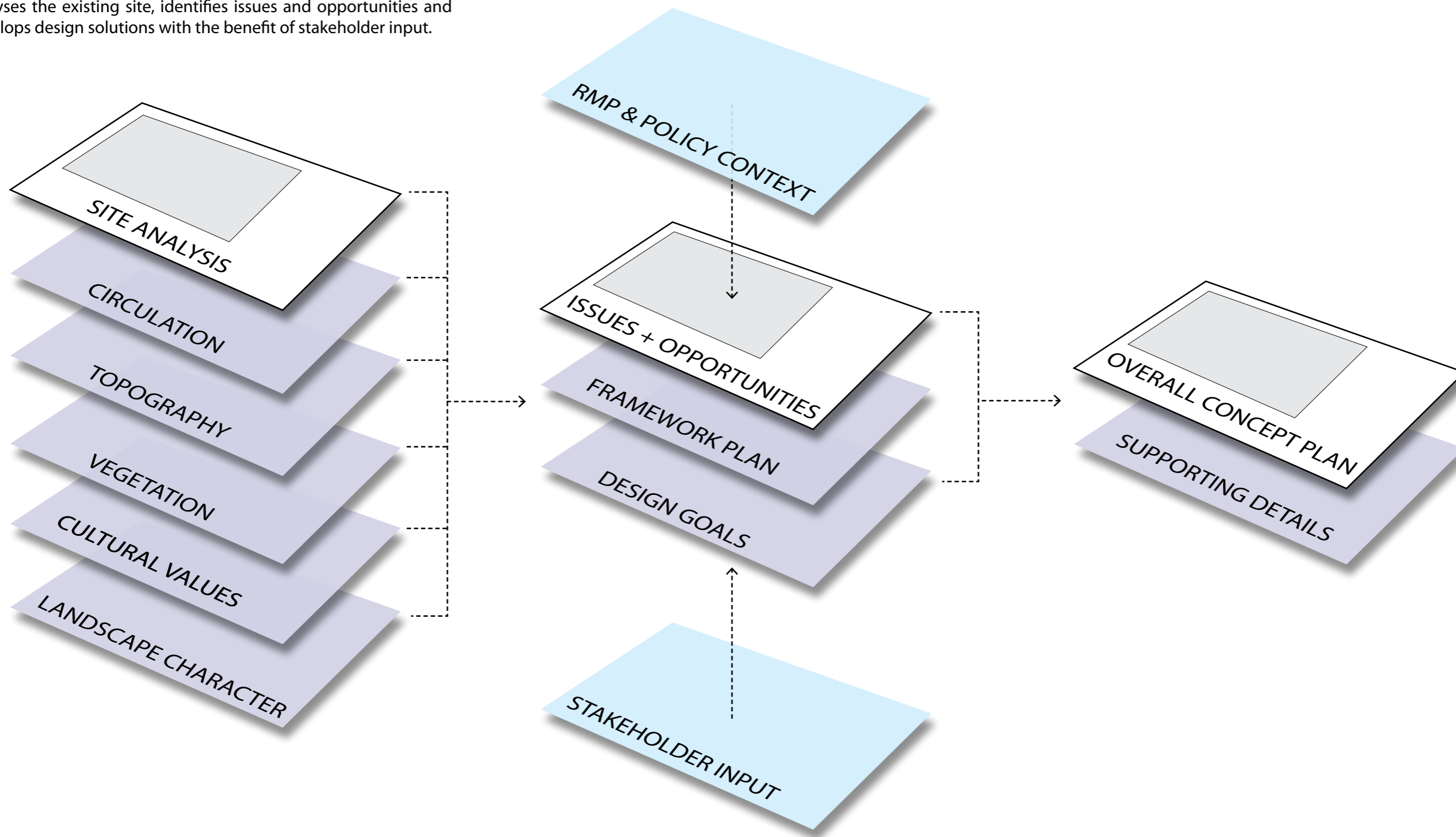
SITE ANALYSIS

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1.0 Process

The intention is that the proposed master plan 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.





Need for centrally located childrens play area

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.

TRACK TO SUMMIT

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

Opportunity for reserve managers office to be located more centrally.

