Appendix 1
Records of Title

Cuttriss
Surveyors. Engineers. Planners.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**239464**
Land Registration District	**Wellington**
Date Registered	24 August 2005 09:00 am

Prior References
GN751932 GN789197

Type	Fee Simple	**Instrument**	GN 6545998.1
Area	3.0337 hectares more or less		
Legal Description	Part Section 2 Survey Office Plan 322370		
Purpose	Recreation Reserve		

Registered Owners
Kapiti Coast District Council

Interests

Subject to the Reserves Act 1977

10287253.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies coastal erosion as a natural hazard - 15.12.2015 at 7:00 am

Extract from *New Zealand Gazette*, 4/8/2005, No. 117, p. 2837

Classification of Reserve

Under the Reserves Act 1977, the Community Relations Manager for the Wellington Conservancy of the Department of Conservation classifies the reserve described in the Schedule as a recreation reserve with the effect that the land will vest in the Kapiti Coast District Council under the provisions of section 26A of the Act.

Wellington Land District—Kapiti Coast District

Schedule

Area ha	Description
3.0337	Part Lot 190, DP 10250, part Lot 91, DP 4828 and Sections 4 and 6, Block III, Kapiti Survey District (being part of Section 2 on SO 322370 and being part of the land held in Gazette Notice 751932 and all the land in Gazette Notice 789197), Wellington Land District.

Dated at Wellington this 27th day of July 2005.

JEFF FLAVELL, Community Relations Manager.

(File: DOC PAD-09-11-02-03)

in4985

NOTICE NO: 4985

Appendix 2
Encroachment Plan

Cuttriss
Surveyors. Engineers. Planners.

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
2. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
3. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

LEGEND

- BOUNDARY
- SEWER MANHOLE
- STORMWATER MANHOLE
- STORMWATER LINE - EXISTING
- STORMWATER LINE - PROPOSED
- AREA OF ENCROACHMENT (13m²)

TIKOTU STREAM

RC BOUNDARY

EXISTING STORMWATER PIPE TO BE ABANDONED

EXISTING STORMWATER MANHOLE TO BE ABANDONED

NEW 375mmØ STORMWATER PIPE

NEW 1200mmØ STORMWATER MANHOLE

NEW 375mmØ STORMWATER PIPE

EXISTING STORMWATER PIPE TO BE ABANDONED

EXISTING STORMWATER MANHOLE

MARINE PARADE

REVISION DETAILS		NAME	DATE
A	FUTURE BUILDINGS REMOVED	ECM	10/20
A	BUILDING UPDATED	ECM	02/22

Cuttriss
Surveyors. Engineers. Planners.
www.cuttriss.co.nz

PROJECT

PROPOSED KAPITI GATEWAY PROJECT
2 MARINE PARADE, PARAPARAUMU BEACH
ENCROACHMENT PLAN

CLIENT

KAPITI COAST DISTRICT COUNCIL

SCALE A1 1:100 | REDUCED SCALE A3 - 1:200

	NAME	DATE
FIELDWORK		
DESIGNED	ECM	10/20
DRAWN	JAO	10/20
CHECKED	ECM	10/20

DRAWING NUMBER 22642 ENC

SHEET 1 OF 1 SHEETS

REVISION B

Appendix 3
Structural Engineer Letter

Cuttriss

Surveyors. Engineers. Planners.

14 May 2020

Reference: 200133

Janice Hill
By email: Janice.hill@kapiticoast.govt.nz

Structural Engineering Support for Resource Consent Application:
Kapiti Island Gateway Development

Dear Janice,

We have been engaged by Kapiti Coast District Council to provide structural engineering services for the proposed buildings and bridge for the Kapiti Island Gateway Development. This letter outlines the intent for the bridge and the buildings to assist with Resource Consent application.

Proposed Buildings:

Athfield Architects drawings and artist impressions provided to us indicate the development will include three buildings, two of which are connected by a clear span roof and moveable walls. The buildings will be constructed of lightweight materials - primarily steel frames, timber, and a lightweight roof. No brittle elements or cladding materials are envisaged. We are aware that a key aspect of the design is for the structures to be removable should coastal erosion or other hazards threaten the site in future.

We can confirm that the buildings can and will be designed to be demountable and reassembled on a different site in some way, whether as modules or in selected pieces or a combination of both. The exact details of this will be developed in coordination with Athfield Architects during the building consent design phase.

Bridge Structure:

We have undertaken preliminary pile sizing for the bridge structure shown on the Athfield Architects drawings. We can confirm that driven timber piles of diameter 250mm, driven 5m deep (6 total) will suffice for the lightweight loadings and earthquake-imposed actions.

Yours Sincerely,

Geoff Bunn
BE (Civil), CMEngNZ, CPEng, IntPE(NZ)
Associate Structural Engineer

Miyamoto International NZ Ltd

M +64 (021) 0298 3516

53 Kapiti Road, Paraparaumu 5032 • P +64 04 974 1272
Christchurch • Wellington • Auckland • Kapiti-Horowhenua • California • Nevada Washington, D.C
• Costa Rica • Colombia • Haiti • Liberia • Italy • Turkey • India • Nepal • Japan

Appendix 4
Cultural Impact/Values Assessments

Cuttriss
Surveyors. Engineers. Planners.

ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST
KĀPITI GATEWAY PROJECT: MANA WHENUA ASSESSMENT
Date: 30 July 2020

Introduction

1. Ātiawa ki Whakarongotai (**Ātiawa**) are mana whenua and kaitiaki of all that between Kūkūtauāki and the Whareroa with overlapping interests with Ngāti Toa Rangatira to Paripari. As kaitiaki, Ātiawa have a responsibility to protect the environment within its rohe. The Ātiawa ki Whakarongotai Charitable Trust (the **Trust**) is the mandated iwi authority that represents Ātiawa for the purpose of responding to proposed developments requiring resource consents. This mana whenua assessment (the **Assessment**) has been prepared by Te Rangimārie Williams, Environmental Consultant to the Trust.

2. This Assessment responds to applications for resource consent (the **Consents**) made by the Kāpiti Coast District Council (**Applicant**) for the construction of the proposed Kāpiti Gateway Building (the **Gateway Project**) to be located at 2 Marine Parade, Paraparaumu (the **Site**). The Gateway Project is located within and over the Tikotu Stream mouth which is a site of significance to Ātiawa, and is recorded in the Proposed Natural Resources Plan (**PNRP**) as such. The wider area also contains the Te Uruhi Lagoon, another site of significance to Ātiawa that is recorded in the PNRP. *Maclean Park - Te Uruhi: Reserve Management Plan 2017* sets out in more detail the relationship between Ātiawa and the Tikotu Stream and Te Uruhi.

3. The Trust previously provided an initial response to the Gateway Project (the **Initial Response**) (dated 8 May 2020). This Assessment is to be read in conjunction with the Initial Response.

4. This Assessment is structured as follows:

    a. Part A: A summary of the Gateway Project.

    b. Part B: A description of the relationship between Ātiawa and the area within which the Gateway Project is positioned.

c. Part C: An analysis of the Gateway Project against the Maclean Park Management Plan.

d. Part D: An analysis of the Ātiawa values and sites of significance that are affected by the Gateway Project as well as recommendations to avoid, remedy or mitigate those effects.

PART A: THE GATEWAY PROJECT

5. The Gateway Project has had a long history. In 1992, the idea of a visitor centre for Kāpiti Island formed the basis of a draft feasibility report which considered Kāpiti Island as a tourist attraction to drive economic benefit for the wider community. This report recommended the Kāpiti Boating Club site be used. In 2013, another study was commissioned by Council and the Department of Conservation to look at the opportunities for a visitor center, with the study identifying four possible locations. In 2017 the Maclean Park Reserve Management Plan was adopted by Council and supported the development of a gateway facility. In March 2020, Council decided to proceed with the Gateway Project.

6. The purpose of the Gateway Project is to improve access to Kāpiti Island, create a physical presence for the tourist operations for Kāpiti Island, and improve biosecurity management. At present, there are no dedicated buildings or parking for the two tour operators for Kāpiti Island who generally work and launch from the beach at the Kāpiti Boat Club. Visitors generally use available parking around Paraparaumu Beach area.

7. It is proposed to construct new buildings in the northern end of Maclean Park, directly south of Tikotu Stream. The buildings will comprise floor space of 235m2, providing display and exhibition space for the general public and those visiting the island, a small office for Council staff, and storage for related materials and biosecurity rooms. There will also be 324m2 of decking.

8. In addition to the main gateway building, it is proposed to install two containers and a number of artworks and structures around the new gateway building. These structures and buildings will be nestled into the project area by suitable coastal landscaping. Car parking will be spread over the area, by the construction of a new (albeit smaller) carpark within the Maclean Park project site, and the extension of car parking within the Paraparaumu Beach Golf Club.

9. The works required for the Gateway Project include:

    a. Removal of the footbridge over the Tikotu Stream and construction of a new bridge over the stream. The southern end of the bridge will be anchored to the deck of the new building, with the northern end piled into the northern bank and connected to a modular movable boardwalk.

    b. Realignment and upgrade of an existing stormwater pipe (located under the proposed building) including a new outlet structure and associated rip rap on the southern bank of the Tikotu and a new stormwater discharge point within the Tikotu.

c. Removal of the southern sleeper retaining wall and replacing this with a lower retaining wall and extending planting along the stream bank. The northern retaining wall will also be replaced with a new retaining wall (like for like).

d. Replacing the debris arresters at the western end of the stream with new wooden posts.

e. Removal of existing weed vegetation along the banks of the Tikotu and the planting of new vegetation around the gateway building and along the southern stream edge with species endemic to Kāpiti's coastal-dune environment.

f. Construction of the new gateway building comprising 235m2 floor space as well as the installation of two containers (30m2) and a number of artworks and structures around the building.

g. 14 carparks will be provided to the south-east of the gateway building with entry and exist via a one-way system directly from Marine Parade. Extra parking will be provided at the Paraparaumu Beach Golf Club with 20 new parks proposed for the northern car park and an additional 10 parking spaces in the southern carpark.

h. A landing area, comprising a modular boardwalk will be installed with a rope handrail to the north to demarcate the 'road' and boat launching access from the pedestrian waiting area.

PART B: TE URUHI, TIKOTU

10. The Site and its wider surrounds are of great significance to Ātiawa. Te Uruhi Pā was once located on the southern banks of the Tikotu and was one of the first key landing sites for Ātiawa as they arrived to the Kāpiti Coast through a series of migrations. Whilst briefly occupied by Ngāti Toarangatira chief Te Rangihaeata and his followers, the Ngāti Puketapu hapū of Ātiawa became the permanent occupants.

11. The Tikotu Stream flowed from Te Uruhi Lagoon out to sea and provided mahinga kai and fresh water to support the Te Uruhi pā. Te Uruhi Lagoon has since been drained and the Tikotu Stream has been highly modified. The Tikotu is located within the wider Wharemaukū catchment, the latter of which covers an area of approximately 22km2 including some patches of native forest and a densely populated urbanised area in the lower catchment. The Wharemaukū Stream that begins in the foothills of the Tararua ranges flowed into the Tikotu Stream before discharging into the Tasman Sea at Marine Parade, Paraparaumu. Residential development in the 1970's blocked the connection between the Wharemaukū and Tikotu which has now resulted in the Tikotu Stream servicing a stormwater-fed urban/residential catchment.

12. The Tikotu Stream now has limited riparian vegetation and is a highly modified channel. Four native fish species have been recorded upstream of the Site including species that are taonga to Ātiawa - inanga and tuna. The Tikotu is subject to routine dredging under existing resource consents due to continuous sediment deposition in the stream.

13. Ātiawa rangatahi were heavily involved in the development of the idea around a 'gateway' facility which arose from their understanding that the Site is in fact the original landing point of Ātiawa tupuna. By recognising the Site as an entry point, visitors and residents reconsider how they may think about the area and give recognition to the significant history of the Site and wider areas.

PART C: MACLEAN PARK MANAGEMENT PLAN

14. The Maclean Park Management Plan (the **Management Plan**) was created by the Applicant in conjunction with the Trust as Treaty partners and representatives of Ātiawa, the mana whenua of the area. The Management Plan sets the strategic goals and plans for Maclean Park for the next 10 years. Although the Management Plan relates to the whole of Maclean Park, there are elements that directly relate to the Gateway Project which is situated within Maclean Park. This section addresses the elements of the Management Plan the Trust considers relevant to the Gateway Project and makes recommendations as to how the Management Plan could be better achieved through the Gateway Project.

15. Section 6 of the Management Plan sets out the issues that the management of Maclean Park currently faces and makes suggestions to address those issues. The Trust considers that the issues could further be addressed as follows:

    a. *Visibility of tangata whenua, mana whenua history and significance (6.1):* the Trust considers that this issue could be further addressed by ensuring that Ātiawa representatives are involved at the detailed design stage of the Gateway Project to ensure elements of Ātiawa history are reflected.

    b. *Tikotu Stream (6.2):* the Trust considers that this issue could be further addressed by the Applicant taking responsibility for righting the wrongs of their past management of the Tikotu and taking steps that don't just address the effects of the Gateway Project but also work to support and enhance the mauri of the Tikotu. This is discussed further below under *Mauri.*

    c. *Dune care (6.3):* the Gateway Project is situated within duneland. It is essential that the ecosystems associated with sand dunes are protected throughout the project and the Application should provide further information as to how they expect to achieve this.

    d. *Archaeological Assessment (6.14):* the Trust requests further information as to how the Applicant will take into account the findings of the Maclean Park Archaeological Assessment as it relates to the Gateway Project.

