

Mauao Trust, Whare Manaaki Project Overview

Proposal

It is proposed to establish a Whare Manaaki on Mauao. The Whare Manaaki will be owned, managed, and maintained by the Mauao Trust.

Proposed Activity

The Whare Manaaki is primarily a community facility, which will facilitate the following key activities:

- Public and community information centre. The building will be open to the public to visit and obtain information about Mauao before visiting the maunga. The facility is envisioned as a place of learning and connection, a site where the rich history, environmental significance, and cultural narratives associated with Mauao can be shared and celebrated.
- A hub for the Mauao Trusts operational activities. The Mauao Trust have established a kaitiaki programme where staff and volunteers work to protect and enhance Mauao. The programme will be run from the Whare Manaaki, where two full time staff will man the facility every day. School and community groups will meet at the Whare Manaaki four sessions and as a starting point for tours on Mauao.
- The Mauao Trust homebase. The Mauao Trust do not currently have a physical space to meet and carry out its responsibilities as the caretakers of Mauao. The Whare Manaaki will act as a homebase for the Mauao Trust where they can hold monthly Trust meetings, regular wananga/workshops, and as a space for hapu to utilise.
- Search and rescue and safety operations. The Mauao Trust have a responsibility to facilitate search and rescue operations when there is an emergency on Mauao and to close tracks when the weather or other reasons necessitate. Currently, search and rescue operations are run from the surf club, but in future, they may be run from the Whare Manaaki.

Built Form

The Whare Manaaki will consist of two prefabricated pod structures identified as a Meeting Pod and Kaitiaki Pod. The Each pod will be primarily open plan to enable multi-functionality, with the Meeting Pod containing a kitchenette. A small toilet structure will be placed to the rear of the Kaitiaki pod, which will house two toilets (one being accessible). The two pods will be linked by a low timber deck that will also wrap around the front of the pods. The deck and pods will be accessible via ramps and stairs. The decks will enable school or community

groups to meet and gather before visiting Mauao. Two pergola structures will partially cover the deck to provide shelter and sun protection for users of the building.

Earthworks

The buildings, deck, and stair structures will be fixed to the ground via a series of ground screws. This methodology avoids earthworks and ground disturbance within the sensitive environment of Mauao. Ground screws have been used all over Mauao for installation of signage, seating, and fencing, and is an accepted methodology by Heritage NZ.

Some trenching will be required for the installation of services, and a 450mm clearance is required between the buildings and the ground to enable the overland flowpath to run under the building. As such, a small amount of cut earthworks is required (see stratum plans). Accidental discovery protocols will always be adhered to.

Parking and Access

Vehicle parking will be provided onsite. Seven standard sized car parking spaces will be provided below the Whare Manaaki. One accessible parking space will be provided on the upper level to enable easy access for elderly or disabled persons. The onsite parking will be allocated to the Mauao Trust members as a priority. However, when the Trust Members are not onsite, spaces will be available for the use of the Kaitiaki or other volunteers working at the Whare Manaaki. Onsite parking is accessible via Pilot Quay. There is a removable bollard at the Mount Maunganui Holiday Park entrance on Pilot Quay that will be opened by the Holiday Park staff. The onsite parking will not be available to the public, with the bollard being in place when not in use.

The seven parking spaces located on the lower level will not be formed and sealed in an all-weather surface as we wish to retain a natural 'greened' look. Kaikuyu grass will be retained in the parking area to start with. Kaikuyu is a hardy species of grass that can generally withstand vehicle parking. However, if wear and tear is observed, a unit paver with grass planted through it will be installed (i.e. gobi block or Cellpave).