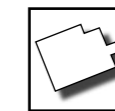
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Holiday Park Boundary



Proposed Hot Pools Extension



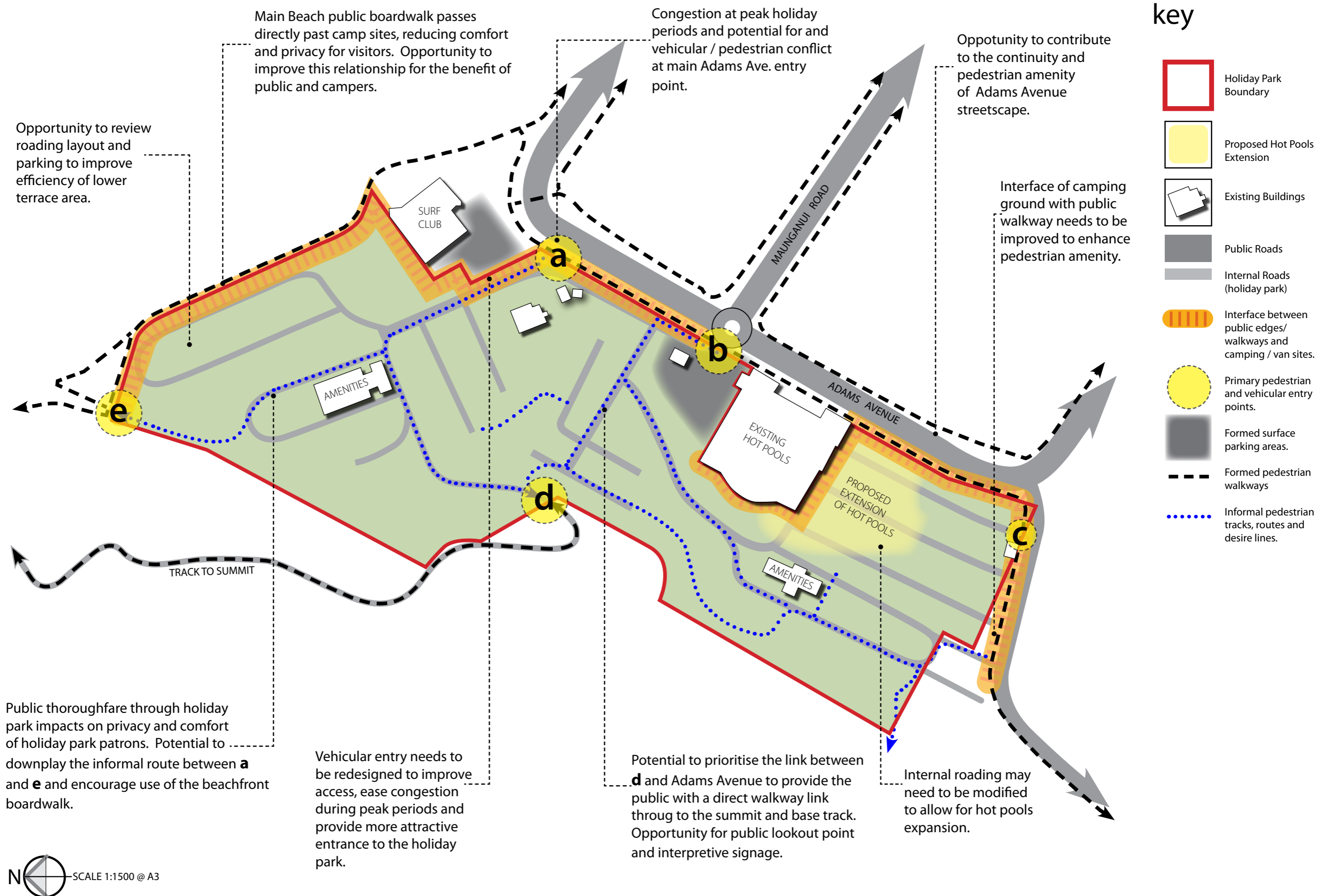
Existing Buildings



existing facilities

BOFFA MISKELL (October 2008)

DRAFT FOR DISCUSSION PURPOSES





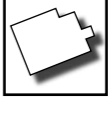
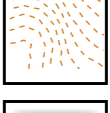



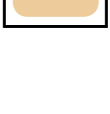


Drainage problems in lower terrace area to be addressed.

Locate structures (i.e. new caretakers house and cabins) sensitively within the landscape to relate to existing landforms. Structures preferred in locations where they will be viewed against a backdrop.

Plant on steeper slopes to provide stabilisation and strengthen vegetation framework. Identify areas where further slope stabilisation is required. i.e geofabrics.

Opportunity to enhance amenity of existing spring outlet 'Te Puna Waitapu'



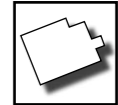

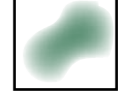


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-  Holiday Park Boundary
-  Proposed Hot Pools Extension
-  Existing Buildings
-  Contours (1m interval)
-  Flat / gently sloping lower terrace areas
-  Moderately sloping middle terraces
-  Central spur.
-  Steeper slopes unsuitable for buildings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



N  SCALE 1:1500 @ A3

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.