16. Section 8 of the Management Plan sets out the Kaupapa (Principles), Hua (Objectives) and Tikanga (Practices) that will guide the management of Maclean Park. The Trust makes the following comments on how section 8 can be achieved through the Gateway Project:

    a. *Whakapapa (8.1):* the Trust requests that the Applicant ensures Ātiawa representatives are involved in the detailed design stage of the Gateway Project to ensure the development reflects the history and presence of Ātiawa as mana whenua.

b. *Wairua (8.2):* the Applicant should ensure the development is safe through design that does not exacerbate risk to the community i.e. relocatable buildings ensure buildings can be moved as flood levels rise. The Applicant should also consider how activities that support Ātiawa wairua can be achieved through the project. For example, by planting of species that support Ātiawa practices such as weaving and rongoā.

c. *Mana (8.3):* the Applicant should give effect to the recommendations throughout this assessment to support Ātiawa as the Council's Treaty partner and our ability to have a voice in decision making.

d. *Māramatanga (8.4):* the ongoing effects of the Gateway Project are observed by Ātiawa kaitiaki to determine appropriate management measures to support the mauri and health of the area.

e. *Te Ao Tūroa (8.5):* appropriate native vegetation planting to support local ecosystems and habitat.

f. *Mauri (8.6):* the Applicant should show how they will avoid effects to the local dune system.

PART D: ĀTIAWA KAUPAPA, HUA ME NGĀ TIKANGA

Whakapapa

17. Our unique identity as Ātiawa arises from the land and water. As much as we influence the local land and waterscapes, they have shaped who we are as a people; our identities are inextricably linked. Through our collective whakapapa, we are connected to one another as the people of Ātiawa. We share the same ancestral maunga, awa, tūpuna and histories. It is from understanding our position within this network of relationships to land and water, ngā atua, and each other that we find a sense of identity and place in the world, that we find meaning in knowing who we are.

18. The Site in particular is located within a highly significant area in terms of Ātiawa history and present identity and as such it is critical that the Gateway Project works to strengthen, not diminish, Ātiawa identity through its design. The Gateway Project presents many opportunities to strengthen the value of whakapapa for Ātiawa. The building design can incorporate kōrero (through various media) that represent significant events or tupuna. The development proposes two carved pouwhenua and a waharoa - it is unclear from the consent documents who these elements will represent. However, the Trust is supportive of the reflection of Ātiawa heritage through the project design. The Trust in particular considers that such design should be guided by Ātiawa artists who are able to reflect the significance of the Site, including reflecting the connections to Te Uruhi and Ngāti Puketapu.

<u>Recommendations</u>

19. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of whakapapa:

    a. The Applicant adopts as a consent condition the requirement to design artistic representations in conjunction with Ātiawa artists and experts.

Wairua

20. Wairua is the aspect of well-being that reflects the connection between the human condition, in particular our mental, emotional, psychological and spiritual well-being, and that of the wider physical and non-physical environment. Different parts of the land and waterscapes are imbued with different wairua, or different spiritual and emotional characters, often as a

result of events that have occurred there over time. A key aspect of keeping the wairua of the people well and safe is having knowledge or a sense of the character of natural spaces, in order to interact with them in an appropriate way.

21. The Proposed Works will result in built development in what is currently a relatively natural coastal setting. Coastal areas are often accessed by Ātiawa members to refresh and recharge their wairua, as places that contain connections to many elements of the taiao. It is therefore important that the Applicant incorporates into its design, the opportunity for Ātiawa to continue to support their wairua. Such opportunities could include access to mahinga kai, a practice which supports Ātiawa wairua.

22. Given the historical significance of the area, the Applicant has confirmed they will adopt an accidental discovery protocol as a consent condition to be implemented for the duration of the proposed earthworks. The Trust supports this consent condition and requests that our protocol is adopted, as set out in Appendix A of the Kaitiakitanga Plan.

<u>Recommendations</u>

23. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of wairua:

    a. The Gateway Project design incorporates opportunities for Ātiawa to connect to the taiao (environment).

    b. The Trust's accidental discovery protocol is adopted as a consent condition.

Mana

24. Mana is the authority that Ātiawa holds as mana whenua from Kūkūtauākī in the north to Paripari in the south. Ātiawa's mana whenua derives from our whakapapa to the taiao as well as our undisturbed occupation of the whenua and provides the basis of our tino rangatiratanga over the land, waterways and all other taonga in our rohe. Flowing from our position as mana whenua and our tino rangatiratanga is the responsibility we inherit through whakapapa as kaitiaki. As kaitiaki we have rights to access our taonga but implicit in this are the responsibilities to sustainably manage use of our taonga so that they endure for future generations. Our ability to exercise our kaitiakitanga appropriately greatly affects our mana.

25. Te Tiriti o Waitangi is the founding document of Aotearoa and confirms Ātiawa's tino rangatiratanga. This type of authority differs from the authority of the kāwanantanga or central and local government which is subject to the tino rangatiratanga of mana whenua. A Tiriti partnership recognises these two types of authorities functioning together and is represented in the 'Tiriti House Model' which shows that a Tiriti approach to decision-making ensures equal recognition of, protection of, and input from each house. The Applicant has recognised the need for a Tiriti House Model and early on in the process established a governance group that includes iwi representatives to develop the design of the Proposed Works. The Applicant has also utilised the mana whenua assessment the Trust produced to inform the Maclean Park Reserve Management Plan to inform their design. The Trust is pleased with this approach and considers that a continuation of this approach will ensure the involvement of Ātiawa in the detailed design of the Gateway Project as a Treaty Partner.

Recommendations

26. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of mana:

    a. The Applicant adopts a consent condition that requires the Applicant to involve the Trust in the detailed design of the Gateway Project as a Treaty Project.

Māramatanga

27. Māramatanga is the enlightenment that arises from being in the world. It is inherited from the collective cultural memory of our tūpuna who have gone before us and is built on and created through our interaction with the world around us. Māramatanga provides us with important insight into the function and health of the environment. The survival and well-being of our taonga in the environment and knowledge are connected. Because the land and waterscape, and special places in our rohe are imbued with knowledge, about their historical and current value and use, the loss of or damage to land or water threatens the survival of this knowledge.

28. The Gateway Project will result in changes to the environment that could affect the knowledge that is held by Ātiawa kaitiaki about this environment. The Trust understands that a post-construction survey by a suitably qualified ecologist will assess the ecological structure and functioning of the reconstructed and reinstated stream reach and associated riparian zone. The Trust considers it critical that the ongoing impacts of the Gateway Project

are monitored to inform the knowledge that Ātiawa holds with respect to the environment in this area.

Recommendations

29. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of māramatanga:

    a. The Applicant adopts a consent condition that requires the Applicant to resource the monitoring of the impacts of the Gateway Project from a mātauranga Māori perspective.

Te Ao Tūroa

30. Te Ao Tūroa, literally 'the enduring world', is the world of natural order, balance and pattern that is fundamental to the world we live in. Te Ao Tūroa comprises the characteristics of living systems that ensure balance in what would otherwise be a chaotic world. Understanding the value of Te Ao Tūroa, the value of natural order and balance, informs the holistic Māori view of kaitiaki, that the health of one component of the environment can't be understood in isolation from the whole. This also informs an understanding that change in one aspect can have systemic effects that are felt across a broad range of aspects.

31. Valuing Te Ao Tūroa is also about valuing the natural āhua, or natural character of the environment. Development can uphold Te Ao Tūroa by recognising the superiority of nature as a designer, and ensuring that natural patterns and processes are utilised as much as possible.

32. The Proposed Works will reinforce the unnatural straightening and modification of the Tikotu Rivermouth. Although the proposed earthworks within the Tikotu Stream's southern bank are for the purpose of naturalising this area, these works will be stabilised by a small timber retaining wall, introducing another non-natural element into the area. The Applicant notes that the retaining wall will be put in place to prevent erosion, however, erosion is a natural part of a stream's life as a stream mouth moves back and forwards along the coast. The Trust is concerned that the naturalisation of the Tikotu is being restricted to only what can be allowed without compromising the Gateway Project. Put another way, the Gateway Project is prioritised above the natural character of the Tikotu. The Gateway Project therefore represents yet another piece of development on the banks of the Tikotu that will work to

further degrade the stream. The Trust requests further information as to whether the Tikotu Stream can be further naturalised through these works.

33. The valuing of balance in systems means ensuring that all the critical components of systems are protected, are well-functioning and are connected. Kaitiakitanga is therefore deeply interested in protection of the diverse and healthy habitat that is required to support life. Native species are valued because of the important role they play in maintaining the natural structure of ecological communities. This underscores the importance of native flora and fauna being able to thrive, and the need to limit the impact of invasive and exotic species that threaten the order and balance of natural systems. The Trust supports the proposed extensive planting of natives throughout the Site.

34. Changes in climate caused by global warming have created unprecedented threat to the natural order, balance and patterns of the environment. One such threat that Ātiawa already observes is the increase in flood hazard and risk. The Site is subject to flood hazards and is located on the foreshore. As such, the design of the proposed buildings must be adapted to suit this dynamic.

35. The Trust understands that the Site has been designed to be hydraulically neutral. In recent conversations with KCDC, KCDC noted that often developers predict hydraulic neutrality, however, this isn't being realised in practice. The Trust requests a consent condition that requires monitoring of the predicted hydraulic neutrality and if it isn't being achieved, a requirement the Applicant addresses this so it is achieved.

36. At this stage, all proposed buildings will be located above flood level. However, with climate change there is a high likelihood that flood levels will rise in the future meaning the buildings will not be located above flood level. The Applicant has designed the proposed buildings to be relocatable. Although the Applicant's reasoning for this is to ensure protection of the public asset, the Trust also sees this as benefiting the Tikotu Stream and the coastal marine area by not requiring these areas to be managed to protect the proposed buildings from flooding. The Trust supports managed retreat and is pleased to see the Applicant leading the way in managed retreat measures.

<u>Recommendations</u>

37. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of Te Ao Tūroa:

a. The Trust requests further information as to whether there are additional opportunities to further naturalise the Tikotu Stream.

b. The Applicant adopts a consent condition that requires monitoring of the predicted hydraulic neutrality of the Site and requires adaptive management should hydraulic neutrality be shown to not be achieved.

Mauri

38. Mauri is the essential energy required for all life. It is a systemic quality, and speaks to the vitality of processes and systems as opposed to individuals. Protection, nurturing and enhancement of mauri is our fundamental role as kaitiaki. Mauri gives rise to the diversity and abundance of life on which our survival relies. It has a vibrational quality that reverberates through systems. When the mauri of our environment is well, the mauri of all that live in it is well. Our mauri is supported through the quality of the food and water we consume, or the healing we receive from the environment.

39. The Proposed Works involves many elements that have the potential to generate significant effects to the mauri of the Tikotu Stream. The Applicant notes that the Tikotu Stream is stormwater fed and that the Proposed Works do not involve reclamation. As such, the Applicant considers that the works will not alter the water quality or quantity, or overall watercourse length within the wider Wharemaukū catchment. The Applicant also considers that the watercourse in its current state has very low functional value for the wider catchment and no notable ecological value. Therefore, the Applicant considers that the instream excavation and replacement of timber retaining walls won't impact on the Tikotu's ability to function. The Trust considers this assessment of the value of the Tikotu Stream as unfortunate. The current state of the Tikotu is as a result of the failure of the Applicant and its predecessors to adequately protect the Tikotu from development. However, the Applicant relies on this state to justify further adverse effects to the stream. The Trust finds this position ironic and frustrating and queries why the Applicant doesn't instead attempt to address its past discrepancies in managing the Tikotu Stream, rather than trying to justify further adverse effects.

40. The proposed works include activities that will increase the amount of sediment that is being discharged into the Tikotu during construction with possible minor sedimentation for a few weeks. These activities include instream excavation, replacement of retaining walls, replacement of footbridge and an initial discharge of stormwater from the upgraded

stormwater network. The Applicant considers that ecological values will recover to a similar state within months of completion of landscaping and construction work. The Trust supports the typical measures used to protect waterbodies during earthworks, including fish rescue, fish passage, working outside of migratory or spawning periods, undertaking works in good weather. The Trust also considers that the mauri of the Tikotu Stream should be monitored pre-, during, and post-works. This will help to determine the effects to the mauri of the Tikotu and whether any resulting measures are required to further support the mauri of the Tikotu.

41. The proposed works require the diversion of the Tikotu Stream. It is important that when diverting the Tikotu Stream that the waters are not mixed with any other water. The Trust requests this as a consent condition.

42. Mahinga kai species are highly valued by Ātiawa, not only as a source of food, but as a necessary part of local ecological communities if they are in a state of mauri ora or thriving wellbeing. Tuna (eel) and inanga are highly valued species and it is critical that the Gateway Project protects these species and supports them to survive. The Trust requests that riparian planting is undertaken to support these species and also requests an Ātiawa representative is present during fish rescue.

43. The Gateway Project involves upgrades to the Applicant's stormwater network which will involve the installation of a larger stormwater pipe discharging to the Tikotu. The Applicant considers this will result in a small increase of stormwater. The Trust understands that the Applicant is using the Gateway Project as an opportunity to upgrade this stretch of the stormwater network. The Trust does not consider it appropriate to make major changes to the stormwater network through a consent application for the Gateway Project and considers that we should be consulted separately on the stormwater upgrades. Currently the details and effects of the upgrade are not well understood and therefore the Trust cannot reach a well informed position on the stormwater upgrades.