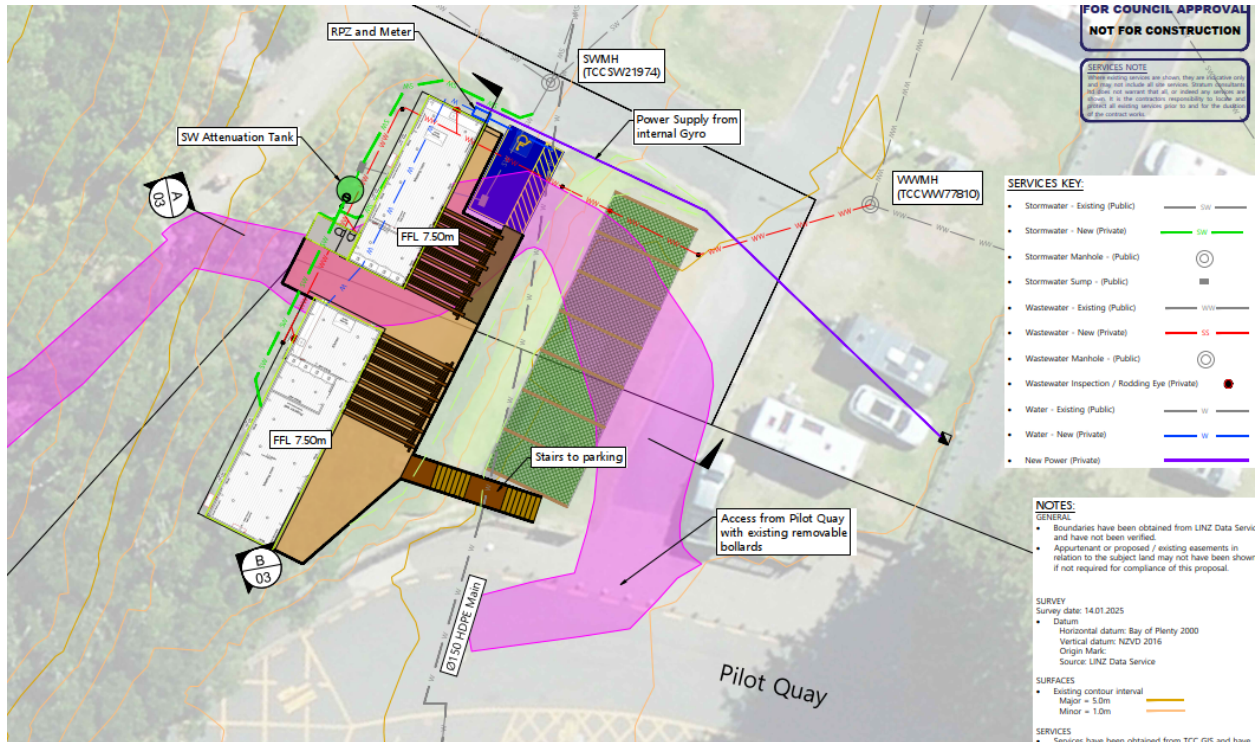
Natural Hazards

The proposed building is located within a minor overland flow path. A flood risk assessment prepared by Stratum Consultants confirms that the proposal is acceptable and establishes a minimum finished floor level above the flow path. This approach ensures that the natural course of the overland flow path remains unaltered, allowing stormwater to pass beneath the building without obstruction.

A copy of the Stratum Infrastructure Assessment is attached.

Effects on the Campground

Servicing for wastewater and power will be achieved via new connections to the wastewater manhole and power supply point within the campground site as indicated on the below plan.



Stratum have advised that the power could be trusted, but the wastewater will need to be installed by trenching. The installation of services, in addition to the installation of the pods will be arranged with the Holiday Park to ensure disturbance to campsite visitors is minimised.

It is also noted that vehicle access to the Whare Manaaki will be via the Pilot Quay campsite entrance. The Mauao Trust will need to contact the campground staff to open the bollards or arrange for a key to be provided to the Trust. The bollards will remain locked and in place outside of arrival and departure times.

Relevant City Plan Rule Assessment

A summary of resource consent requirements is outlined in the table below.