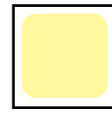
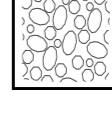



Potential need for buffer planting around hot pools.

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

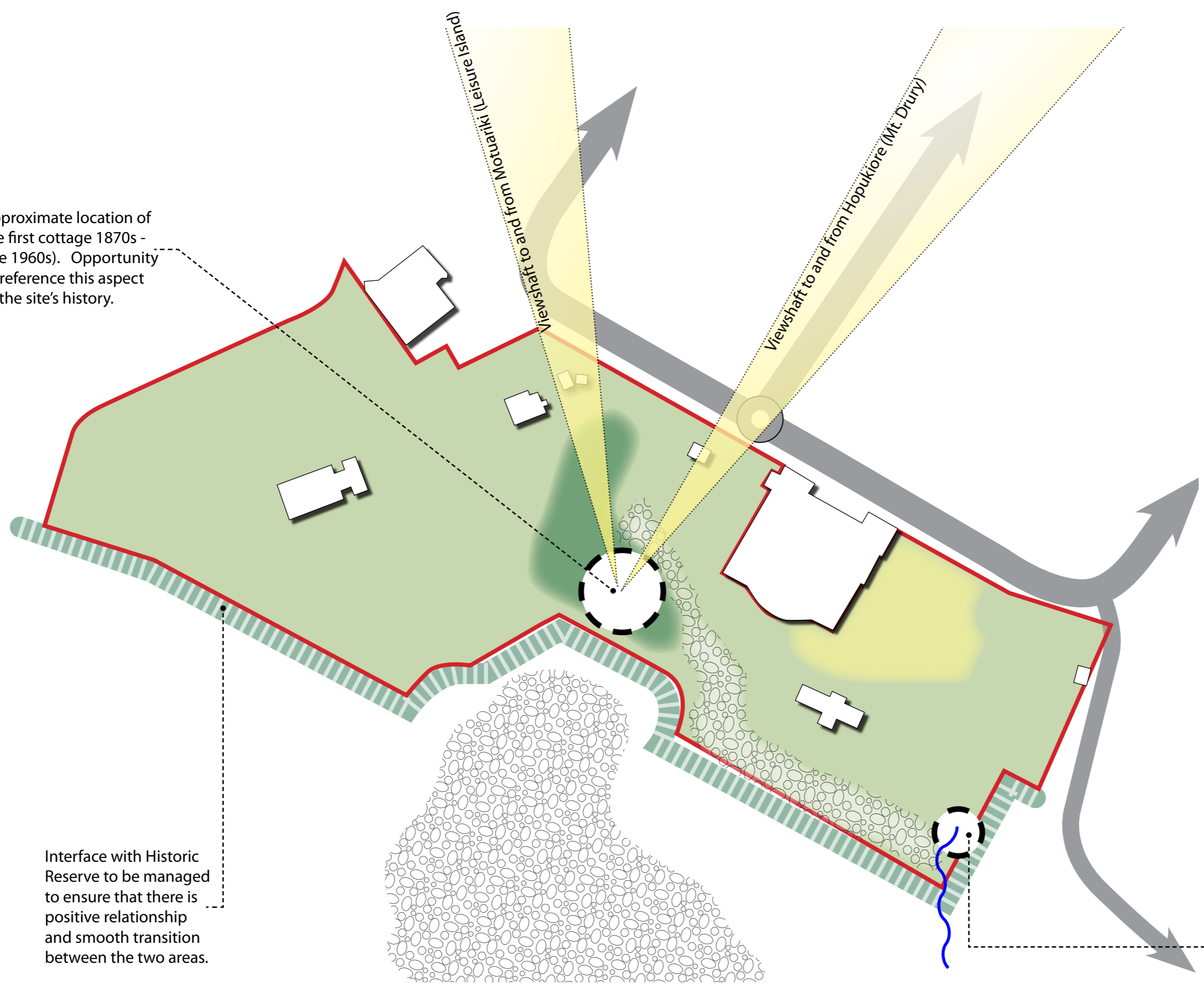
Potential for specimen trees in Pilot Bay camp area to provide shelter, shade and amenity.

N SCALE 1:1500 @ A3

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 viewshafts 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.

Te Puna Waitapu (Sacred Spring).

N SCALE 1:1500 @ A3

| | Issues and Opportunities |
|--------------------|--|
| facilities | <ul style="list-style-type: none"> • Caretaker’s house and Manager’s office need to be upgraded. • Need for children’s play area to improve appeal of park to families with young children. • 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. |
| 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. |
| 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 |

| | Issues and Opportunities |
|-----------------|--|
| 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 <i>'the conical mass of Mauao and the sweeping curve of Pilot bay is of particular visual significance'</i> • 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. |
| 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. |
| 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. |