44. The process of wānanga within the iwi has identified heavy metal contamination, in particular, as a serious threat to mauri in our rohe and a critical issue for Ātiawa, as the type and scale of the effects of this are still not well understood. The inputs of this type of contamination in our waterways is making our mahinga kai unsafe for consumption, which is having profound systemic effects on our people across all our key kaupapa. The Site is identified on Greater Wellington Regional Council's Selected Land Use Register as having a verified history of hazardous activity or industry as the Kāpiti Boating Club uses part of the land in this area for underground tanks storing fuel, chemicals or liquid waste. The Applicant notes the HAIL area sits outside of the area where the earthwork will take place and as such

it is highly likely that a HAIL has not been undertaken on it. The Trust considers that the Applicant should be certain that soil is not contaminated to avoid making contaminated soil bioavailable and contaminating the Tikotu Stream and wider area. As such, the Trust requests soil testing throughout the earthwork area be undertaken to confirm the presence or otherwise of contaminated soil on Site.

45. The Gateway Project will enable more robust biosecurity measures to protect Kāpiti Island from current and future threats. The Site also contains a number of mature pohutukawa. The proposed buildings have been sited to optimise and harness the retention of these taonga. Both these measures will support and enhance the mauri of the area and as such, the Trust is supportive of these measures.

46. The Site (Paraparaumu Coastal Marine Area) is located within an area that is listed in Schedule F2 of the PNRP for Indigenous Bird Habitat. The Applicant considers that there is very little vegetation currently to support bird life. However, the proposed southern bank planting will result in a native habitat suitable for indigenous birds. The Trust is pleased with this result and considers this will also support the mauri of the area.

47. The Applicant states that mitigation measures are proposed to protect the health of the unnamed stream within the Site. The Trust was not aware of an unnamed stream and requests further details of the stream and effects the Proposed Works will have on the stream.

<u>Recommendations</u>

48. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of mauri:

    a. The mauri of the Tikotu is monitored before, during, and after works.

    b. There is no mixing of Tikotu waters with any other water.

    c. Appropriate riparian planting is undertaken to support the taonga species present within the Tikotu.

    d. An Ātiawa representative is present during fish rescue.

e. The Applicant consults with Ātiawa separately on the proposed stormwater upgrades.

f. Soil to be disturbed for the Gateway Project is tested for the presence of contamination and appropriate actions taken should contamination be confirmed.

g. The Applicant provides further information relating to the unnamed stream on Site.

CONCLUSION

49. This Assessment contains recommendations that the Trust considers will avoid, remedy or mitigate effects to values of significance to Ātiawa. This assessment also contains requests for further information that will assist the Trust in finalising our position on the Proposed Works. The Trust is happy to discuss this Assessment with the Applicant with a view to resolving its concerns prior to the granting of any consent application or the commencement of earthworks.

CULTURAL VALUES ASSESSMENT

Kapiti Gateway

September 2020

TE RŪNANGA O TOA RANGATIRA

KIA TU AI A NGĀTI TOA RANGATIRA: HEI IWI TOA, HEI IWI RANGATIRA
Ngāti Toa is a strong, vibrant and influential iwi, firmly grounded in our cultural identity and leading change to enable whānau wellbeing and prosperity

TOITŪ TE MARAE O TĀNE, TOITŪ TO MARAE O TANGAROA, TOITŪ TE IWI

If the domain of Tāne survives to give sustenance,
And the domain of Tangaroa likewise remains, so too will the people

Name	Signature	Date
Naomi Solomon General Manager – Treaty & Strategic Relationships		14 Sep 2020

Te Rūnanga o Toa Rangatira as the mandated iwi authority for Ngāti Toa Rangatira (Ngāti Toa) has responsibility for protecting and enhancing the mana of Ngāti Toa across the various political, economic, social and environmental spheres.

In relation to Te Ao Tūroa, Ngāti Toa's objective is to nurture a resilient environment to sustain future generations through reclaimed connection and mātauranga to natural resources, empowering kaitiaki who are leaders and co-managers of our natural environment, our commitment to environmental sustainability and our ability to adapt to the impacts of climate change.

Subject to the written consent of Te Rūnanga o Toa Rangatira, the information contained within this document must not be used for any other purpose than that intended.

TE RŪNANGA O TOA RANGATIRA

24 Ngāti Toa St
Takapuwahia
Porirua 5022

04 237 7922
resourcemanagement@ngatitoa.iwi.nz
www.ngatitoa.iwi.nz

RESOURCE CONSENT APPLICATION

Applicant	Kapiti Coast District Council
Description	To undertake earthworks, and the installation of a new bridge, debris arrestor, rip rap and an outlet structure within a Schedule C site and the discharge of stormwater without a stormwater management plan.
Resource Consents sought from Kapiti Coast District Council (KCDC)	• Land use for the construction and operation of the Kapiti Gateway Building as a commercial activity and exceeding the permitted activity standards for earthworks.
Resource consents sought from Greater Wellington Regional Council (GWRC)	• Discharge to Water • Land use – general works in the bed of a watercourse or lake • Land use – to construct a bridge, culvert or pipe in the bed of a watercourse of lake
Settlement Triggers	• Statutory Acknowledgement – Kapiti Island • Coastal Statutory Acknowledgement – Kapiti Island • Overlay Classification – Nga Paihau ki Kapiti • Schedule C Site – Proposed Natural Resources Plan
Conditions	• A Ngāti Toa Iwi Monitor on site during earthworks. • An Accidental Discovery Protocol in place for earthworks.

INTRODUCTION

The purpose of this document is to identify the Ngāti Toa cultural values, interests and associations of the area and natural resources affected by the Kapiti Gateway Proposal.

NGĀTI TOA INTERESTS AND CONNECTIONS

Ngāti Toa migrated to the Cook Strait area in the early 1820s and have held exclusive tangata whenua status in the Porirua area since that time. However, the rohe of Ngāti Toa is much broader. According to Ngāti Toa tradition, the northernmost point of our rohe is Whangaehu. In the North Island it extends eastwards to Turakirae Head and encompasses Te Moana o Raukawa. In the South Island, the rohe includes all of Te Tau Ihu. Its southernmost point on the West Coast is the outlet of the Arahura River and Kaikoura on the Eastern Coast (see attachment 1). This includes the Kapiti Coast area of which Ngāti Toa has strong affiliations.

The proposed activity will take place within the Kapiti District, at Te Uruhi Maclean Park. This is an area of great historical significance to the people of Ngāti Toarangtira (and Te Ātiawa).[1] The wider area was originally occupied by the settlement know as Te Uruhi Pā, which was located in the vicinity of Te Uruhi Lake and the Tikotu Stream which flowed from the lake out to sea. Traditionally, the Tikotu provided for mahinga kai (gathering of food) to support the community living there.

The Maclean Park Management Plan states that Te Uruhi Pā and its shoreline have particular significance as a tauranga waka, or boat landing. Oral history tells of this point being one of the first key landing sites of Ngāti Toarangatira and later Te Ati Awa as they arrived on their series of migrations down to settle the Kāpiti Coast and Porirua areas from 1822.

Te Uruhi was initially settled by Ngāti Toarangatira chief, Te Rangihaeata, and his sister Te Rangitopeora, following the initial taking of Kapiti Island 1821, before they moved to Kāpiti Island, where it became the strategic centre of their rohe. Te Uruhi was then re-allocated to various chiefs of Taranaki /Ātiawa who became the permanent occupants of the pā.[2]

Following the battle at Wai-o-Rua in 1822, those of Ngāti Toa's allies, including Te Āti Awa migrated to the Kāpiti area as part of the Niho Puta heke. A large contingent of the Puketapu hapū

[1] This Cultural Values Assessment looks to speak to Ngāti Toa's interests in this area. Te Rūnanga o Toa Rangatira understand that Atiawa ki Whakarongotai have developed their own Cultural Values Assessment for this project.

[2] The land is recorded in the original crown deed of sale as being owned by the chief of Ngāti Puketapu, Ihakara Te Ngarara and others of Taranaki and Ngāti Toa.

of Te Āti Awa also arrived as part of the Whirinui heke.[3] Land was allocated at Te Uruhi to the Puketapu hapū in the aftermath of a battle at Pukerangiora in 1833.[4] In the early 1830's the Puketapu hapū of Te Āti Awa re-occupied the pā on a large sand dune at Te Uruhi, known as the Te Uruhi Pā.

Te Uruhi Pā played a large role in the aftermath of the most significant battle for Te Āti Awa, the Battle of Kuititanga in 1839 fought between Te Āti Awa and Ngāti Raukawa. The settler ship, Tory, arrived at Kāpiti in 1839 on the same day the battle of Te Kuititanga was fought and their first landfall was Te Uruhi. Some of the crew crossed over to attend the wounded.[5]

Relationship with Kapiti Island

It is important for Ngāti Toa that our relationship with Kapiti Island is also factored into considerations regarding the proposal for the Gateway given that one of its key purposes is to increase visitor numbers to the island.

Kapiti Island is important to Ngāti Toa for historical, political, economic, cultural, and spiritual reasons.[6] In the early part of the nineteenth century Kapiti Island became the new home of Ngāti Toa and the place where the tribe's mana was restored and enhanced. From there, Ngāti Toa launched themselves into the new world of contact with Europeans, in which social and cultural practices including tikanga, trade, politics and religion, developed and flourished. The island remains the spiritual and cultural heart of Ngāti Toa as a tangible connection to their history and an enduring symbol of tribal identity.

Kapiti Island was initially settled by Ngāti Toa following an attack by a taua led by the Ngāti Toa Ariki (hereditary chief), Te Peehi Kupe. Prior to the capture of the island, relationships with previous inhabitants and other local iwi on the mainland had become one of escalating hostility, including an attempt on Te Rauparaha's life and the murder of his children. Te Rauparaha and Te Peehi Kupe immediately realised the importance of Kapiti Island as an impenetrable stronghold for Ngāti Toa, so in 1823 they devised a plan for Te Peehi Kupe to capture the Island by surprise, while Te Rauparaha created a ruse on the mainland. Very soon after their occupation, Kapiti Island became the focus of one of the most significant moments in Ngāti Toa's history: The Battle of Waiorua in 1824, also known as Whakapaetai, and Te Pakanga o Umupakaroa.

[3] Carkeek, 200 – 202
[4] Archaeological Report.
[5] Carkeek, 200 – 202.
[6] Ngāti Toa Rangatira, (2012). Deed of Settlement Schedule: Documents

The name of the sea between Kapiti Island and the mainland celebrates the epic swim made by Kahe Te Rauoterangi from Kapiti to Te Uruhi with her child, Ripeka, on her shoulders to warn other Ngāti Toa of an imminent attack. This attack culminated in the Battle of Waiorua in 1824.

At this battle, a coalition force consisting of warriors from both sides of Te Moana o Raukawa attacked Ngāti Toa on Kapiti Island. Although significantly outnumbered, Ngāti Toa were successful in defending the island and thus the battle marked the definitive establishment of Ngāti Toa in the Cook Strait area and set the stage for expansion into the wider Cook Strait / Te Moana o Raukawa region.

The success at Waiorua restored and enhanced the mana of Ngāti Toa, due to the inspirational force and leadership of Te Rauparaha. Having gained the valuable location of Kapiti Island, Te Rauparaha sought to revitalise the iwi and expand their interests. Kapiti Island however always remained the political centre of their rohe.

Kapiti Island was an ideal base because its higher points provided a view of imminent threat, the sheer cliffs on the western side of the island meant there were limited landing sites and, access points could be easily monitored. Its location at the northern entrance to Cook Strait was a significant strategic asset which allowed Ngāti Toa to cement their position in the region and develop extensive maritime trading networks. Ngāti Toa were from that time a trans-Cook Strait iwi; there was a great interconnectedness and frequent travel, for various reasons, between their areas of occupation.

The Kapiti Deed 1839

On 25 October 1839, representatives of the New Zealand Company entered into a deed at Kapiti Island with a number of leading Ngāti Toa Rangatira chiefs including Te Rauparaha and Te Rangihaeata. The Kapiti deed purported to purchase an area of approximately 20 million acres between Taranaki and North Canterbury. It is uncertain if both parties had a mutual understanding of the deed and its effect. It was written in English and used latitudes and longitudes to identify the area. The New Zealand Company entered similar deeds with other Iwi that culminated in enormous land grabs in the North and South Island. Those deeds included land the Company purported to have purchased in the Kapiti deed. Commissioner Spain later ruled that the claims of the New Zealand company acquiring Kapiti Island was invalid.

Te Moana o Raukawa

Given the proposed activity will take place adjacent to Te Moana o Raukawa, it is also important that Ngāti Toa's connection to the moana is also noted. Te Moana o Raukawa is of the highest significance to Ngāti Toa. Not only does it have great traditional and spiritual significance, it was

crucial as a political and economic asset to Ngāti Toa and important as a means of transport and a rich source of various resources. Te Moana o Raukawa is rich in its own kawa and tikanga, folklore and stories, handed down through the generations from Maui and Kupe through to the present day. The Strait is an important navigable route between Te Ika a Maui and Te Waka a Maui and land on both sides are occupied by Ngāti Toa and other iwi. Widespread coastal settlements provided Ngāti Toa with access to the abundant resources of the ocean, including extensive fisheries and shellfish resources. Coastal settlements also gave Ngāti Toa access to trade opportunities with early settlers. Control of Te Moana o Raukawa was important for political and economic reasons, but this was not the total extent of the significance of the lands and sea of this region. Te Moana o Raukawa could be relied upon at different parts of the seasons for its well-sheltered bays and supplies of kaimoana. As part of the Ngāti Toa Rangatira Claims Settlement Act 2014, Ngāti Toa has a coastal statutory acknowledgement over Te Moana o Raukawa which provides for acknowledgement by the Crown of Ngāti Toa's coastal values in relation to our particular cultural, spiritual, historical and traditional association with the area. Ngāti Toa consider water as a taonga. Our ancestors referred to freshwater as the 'lubricant of life', and they maintained a strong reliance on awa and moana for their physical and spiritual sustenance. Throughout history, Ngāti Toa has remained a coastal people, intrinsically connected to the ebb and flow of the sea, and reliant on its bounty for the physical nourishment of the iwi. Ngāti Toa are the kaitiaki of Te Moana o Raukawa and its resources. Ngāti Toa regard Te Moana o Raukawa as one of their most significant resources. The fisheries resources that exist in the strait provide for customary fishing practices that allow us to manaaki our manuhiri. However, these practices have been diminished over the years due to access restrictions, pollution and the pressures of urbanisation.