Section 88 reasons for consent - Tauranga City Plan

Rule/Provision	Activity Status/Comments
Earthworks	
4C.5(b) – Earthworks	<p>This rule stipulates that earthworks associated with an activity listed as a Non-Complying activity under Rule 6A.6 is a Non-Complying Activity.</p> <p>A small amount of earthworks is requires for the installation of the buildings and services. The buildings require a 450mm clearance to the ground level, which will require a very small cut to the existing ground level. Also, some earthworks is require for the trenching of the stormwater and water lines.</p> <p>Non-Complying</p>
Transport	
4B.2.3 – Onsite Parking Requirements	<p>Clause d. requires all vehicle parking spaces, access, and manoeuvring areas to be formed and sealed with an all-weather surface.</p> <p>The Mauao Trust have not yet decided what kind of surface/treatment to apply to the parking spaces. A natural finish is desired whether that be to keep the surface as grass or to install a gobi block or stabilised surface with grass growing through (i.e. CellPave).</p> <p>Restricted Discretionary Activity</p>
Activity – Community Facility	
Table 13A.1: Open Space Activity Status. Conservation Zone	<p>Community facilities are listed as Non-Complying Activities within the Conservation Zone</p> <p>Non-Complying Activity</p>
Table 13A.1: Open Space Activity Status. Passive Open Space	<p>Community facilities are listed as Permitted Activities within the Passive Open Space Zone</p> <p>Permitted Activity</p>
New Building	
Table 6A.1: Activity Status for Activities Occurring within the Outstanding Natural Features and Landscapes, Important Amenity Landscapes, the Coastal Environment Plan	<p><u>Buildings</u> and <u>structures</u> on land zoned Open Space Occurring within the Outstanding Natural Features and Landscapes Plan Area are Non-Complying Activities</p> <p>Non-Complying Activity</p>

<p>Area and the Mount Maunganui North Coastal Environment Plan Area</p>	
<p>Table 7C.1: Historic and Heritage Activity Status – Significant Maori Areas</p>	<p>New <u>buildings</u> or <u>structures</u> and associated <u>earthworks</u> are Discretionary Activities within a Group 1 SMA.</p> <p>Discretionary Activity</p>
<p>Table 7E.1 – Historic Heritage Activity Status – Significant Archaeological Areas</p>	<p>New buildings within an SAA are not provided for within the Activity Table. Therefore, it is considered a Discretionary Activity under Rule 7E.5.b.</p> <p>Discretionary Activity</p>
<p>Table 8D.1: Flood Hazards Activity Status (Overland Flowpath, Floodplain and Flood Prone Area)</p>	<p>As the building will facilitate community activities and will accommodate search and rescue activities during emergencies, a conservative approach has been taken and the proposal has been classified as a ‘new social and cultural building and critical building’ within a minor overland flow path.</p> <p>New social and cultural buildings and Critical buildings are Non-Complying Activities within an Overland Flowpath.</p> <p>Non-Complying Activity</p>
<p>Table 10A.1 Activity Status for Network Utilities - Traffic, Transport and Structures</p>	<p>Activities within the Road Zone not otherwise provided for are identified as a Discretionary Activity. The proposed buildings (meeting pod and pergola), stairs, deck, and three parking spaces proposed within the Road Zone would fall under this umbrella as they are not specifically provided for.</p> <p>Furthermore, Rule 10A.11.b states that any activity not listed as permitted, restricted discretionary or a non-complying activity is a discretionary activity.</p> <p>Discretionary Activity</p>
<p>13A.8.2 – Building Scale</p>	<p>The development site has split zoning, with part being within the Conservation Zone, part within the Passive Open Space, and part being Road.</p> <p>The Conservation Zone limits accessory buildings and structures to a maximum GFA of 50m². Part of the Kaitiaki Pod and the toilets will be located within the conservation zone, however the parts of the building within the Conservation Zone will not exceed 50m² GFA.</p>

	<p>The Passive Open Space Zone has a maximum GFA of 150m² for principal buildings. Again, the parts of the building within the Passive Open Space Zone will be far less than 150m².</p> <p>Most of the building GFA will be located within the Road, which will be authorised via a Licence to Occupy, until a formal road stopping is undertaken.</p> <p>The below image shows the City Plan overlays in relation to the proposal:</p>  <p>Permitted Activity</p>
<p>Rule 13A.8.5 – Streetscape</p>	<p>The proposed Kaitiaki building, toilet structure, pergola, and two car parking spaces will be located within the 3m streetscape setback from the road boundary.</p> <p>Restricted Discretionary Activity</p>

Please reach out if you have any questions.