Ngāti Toa Deed of Settlement 2012

The Ngati Toa Deed of Settlement is the final settlement of all historical Treaty of Waitangi claims of Ngati Toa resulting from acts or omissions by the Crown prior to 21 September 1992 and is made up of a package that includes a crown apology and cultural, financial and commercial redress. In regard to Kapiti island it received numerous acknowledgments and actions to recognise its immense importance to Ngati Toa. Kapiti Island was included in the Cook Strait Coastal Statutory Acknowledgement (see attachment 2) which recognises the association between Ngati Toa and a particular site or area and enhances the iwi's ability to participate in specified Resource Management processes.

POLICY & LEGISLATION

Much of the relevant policy and legislative requirements are outlined in the Maclean Park Reserve Management Plan 2017 (the Plan). It is important that the Principles outlined in the Plan are observed in the development of the Gateway in a manner that respects the Ngāti Toa connection with Te Uruhi and does not relegate the position of iwi to that of another stakeholder or community group. With regards to this proposal, it is important to highlight the following key issues also outlined in the plan:

Visibility of Tangata Whenua, Mana Whenua History & Significance

As noted in the Plan, "[t]here is limited expression of local iwi cultural values in the current design and layout of the park. The rich history of Ngāti Toarangatira and Te Ātiawa occupying the area (including access to Kapiti Island and Te Tau Ihu), the flourishing fauna and flora available and Te Uruhi Pā are reflected in the redevelopment of the park."

It is important for Ngāti Toa that our historical connection and the significance of this area is reflected in the development of the Gateway. How this connection is represented can only be determined by Mana Whenua. Furthermore, the development of the gateway also provides an opportunity to support the reconnection of mana whenua to these sites.

Tikotu Stream

The proposed works are within and over the Tikotu Stream. The Tikotu Stream Mouth has been identified as a Schedule C Site within the Greater Wellington Regional Council's Proposed Natural Resources Plan. Schedule C notes sites with significant mana whenua values. With respect to the Tikotu Stream Mouth, these significant values for Ngāti Toa include, wai Māori, wai ora, mahinga kai, kai awa, rongoā, puna raranga, and wāhi tūpuna. While the significant sites listed in Schedule C refer to discrete sites and not the entire water body, it is important to recognise the application of the concept of 'ki uta ki tai' in that the impacts to the Tikotu Stream from this proposal will invariably impact the stream mouth. However, the Tikotu Stream is a modified site and faces serious degradation. The Proposal seeks to enhance the stream through naturalising the southern side and through planting. Te Rūnanga o Toa Rangatira is supportive of this. Te Rūnanga o Toa Rangatira are also supportive of comments provided by Atiawa ki Whakarongotai Charitable Trust regarding the Tikotu Stream in their initial response to the Kapiti Gateway Project.[7]

[7] Appendix 10: Memorandum of Cultural Effects, *Land Use Consent Application and Asssessemetn of Effects for the Kapiti Gateway Project*

Kapiti Island Departure Point

The proposed activity provides for a visitor's facility for those departing to Kapiti Island, including an area to provide biosecurity checks. Biosecurity is important in maintaining the health and welfare of Kapiti Island and Te Rūnanga supports the use of the Gateway for this purpose. However, what is unknown is the impact of increased visitor numbers to Ngāti Toa's aspirations to re-strength our connection to the Island, in a manner which respects to our history and provides for the implementation of our Treaty settlement redress.

Archaeological Assessment

As part of the plan an Archaeological Assessment was undertaken. Unfortunately, this was not able to be sighted in the preparation of this Cultural Values Assessment and findings have not been referenced in the Assessment of Environmental Effects.

VALUES

Taniwha

Mukukai is said to be a protective taniwha who ranges from Te Tau Ihu, to Manawatu and Rangitikei, and is observed as a log often found on the beach covered with all sorts of shell fish attached, or as a log moving upstream. When Mukukai is sighted it is considered a good omen.

Kai Ariki and Kai Ware are taniwha known to have black and white dorsal fins. They were known as guiding and protecting taniwha of Ngāti Toa war canoes.

Kaitiakitanga

Kaitiakitanga is based on the understanding that everything has a 'mauri' or intrinsic life force and is interconnected by whakapapa or genealogy[8]. The primary objective of kaitiakitanga is to protect and enhance 'mauri' in order to sustainably manage the environment for the benefit of future generations. The Māori worldview does not separate spiritual aspects from the physical practices of resource management. In this sense, kaitiakitanga requires a more holistic and integrated approach to environmental management than western scientific models.

Mauri

Mauri is the energy and binding force that links the physical to the spiritual worlds and is derived from whakapapa. It denotes a health and spirit, which permeates through all living and non-living entities. Mauri is a term which reflects the integrity of a landscape or marine-scape and its ability

[8] Marsden, M (2003); "God, Man and Universe: A Māori View

support and sustain the life that belongs there. Naturally, it can fluctuate within a range but if it is damaged or reduced due to the degradation of the environment, it can be very difficult to restore. The primary objective of kaitiakitanga is to protect and enhance mauri[9]. Ngāti Toa actively strives to protect and revitalise waterways and the moana within our tribal 'rohe' (area). Construction has the potential to interfere with natural processes, therefore affecting water quality, ecosystem health, the spiritual health of waterways and coastal systems and the people it supports. However, Te Rūnanga o Toa Rangatira recognises that the mauri of the modern environment has degraded over time due to several factors including urbanisation, modification and the intensification of population. We are therefore supportive of the objectives in the Plan to reduce and/or avoid adverse effects on the stream and dune system.

RECOMMENDATIONS AND CONDITIONS

The actual and potential adverse effects to cultural values as a result of the development to the specific site, and the Tikotu Stream Gateway will generally be able to be mitigated, according to the Assessment of Environmental Effects developed by Cuttriss. Despite this, however, the Gateway will still have an effect on Ngāti Toa's values in relation to Te Uruhi, Kapiti Island, Raukawa Moana and the Kapiti Coast more generally. Our connection or ability to re-strengthen our connection will either be eroded or enhanced based on the recognition Ngāti Toa is afforded in the development of the Gateway. We therefore make the following recommendations:

Recommendation: Acknowledgement of the historical and cultural significance of the site and surrounding area to Ngāti Toa (and Te Atiawa) is recognised through signage and historical interpretation, and Māori design features (e.g. tomokanga/waharoa, pou, tukuku, kōwhaiwhai, whakairo). Iwi artists from Ngāti Toa (and Te Atiawa) should be commissioned to provide such design features. Where such design features will be located within the overall Gateway area should be determined by iwi to ensure appropriateness according to tikanga values.

Recommendation: That appropriate tikanga is observed in the development of the Gateway in terms of karakia at the point of sod-turning to bless the site, and again at the point once the Gateway is built around an opening ceremony.

[9] Marsden, M (2003); "God, Man and Universe: A Māori View

Recommendation: That Ngāti Toa's position as a partner alongside Kapiti Coast District Council is considered broader than having specific cultural values associated with the site that are largely associated with environmental impacts, but rather that the Gateway provides an opportunity to meet our social and economic interests and therefore that Ngāti Toa's ability to co-invest in the Gateway is considered, and that social procurement is considered in terms of contracting for construction.

Recommendation: That given the impacts of the Gateway on potential visitor numbers to Kapiti Island, a conversation is had with the Kapiti Island Strategic Advisory Committee (KISAC) as to the potential impacts to the island. This conversation should be comprehensive so as to inform KISAC of any ideas currently mooted such as eco-sourcing and the removal of any other materials from the island (e.g. rocks).

Condition: An Accidental Discovery Protocol should be in place for the duration of the work and an iwi monitor present.

Attachment 1 – Ngāti Toa Area of Interest

Attachment 2 – Te Moana o Raukawa / Cook Strait

2.4: COASTAL STATUTORY AREAS

COOK STRAIT

(As shown on Deed Plan OTS-068-38)

Attachment 3– Kapiti Island Nga Paihau

2.1: NGA PAIHAU

KAPITI ISLAND

(As shown on Deed Plan OTS-068-20)

Attachment 4 – Area for Poutiaki Plan and Coastal Statutory Areas

2.2: POUTIAKI INSTRUMENT

AREA FOR THE POUTIAKI PLAN

(As shown on Deed Plan OTS-068-74)

Cuttriss
Surveyors. Engineers. Planners.

ref: Linda Bruwer/22642

24 September 2020

Ātiawa ki Whakarongotai Charitable Trust

Attention: Te Rangimārie Williams

Dear Te Rangimārie

KĀPITI GATEWAY PROJECT: MANA WHENUA ASSESSMENT

Thank you for providing the Mana Whenua Assessment of the proposed Kāpiti Gateway Project. The Council indicated that they are committed to working closely with the Trust on this project.

I acknowledge the recommendations you provided. After consulting with the Applicant, I provide the following comments in response to the recommendations outlined in the report dated 30 July 2020.

To the key issues raised in terms of the Mclean Park Management plan I can advise as follows:

The Key issues under you section C - Mclean Park Management Plan

Recommendation:

a. *Visibility of tangata whenua, mana whenua history and significance (6.1): the Trust considers that this issue could be further addressed by ensuring that Ātiawa representatives are involved at the detailed design stage of the Gateway Project to ensure elements of Ātiawa history are reflected.*

Response:

The Applicant accepts this recommendation and is looking forward to involving the Trust in the detailed design of the building.

Recommendation:

b. *Tikotu Stream (6.2): the Trust considers that this issue could be further addressed by the Applicant taking responsibility for righting the wrongs of their past management of the Tikotu and taking steps that don't just address the effects of the Gateway Project but also work to support and enhance the mauri of the Tikotu. This is discussed further below under Mauri.*

Response:

This is a wider aspect for the Kāpiti Coast District Council (KCDC) to work on. For this specific project we are doing the most we can at improving the health of the stream. We understand that KCDC's stormwater department have several other projects that will over time improve the quality of the Tikotu Stream. Ātiawa will be consulted on the implementation of these future projects.

Recommendation:

c. *Dune care (6.3): the Gateway Project is situated within duneland. It is essential that the ecosystems associated with sand dunes are protected throughout the project and the Application should provide further information as to how they expect to achieve this.*

Response:

Over the last 30 plus years the dunes in this area have been re-established and measures have been undertaken to improve vegetation on the dunes. The project will not detract from this work. Except for the landscaping proposed along the Tikotu Stream banks, no further planting is specifically proposed for the dunes. Also, the Maclean Park Management Plan will continue to manage any future dune works.

Recommendation:

d. *Archaeological Assessment (6.14): the Trust requests further information as to how the* Applicant will take into account the findings of the Maclean Park Archaeological Assessment as it relates to the Gateway Project.

Response:

The Maclean Park Archaeological Assessment made several suggestions. The suggestions relevant to this consent are listed below.

- *That an archaeological discovery protocol be developed for use during planting in the dunes*

This has not been developed yet, as no new planting has been undertaken since the development of the Maclean Park Management Plan. For the Gateway project, we are supporting the adoption of Ātiawa Ki Whakarongotai Charitable Trust's Accidental Discovery Protocol and this will be used as part of any and all works, including planting, undertaken for the Gateway project.

- *Landscaping, removal of hard surfaces or construction of new structures requiring earthworks be assessed for archaeological effects on a case-by-case basis.*

We suggest that for this project there should be an Ātiawa ki Whakarongotai monitor on site when earthworks will be undertaken. We are also adopting the Trusts Accidental Discovery Protocol for this project.

- *It may be suitable for earthwork affecting a total area less than 20m^2, to be carried out using an archaeological discovery protocol. For additional confidence, the locations of such works could be spade tested by an appropriately qualified archaeologist to confirm absence of archaeological remains in advance of works.*

We are proposing to implement Ātiawa Ki Whakarongotai Charitable Trust's Accidental Discovery protocol. We consider that this should be sufficient for the level of works proposed.

- *A copy of this report be supplied to the Heritage New Zealand Regional Archaeologist, and their opinion sought as to the appropriateness of the above recommendations*

The archaeologist would have done this as standards practice.

- *A copy of this report be made available to the Heritage New Zealand digital archaeological reports library.*

The archaeologist would have done this as standards practice.

Whakapapa

Recommendation:

19. *The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of whakapapa:*

    a. *The Applicant adopts as a consent condition the requirement to design artistic representations in conjunction with Ātiawa artists and experts.*

Response:

a. The Applicant accepts this recommendation and propose the following condition to be included in the consent decision.

"Artistic representations will be prepared in conjunction with Ātiawa artists and experts".

Wairua

Recommendations:

23. *The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of wairua:*

    a. *The Gateway Project design incorporates opportunities for Ātiawa to connect to the taiao (environment).*

b. The Trust's accidental discovery protocol is adopted as a consent condition.

Response:

a. The trust provided us with further clarification and listed a number of ideas how this can be undertaken, these included.
   - A rongoā garden where rongoā plants are planted and able to be harvested by iwi. Species that are planted will support traditional iwi activities and are able to be harvested by iwi.
   - Spaces where iwi could launch waka for waka ama
   - Enabling iwi members to undertake kaitiaki monitoring of the stream and beach area whilst utilising the building as a base.
   - Areas for iwi members to display their artwork.
   - Perhaps enabling space within the building to be hired out as wānanga spaces where the iwi could wānanga on various kaupapa relating to the taiao.
   - Ensuring kaumātua access is provided for so kaumātua can easily access the beach.
   - Providing a space within the "visitors area" for iwi to reflect their identity and mana whenua of the area i.e. displays, information board, employing iwi members as managers / workers within the various spaces within the building.

   We can see there is opportunities around the involvement with the development of material for the Information Centre. During the detailed design phase of the project Kāpiti Coast District Council will engage with the Trust to determine how some of the above-mentioned ideas can be incorporated into the design.

b. The Applicant accepts and supports this recommendation.

Mana

Recommendations:

26. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of mana:

a. The Applicant adopts a consent condition that requires the Applicant to involve the Trust in the detailed design of the Gateway Project as a Treaty Project.

Response:

The Applicant accepts this recommendation and is looking forward to involving the Trust in the detailed design of the building.

Māramatanga

Recommendations:

29. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of māramatanga:

a. The Applicant adopts a consent condition that requires the Applicant to resource the monitoring of the impacts of the Gateway Project from a mātauranga Māori perspective.

Comments:

a. The Applicant agrees to this recommendation.

Te Ao Tūroa

Recommendations:

37. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of Te Ao Tūroa:

a. The Trust requests further information as to whether there are additional opportunities to further naturalise the Tikotu Stream.

b. The Applicant adopts a consent condition that requires monitoring of the predicted hydraulic neutrality of the Site and requires adaptive management should hydraulic neutrality be shown to not be achieved.

Comments

a. This is beyond the scope and budget of this project. Council has consent to upgrade the existing culvert running below Marine Parade and naturalising the stream area to the east of the road. These works will be undertaken at the same time as the proposed stream works which form part of this consent application. The two adjoining projects will work together to minimise time and impact on stream.

b. Hydraulic neutrality is engineered and based on specific calculations and a resultant design. These calculations and design will be verified by Council's Engineers. The approval process therefore includes a design review. This should be sufficient to comply with the District Plan's standards and no further monitoring will be required.

Mauri

Recommendations:

48. The Trust makes the following recommendations to avoid, remedy or mitigate the potential effects from the Proposed Development on the Ātiawa value of mauri:

a. The mauri of the Tikotu is monitored before, during, and after works.

Cuttriss
Surveyors. Engineers. Planners.

Yes, we agree to this and a condition that The Trust will undertake this work as part of the consent application is offered up.

b. *There is no mixing of Tikotu waters with any other water.*

There will be no mixing with any other water except those associated with this stormwater catchment.

c. *Appropriate riparian planting is undertaken to support the taonga species present within the Tikotu.*

Yes, we agree to this and is offered up as a condition.

d. *An Ātiawa representative is present during fish rescue.*

Yes, we agree to this and offer this up as a condition.

e. *The Applicant consults with Ātiawa separately on the proposed stormwater upgrades.*

Copies plans and technical information will be sent through to the Trust for their information.

f. *Soil to be disturbed for the Gateway Project is tested for the presence of contamination and appropriate actions taken should contamination be confirmed.*

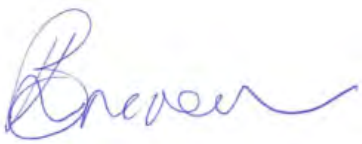
The area that was subject to contamination will not be affected in any way and as such we consider there will be no need for contamination testing.

g. *The Applicant provides further information relating to the unnamed stream on Site.*

We can confirm that there is no other stream within the works site.

Please feel free to contact myself if you have any questions or would like to discuss any of the above.

Yours faithfully



Linda Bruwer
Senior Planner
CUTTRISS CONSULTANTS LTD
linda.bruwer@cuttriss.co.nz

Appendix 5
Architectural and Landscape Planset

Cuttriss
Surveyors. Engineers. Planners.

athfield architects limited
athfield architects limited
athfield

wā wraight + associates landscape architects

TE URUHI - KĀPITI GATEWAY

athfield architects limited
athfield architects limited
athfield

wā wraight + associates landscape architects

WELLINGTON
lvl 2/282 wakefield st
po box 19212, wellington
p: +64 4 381 3355
e: office@waal.co.nz
w: www.waal.co.nz

AUCKLAND
478 karangahape rd
p: +64 9 373 5258
e: office@waal.co.nz
w: www.waal.co.nz

2004 LANDSCAPE: RESOURCE CONSENT

DATE	REVISION	NOTES
06 MAY 2020	A	FOR RESOURCE CONSENT
14 JULY 2020	B	FOR RESOURCE CONSENT
13 AUGUST 2020	C	FOR RESOURCE CONSENT
01 JUNE 2021	D	FOR RESOURCE CONSENT
15 JUNE 2021	E	FOR RESOURCE CONSENT
29 OCT 2021	F	FOR RESOURCE CONSENT
15 NOV 2021	G	FOR RESOURCE CONSENT

Wā contact: *NICOLE THOMPSON*

ph +64 4 381 3355
nicole@waal.co.nz

LANDSCAPE DESIGN STATEMENT

KĀPITI GATEWAY LANDSCAPE

The landscape design for the new Gateway development hinges on the site's existing landscape typologies and ecologies. Sited within the confluence of intersecting foreshore-stream-dune-park landscape typologies, the new building elements and associated structures are orientated to capture and frame important contextual views to Kāpiti Island as well as drawing upon the site's cultural connections to Tikotu Awa/ Stream and Maclean Park.

The landscape within which the new Gateway portal and its associated parking area sit is designed to support and augment the site's existing landscape character. The buildings have been carefully sited to optimize and harness the retention of the site's existing mature pōhutukawa trees. Providing an immediate foreground and backdrop, the mature pōhutukawa visually settle the building into its dune-stream-park environment. New planted areas in the form of stream edge planting, coastal garden and rain gardens frame the site's key exterior spaces and further embed the development in this important cultural and natural environment.

The new building, which is aligned in parallel with Tikotu Awa and approximately 14m off the stream's southern bank, is able to be accessed from multiple directions and site adjacencies. The primary access, or entry point, into the building is via the new paved terrace and stair that articulate the building's southern elevation and provide a direct route into the centre of the new development from the reconfigured parking area. From the building's central covered deck access north, across the stream, is provided in the form of a new bridging element, designed to resemble the character and experience of crossing a ship's gangway. An accessible ramp provides direct access to the new building's central core from the extension to Maclean Park's existing main shared access path on the western side of the car park. A secondary route north-south is provided on the site's western edge, again, leveraging an existing Park path, this access offers external circulation via the site's culturally important Pouwhenua installation, to the building's northwestern deck access and small northern lawn area.

The new facility's proposed car park sits partly on existing car park and partially on an area of existing grass. Vehicle entry/ exit is provided off Marine Parade just south of the new building. The car park incorporates two way circulation. The proposed car park layout accommodates 11no. standard vehicle car parks, 2no. accessible car parks, 4no. on-street car parks, and 1no. drop-off zone adjacent the facility's main entry. Rain gardens framing the reconfigured car park afford stormwater collection and filtration, whilst new coastal gardens afford visual amenity and habitat for endemic species.

Beyond the car park and building infrastructure, the site is articulated by the reshaping and planting of Tikotu's southern bank. New areas of coastal planting augment existing dune planting, while grassed areas afford space for gathering and recreation. In some instances, gardens are traversed by 'drift wood' paths that offer alternative routes to the main circulation paths grassed areas.

A low-level timber retaining wall is proposed to replace the existing taller structure along the stream's southern bank, accommodating a regraded planted slope down to the stream edge. Stream edge species endemic to Kāpiti Coast's ecological region are proposed, the final selection of which will be reviewed with DOC for bio-security purposes.

Excepting the two pōhutukawa trees proposed to replace existing pōhutukawas that recently have been removed, the planting selection for the new facility harnesses species that are endemic to Kāpiti Coast's ecological region. A reliance on species endemic to Kāpiti's coastal-dune environment presents multiple benefits including:

- plants that readily tolerate the site's coastal conditions
- provision of habitat for native species
- offers the the opportunity to communicate the site's natural history and the cultural heritage associated with Kāpiti Coast's ecosystems
- is an outward expression of the new building facilities' bio-security and cultural interpretation functions.

Landscape Design Approach: Nested within the transition area between adjacent biomes, the new Kāpiti Gateway facility harnesses the diversity and richness found at the overlapping interface of adjacent ecologies (otherwise known as an ecotone).

20.11
Kāpiti Gateway
Resource Consent

15 November 2021

athfield architects limited
athfield architects limited

wā wraight + associates landscape architects

FINISHES | 1:400 @ A3

- CONCRETE PAVING
- ASPHALT PAVING
- DRIFTWOOD PATH
- LIMECHIP PAVING
- PLAY SURFACE
- LAWN
- RG — RAIN / RIPARIAN GARDEN
- CG — COASTAL GARDEN
- STREAM EDGE PLANTING

KEY | SITE PLAN

1 UPPER STREAM EDGE PLANTING
2 LOWER STREAM EDGE PLANTING
3 SUNKEN RIPARIAN GARDEN
4 ENTRY TERRACE
5 BRIDGE ACCESS
6 NEW DEBRIS BARRIER
7 LAWN AREA
8 TE TAUIHU (POTENTIAL ARTWORK)
9 RAMPED ACCESS
10 PATHWAY
11 DRIFTWOOD PLAY EQUIPMENT
12 NEW CAR PARK (13 NO. TOTAL)
13 ON STREET PARKING (4 NO.)
14 RAINGARDEN PLANTING
15 COASTAL GARDEN PLANTING
16 IHUWAKA
17 IWI TEKOTEKO ON POU (3NO.) TO REPRESENT NGĀTI RAUKAWA, NGĀTI TOA, & TE ĀTI AWA
18 TOHORĀ WAHAROA & POU
19 DROP-OFF ZONE WITH MOUNTABLE KERBS
20 EXISTING SHARED PEDESTRIAN/CYCLE PATH
21 RELOCATED PEDESTRIAN REFUGE

LANDSCAPE SITE PLAN L1.00 | 1:400 @A3

20.11
Kāpiti Gateway
Resource Consent

15 November 2021

athfield architects limited
athfield architects limited
athfield

wraight + associates landscape architects

FINISHES | 1:400 @ A3

- CONCRETE PAVING
- ASPHALT PAVING
- DRIFTWOOD PATH
- LIMECHIP PAVING
- PLAY SURFACE
- LAWN
- RG — RAIN / RIPARIAN GARDEN
- CG — COASTAL GARDEN
- STREAM EDGE PLANTING

LANDSCAPE FINISHES PLAN L1.01 | 1:400 @A3

20.11
Kāpiti Gateway
Resource Consent

15 November 2021

athfield architects limited
athfield architects limited
athfield

wraight + associates landscape architects

LEVELS | 1:400 @ A3

EXISTING SITE CONTOUR RETAINED

EXISTING SITE CONTOUR MODIFIED

NEW CONTOUR MAJOR (@1M INTERVALS)

NEW CONTOUR MINOR (@0.25M INTERVALS)

FFL 0.00
0.00
NEW SPOT HEIGHT

NEW HEADWALL AT STORMWATER OUTLET

INDICATIVE LOCATION FOR RELOCATED STORM-WATER. NEW 375Ø PIPE.

NEW 1200Ø SW MANHOLE TO CONNECT WITH GATEWAY SITE SW

ABANDON SECTION OF EXISTING 225Ø SW PIPE

CONNECT NEW 375Ø PIPE TO EXISTING MANHOLE

UPGRADE EXISTING 225Ø STORMWATER PIPE TO 300Ø

RC BOUNDARY

NO PARKING

FALL 1:60

1.50 TW

FFL 3.40

LANDSCAPE LEVELS PLAN L1.02 | 1:400 @A3

20.11
Kāpiti Gateway
Resource Consent

15 November 2021

athfield architects limited
athfield architects limited

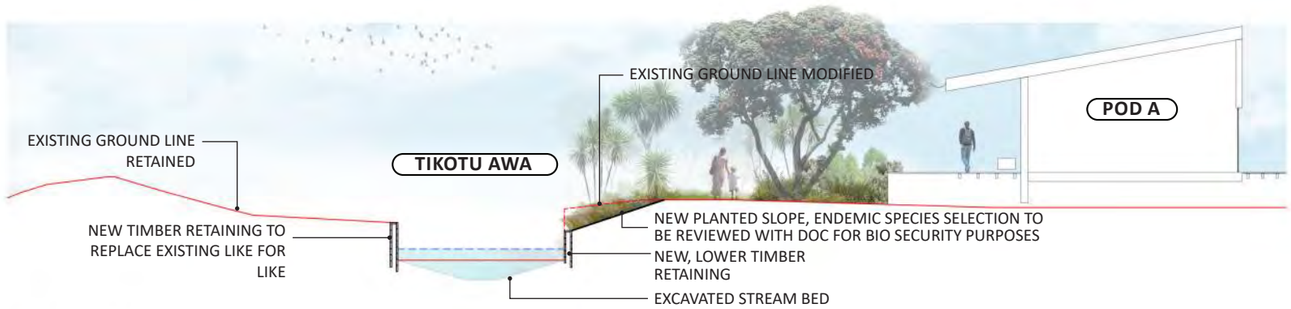
wā wraight + associates landscape architects

PLANTING KEY | 1:400 @ A3

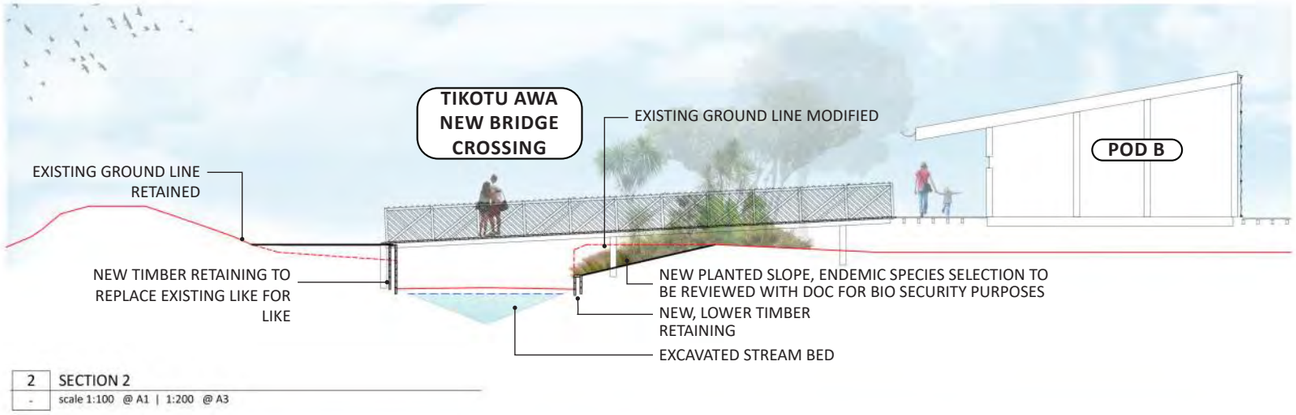
- LAWN — LAWN
- RG / RIPARIAN — RAIN / RIPARIAN GAR
- CGP — COASTAL GARDEN PARK
- CGD — COASTAL GARDEN DUNE
- SPL — STREAM EDGE PLANT LOWER
- SPU — STREAM EDGE PLANT UPPER
- exT — EXISTING TREE RETAI
- exR — EXISTING TREE RELOC
- \+ — NEW TREE

Al.e	Alectryon exel
Co.a	Cordyline aust
Le.s	Leptospermun
Me.e	Metrosideros

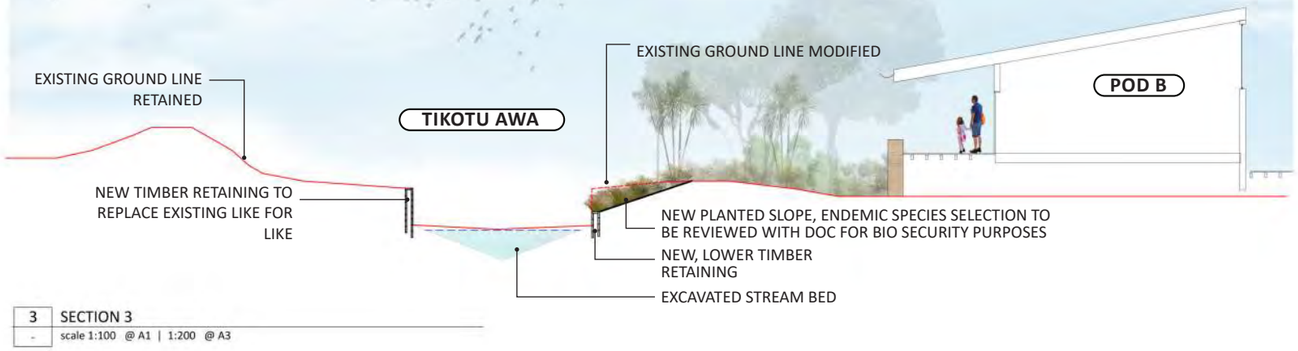
LANDSCAPE PLANTING PLAN L1.03 | 1:400 @A3



1 SECTION 1
- scale 1:100 @ A1 | 1:200 @ A3

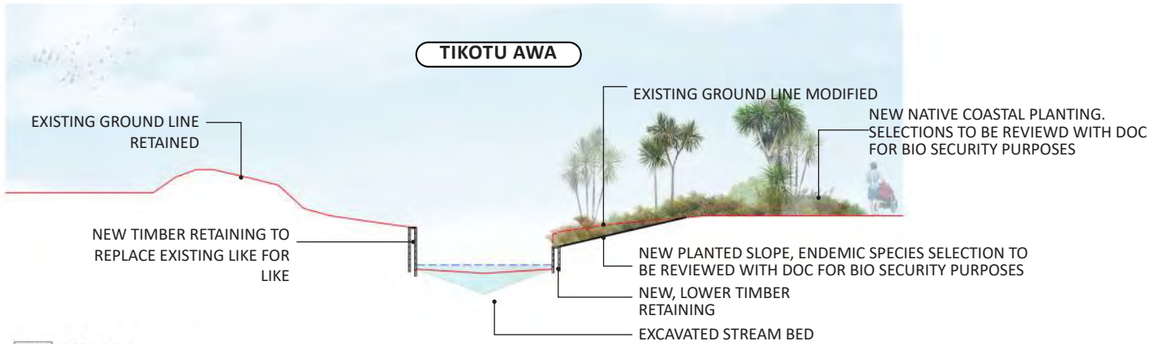


2 SECTION 2
- scale 1:100 @ A1 | 1:200 @ A3



3 SECTION 3
- scale 1:100 @ A1 | 1:200 @ A3

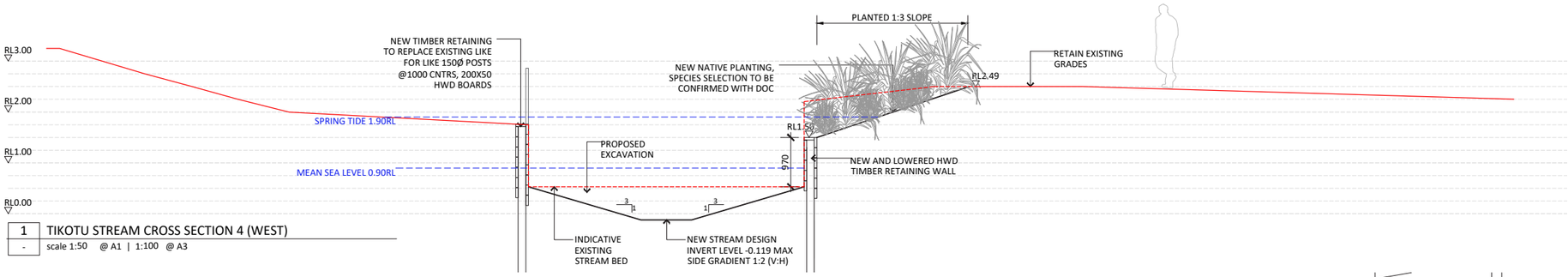
ILLUSTRATIVE LANDSCAPE SECTIONS L2.01 | 1:200 @A3



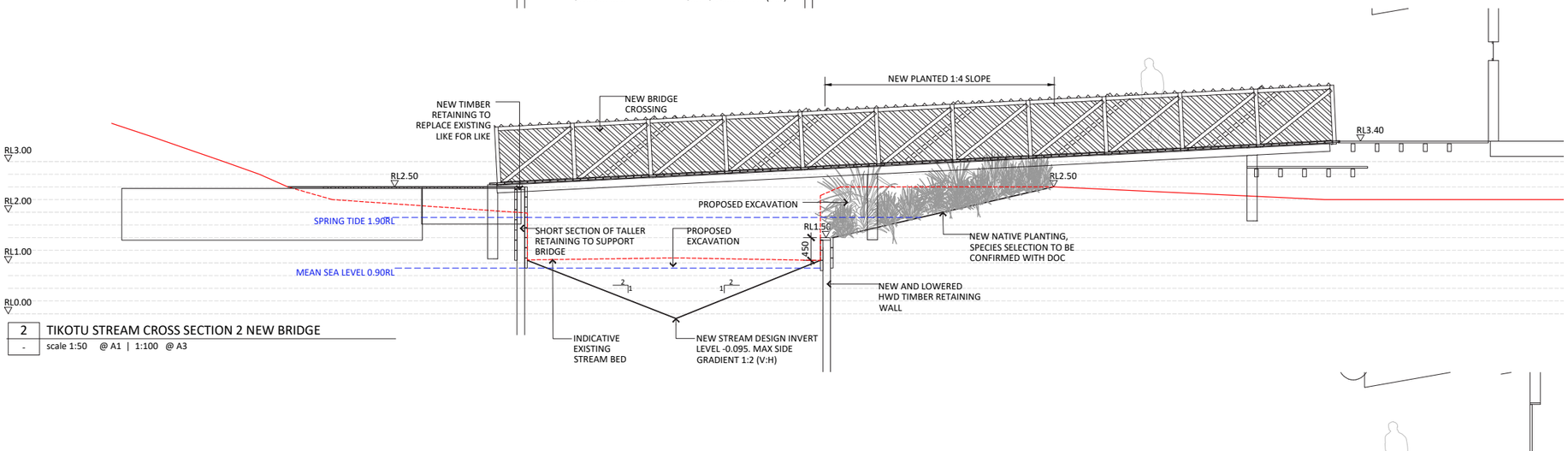
4 SECTION 4
- scale 1:100 @ A1 | 1:200 @ A3

5 SECTION 5
- scale 1:100 @ A1 | 1:200 @ A3

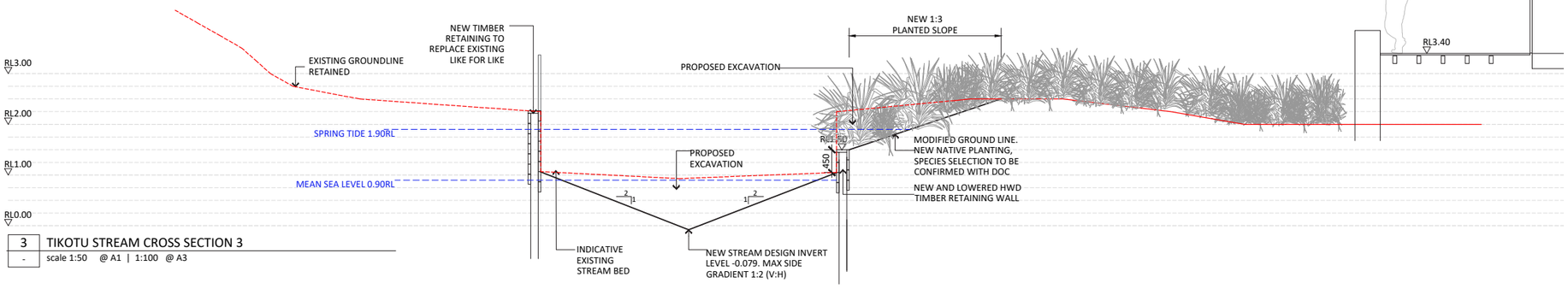
athfield architects limited
athfield architects limited athfield
wraight + associates landscape architects



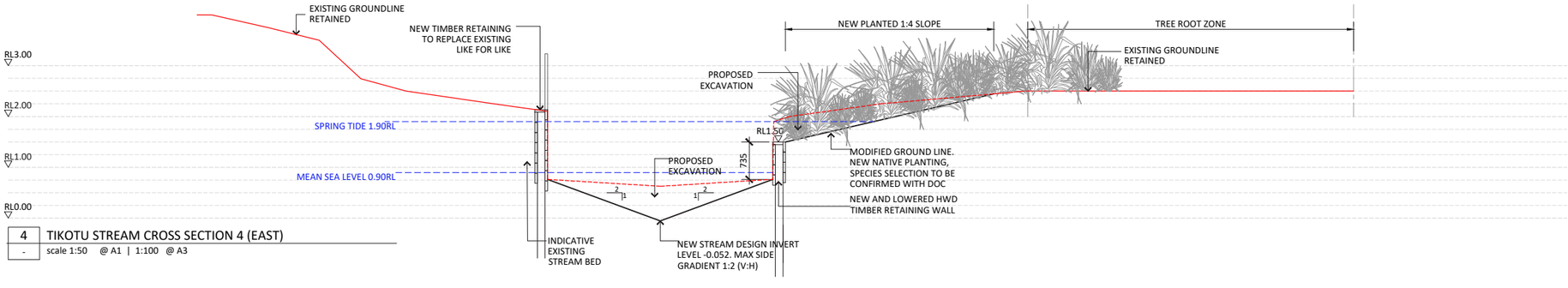
1 - TIKOTU STREAM CROSS SECTION 4 (WEST)
scale 1:50 @ A1 | 1:100 @ A3



2 - TIKOTU STREAM CROSS SECTION 2 NEW BRIDGE
scale 1:50 @ A1 | 1:100 @ A3



3 - TIKOTU STREAM CROSS SECTION 3
scale 1:50 @ A1 | 1:100 @ A3



4 - TIKOTU STREAM CROSS SECTION 4 (EAST)
scale 1:50 @ A1 | 1:100 @ A3

STREAM SECTIONS L2.03 | 1:100 @A3

TIKOTU AWA AND RAIN GARDENS (DUNE LANDS STREAMS DS)

STREAM EDGE PLANTING UPPER - SPU


KARAMU
Coprosma robusta


TĪ KŌUKA
Cordyline australis


KŌTUKUTUKU
Fuchsia excorticata


KOROMIKO
Hebe stricta


MĀNUKA
Leptospermum scoparium


KIOKIO
Blechnum novae-zelandiae


RED BIDIBID
Acaena novae-zelandiae


MĪKOIKOI
Libertia ixioides


SHORE FUCHSIA
Fuchsia procumbens


WIWI
Ficinia nodosa

STREAM EDGE PLANTING LOWER - SPL


-
Carex virgata

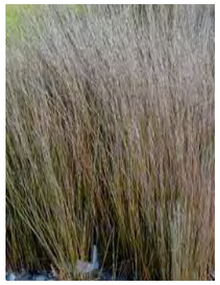

-
Carex geminata


-
Carex lessoniana


UPOKO TANGATA
Cyperus ustulatus


-
Juncus maritimus

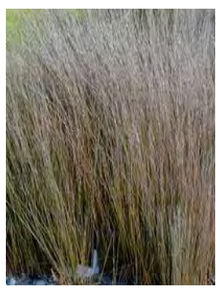

-
Schoenoplectus validus


OIOI
Apodasmia similis


FOREST SEDGE
Carex solandri


SAND BUTTERCUP
Ranunculus acaulis

RAIN GARDENS & RIPARIAN PLANTING - RG


OIOI
Apodasmia similis


WIWI
Ficinia nodosa


KIOKIO
Blechnum novae-zelandiae


DWARF MĀNUKA
Leptospermum wiri susan


FOREST SEDGE
Carex solandri


SWAMP SEDGE
Carex virgata


SHORE FUCHSIA
Fuchsia procumbens


TĪ KŌUKA
Cordyline australis

COASTAL GARDEN - PARK - CGP

RENGARENGA LILY
Arthropodium cirratum

SHINING SPLEENWORT
Asplenium oblongifolium

SICKLE SPLEENWORT
Asplenium polyodon

TAUHINU
Cassinia leptophylla

MINGIMINGI
Coprosma propinqua

MINGIMINGI
Coprosma rhamnoides

TAUPATA
Coprosma repens

WHEKĪ
Dicksonia squarrosa

KOROKIO
Corokia cotoneaster

NATIVE HIBISCUS
Hibiscus trionum

KNOBBY CLUBRUSH
Ficinia nodosa

TALL MINGIMINGI
Leocopogon fasciculatus

COASTAL TREE DAISY
Olearia solandri

SHORE FUCHSIA
Fucshia procumbens

NZ IRIS
Libertia peregrinans

PĀNAKENAKE
Lobelia angulata

REMUREMU
Selliera radicans

HOROKAHA
Disphyma australe

DWARF FLAX
Phormium 'Green Dwarf'

TREES

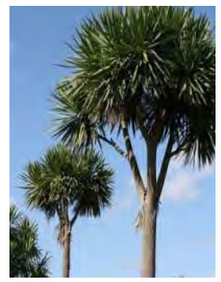
TĪTOKI
Alectryon exelsus

MĀPOU
Myrsine australis

NGAIO
Myoporum laetum

KĀNUKA
Kunzea ericoides

AKEAKE (GREEN)
Dodonaea viscosa



TĪ KŌUKA
Cordyline australis

PLANTING SELECTION L4.02

COASTAL GARDEN DUNE - CGD

PANAHI
Calystegia soldanella

HOROKAHA
Disphyma australe

PĪNGAO
Ficinia spiralis

SPINIFEX
Spinifex sericus

KOKOHI (NZ SPINACH)
Tetragonia tetragonioidies

TĀTARAHEKE
Coprosma acerosa

-
Carex flagellifera

SAND SEDGE
Carex Pumila

SAND TUSSOCK
Poa billardierei

RED BIDIBID
Acaena novae-zelandiae

POHUEHUE
Muehlenbeckia complexa

AUTETARANGA
Pimelia villosa

REMUREMU
Selliera radicans

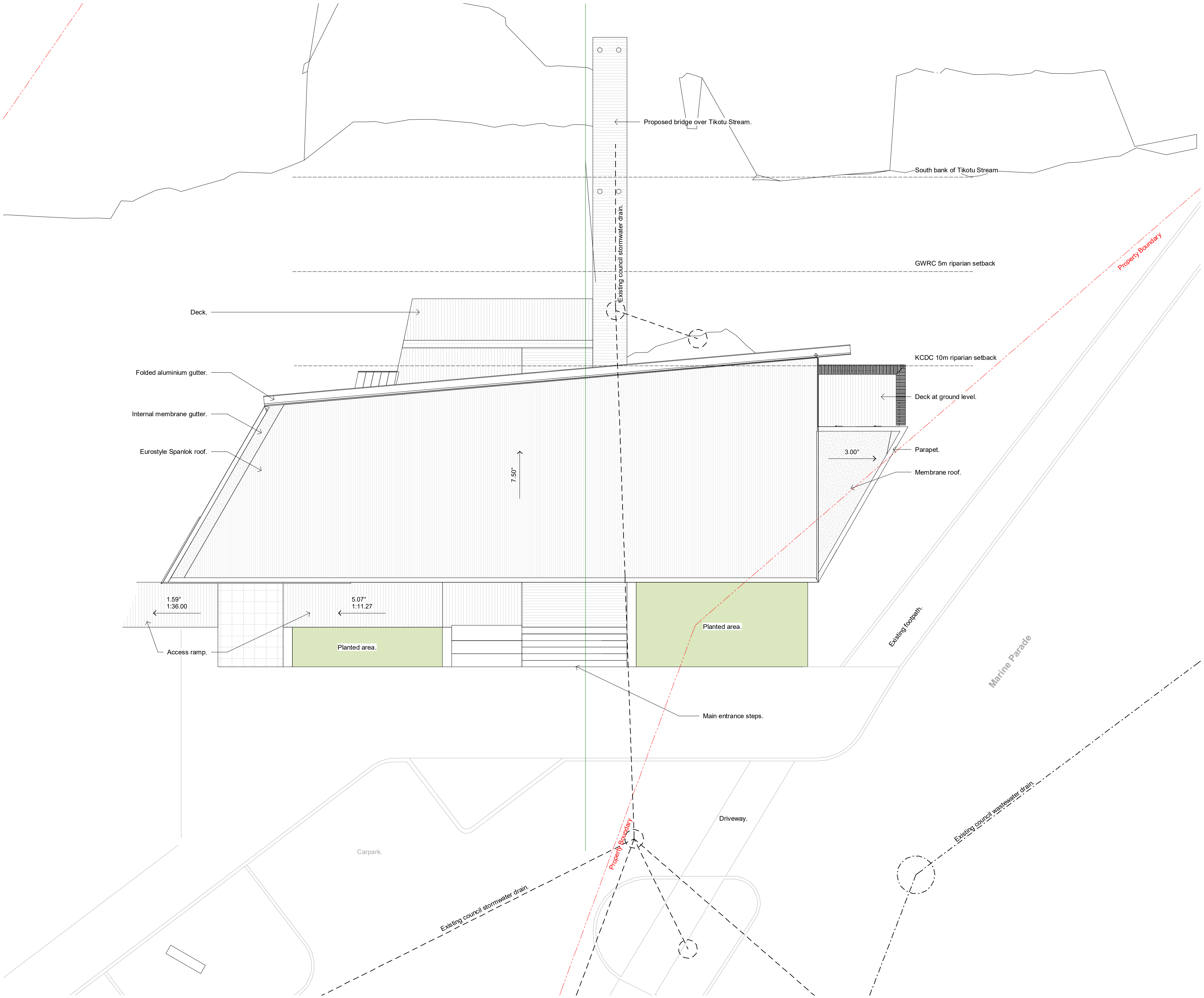
SHORE FUCHSIA
Fuchsia procumbens

TAUHINU
Cassinia leptophylla

COASTAL TREE DAISY
Olearia solandri

TAUPATA
Coprosma repens

MINGIMINGI
Coprosma propinqua



athfield architects limited

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

MAIL@ATHFIELDARCHITECTS.CO.NZ
WWW.ATHFIELDARCHITECTS.CO.NZ

NOTES:

KEY:

N

STRUCTURAL ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

SERVICES ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

FIRE ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

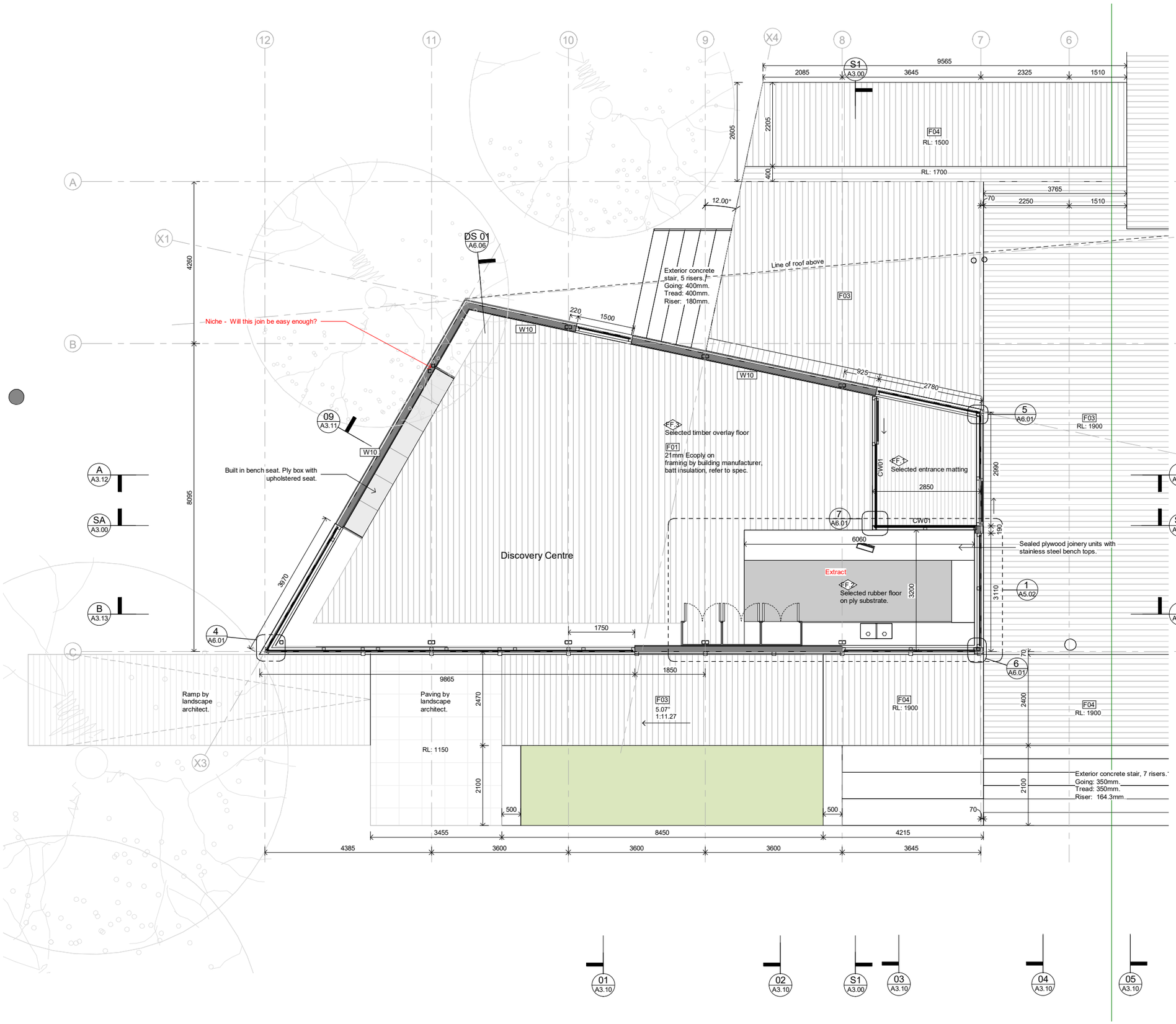
No.	Description	Date
A	Developed Design WIP	01/02/2022
A	container locations changed	07.09.20

Te Uruhi 21-09

Site Plan - Proposed

1 : 100 @ A1 - Half Scale @A3

A0.0.12-



Wall Schedule

CW01 100mm Flushglaze curtainwall suite with Low-E double glazing

W10 Abodo WB12 138x20mm vertical shiplap (118mm cover) on 45x45 H3.2 castelated timber cavity battens on peel and stick membrane on 7mm Ecoply RAB on framing by building manufacturer (int)clear finished 12mm Hoop Pine Plywood with exposed st.st. panhead fixings on ply bracing linings.

W11 25mm Abodo Vulcan horizontal shiplap cladding (150mm wide boards) on 45x45 H3.2 timber cavity battens on peel and stick membrane on 7mm Ecoply RAB on framin by building manufacturer (int) 12mm Hoop Pine Plywood with exposed s/s panhead fixings on ply bracing linings.

W12 Abodo Vulcan WB10 138 x 20 weatherboards with tongue removed. Refer to details. Reveal, spacing, and finish to match W11.

W13 12mm B/C grade plywood (B grade to room) on framing by building manufacturer. Clear finish, refer to spec.

Roof Schedule

R01 Roofing Industries Eurostyle Spanlok on 70x45 H3.2 Purlins with separation tape @ 600mm max on counter-battens and sealing tape on roofing underlay on 15mm Ecoply plywood on rafters, 90mm thermal insulation, refer to spec.

R02 Equus 2layer torch on roofing membrane on 21mm H3.2 structural plywood on H3.2 firings to create falls, on framing by building manufacturer. Batt insulation, refer to spec.

R03 Equus 2layer torch on roofing membrane on 21mm H3.2 structural plywood, on framing by building manufacturer. Batt insulation, refer to spec.

Floor Schedule

F01 21mm Ecoply on framing by building manufacturer, batt insulation, refer to spec.

F03 Abodo DK16V 142x27 Vulcan decking timber on joists by building manufacturer.

F04 Abodo DK16V 142x27 Vulcan decking timber on H3.2 joists by engineer.

FF.1 Selected entrance matting

FF.2 Selected rubber floor on ply substrate.

FF.3 Selected timber overlay floor

Ceiling Schedule

C01 12mm plywood B/C grade, B grade to room on ceiling battens

C02 20mm Abodo WB12 90x20 Vulcan shiplap soffit cladding on building wrap on 90x45 H1.2 continuous soffit battens.

C03 Selected WC ceiling lining on ceiling battens.

C04 9mm fibre cement soffit lining fixed with 316 s/s panhead fixings (pf) on battens by building manufacturer.

athfield architects limited
athfield architects limited
athfield

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

MAIL@ATHFIELDARCHITECTS.CO.NZ
WWW.ATHFIELDARCHITECTS.CO.NZ

NOTES:

KEY:

N

STRUCTURAL ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

SERVICES ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

FIRE ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

No.	Description	Date
A	Developed Design WIP	01/02/2022

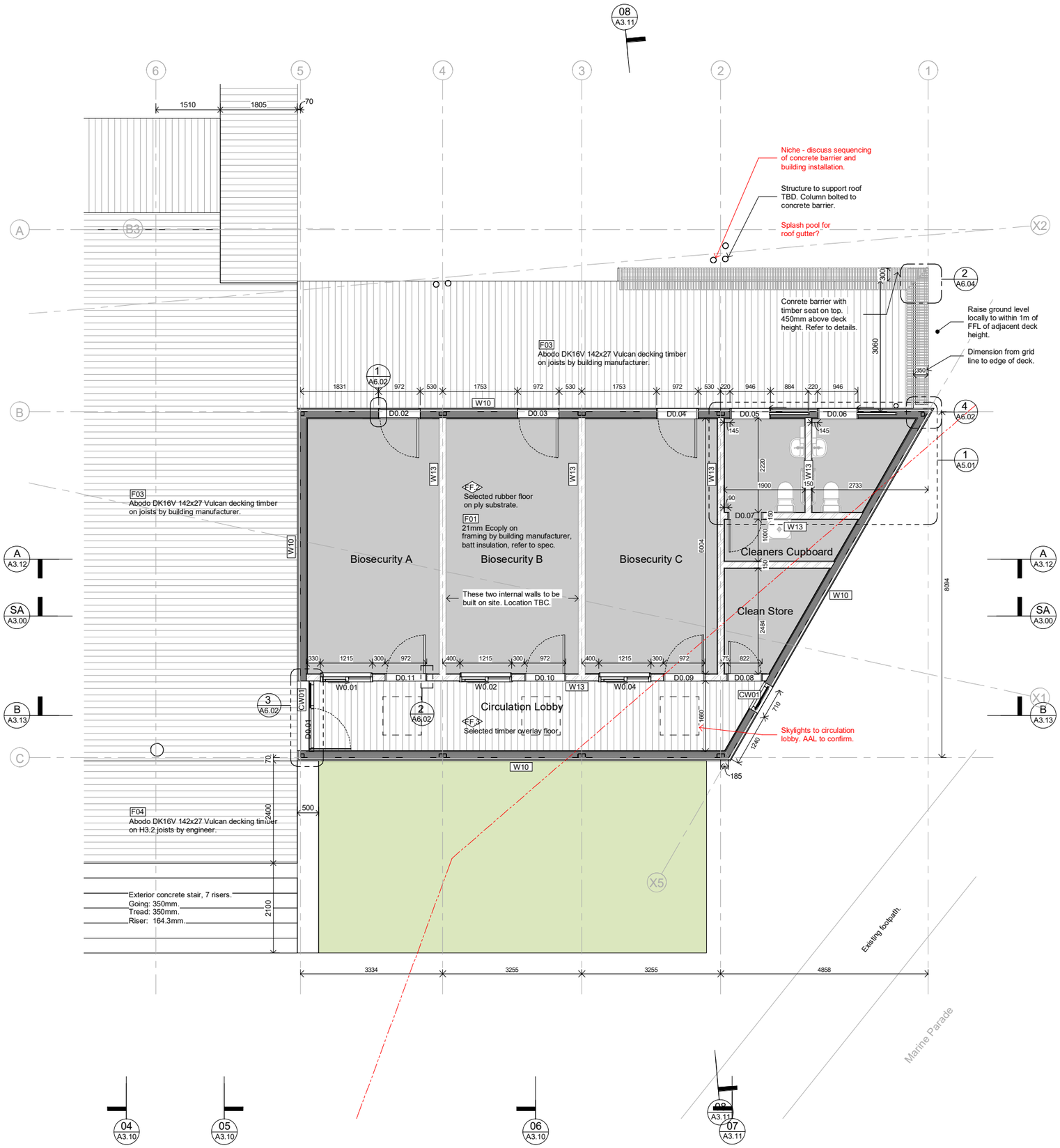
Te Uruhi

21-09

Floor Plan- Discovery Centre

1 : 50 @ A1 - Half Scale @A3

A1.02-



Wall Schedule

CW01 100mm Flushglaze curtainwall suite with Low-E double glazing

W10 Abodo WB12 138x20mm vertical shiplap (118mm cover) on 45x45 H3.2 castelated timber cavity battens on peel and stick membrane on 7mm Ecoply RAB on framing by building manufacturer (int)clear finished 12mm Hoop Pine Plywood with exposed st.st. panhead fixings on ply bracing linings.

W11 25mm Abodo Vulcan horizontal shiplap cladding (150mm wide boards) on 45x45 H3.2 timber cavity battens on peel and stick membrane on 7mm Ecoply RAB on framin by building manufacturer (int) 12mm Hoop Pine Plywood with exposed s/s panhead fixings on ply bracing linings.

W12 Abodo Vulcan WB10 138 x 20 weatherboards with tongue removed. Refer to details. Reveal, spacing, and finish to match W11.

W13 12mm B/C grade plywood (B grade to room) on framing by building manufacturer. Clear finish, refer to spec.

Roof Schedule

R01 Roofing Industries Eurostyle Spanlok on 70x45 H3.2 Purlins with separation tape @ 600mm max on counter-battens and sealing tape on roofing underlay on 15mm Ecoply plywood on rafters, 90mm thermal insulation, refer to spec.

R02 Equus 2layer torch on roofing membrane on 21mm H3.2 structural plywood on H3.2 firings to create falls, on framing by building manufacturer. Batt insulation, refer to spec.

R03 Equus 2layer torch on roofing membrane on 21mm H3.2 structural plywood, on framing by building manufacturer. Batt insulation, refer to spec.

Floor Schedule

F01 21mm Ecoply on framing by building manufacturer, batt insulation, refer to spec.

F03 Abodo DK16V 142x27 Vulcan decking timber on joists by building manufacturer.

F04 Abodo DK16V 142x27 Vulcan decking timber on H3.2 joists by engineer.

FF.1 Selected entrance matting

FF.2 Selected rubber floor on ply substrate.

FF.3 Selected timber overlay floor

Ceiling Schedule

C01 12mm plywood B/C grade, B grade to room on ceiling battens

C02 20mm Abodo WB12 90x20 Vulcan shiplap soffit cladding on building wrap on 90x45 H1.2 continuous soffit battens.

C03 Selected WC ceiling lining on ceiling battens.

C04 9mm fibre cement soffit lining fixed with 316 s/s panhead fixings (pf) on battens by building manufacturer.

athfield architects limited
athfield architects limited
athfield

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

MAIL@ATHFIELDARCHITECTS.CO.NZ
WWW.ATHFIELDARCHITECTS.CO.NZ

NOTES:

KEY:

STRUCTURAL ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

SERVICES ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

FIRE ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

No.	Description	Date
A	Developed Design WIP	01/02/2022

Te Uruhi 21-09

Floor Plan- Biosecurity

1 : 50 @ A1 - Half Scale @A3

A1.03-

TE URUHI / KĀPITI GATEWAY
SOUTH ELEVATION

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021

athfield architects limited
athfield architects limited
athfield

wā wraight + associates landscape architects

South Elevation
1:200 @ A3

TE URUHI / KĀPITI GATEWAY
NORTH ELEVATION

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021

athfield architects limited
athfield architects limited
athfield

wā wraight + associates landscape architects

North Elevation
1:200 @ A3

TE URUHI / KĀPITI GATEWAY
WEST ELEVATION

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021

athfield architects limited
athfield architects limited
athfield

wā wraight + associates landscape architects

West Elevation
1:200 @ A3

TE URUHI / KĀPITI GATEWAY
EAST ELEVATION

20.11
Kapiti Gateway
Resource Consent
Revision 05
17 November 2021

athfield architects limited
athfield architects limited
athfield

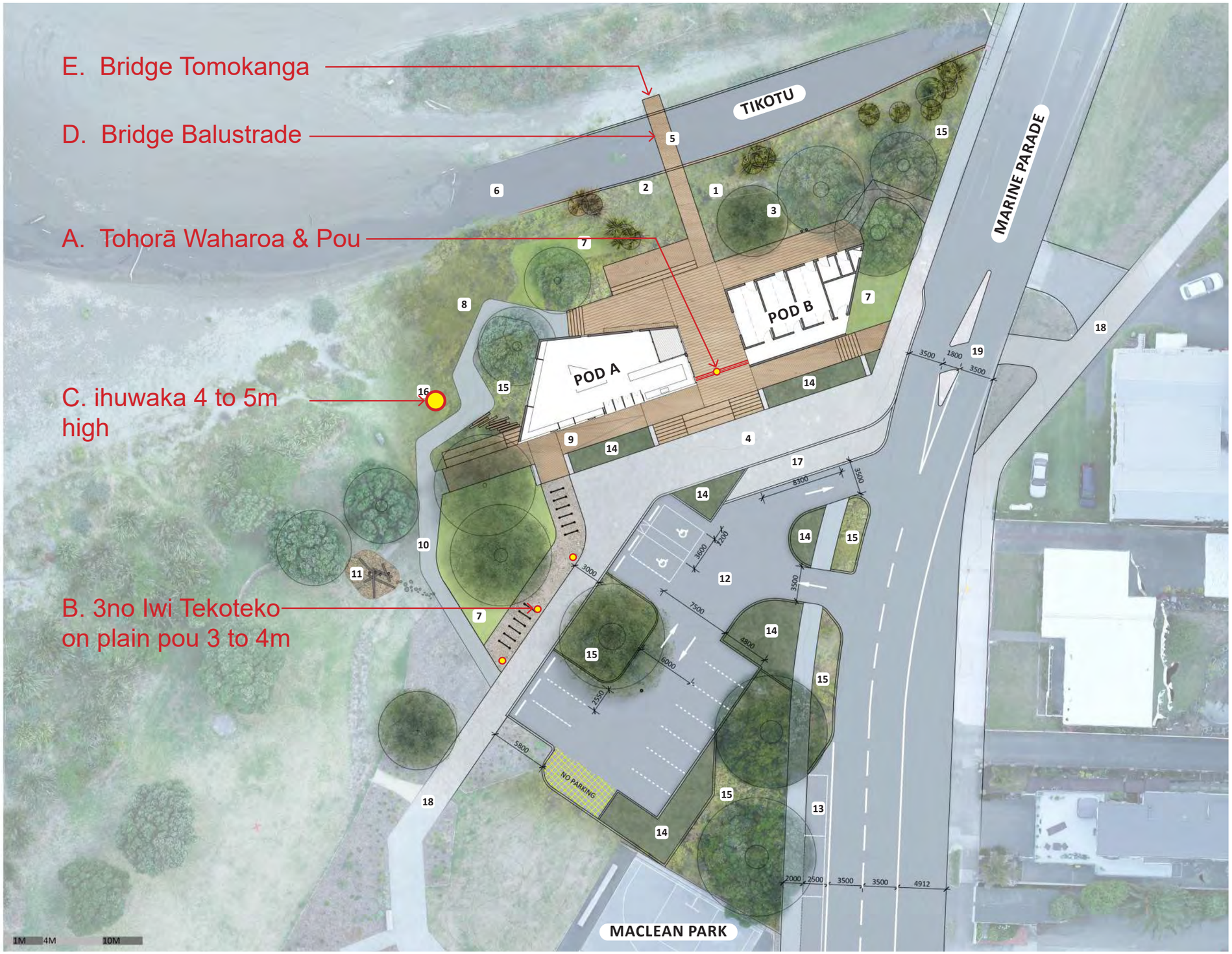
wraight + associates landscape architects

East Elevation
1:200 @ A3

TE URUHI KĀPITI GATEWAY
WHAKAIRO ELEMENTS

20.11
Te Uruhi Kapiti Gateway
01 November 2021

athfield architects limited
wraight + associates landscape architects



LANDSCAPE SITE PLAN L1.00 | 1:400 @A3

A. Tohorā Waharoa & Pou

Carved Pou and 'lintel' to express a whale's tail and mark the threshold to cross into Te Uruhi Kapiti Gateway. Opening is approx 4.2m high x 5.6m wide.

B. 3no Iwi Tekoteko 3 to 4m high

1.5m high carved tekoteko fixed atop of 2 to 2.5m high 300 dia painted pine pou. Each to represent the three iwi partners of Ngati Toa, Raukawa, and Te Ata-Awa. Ground surface to be confirmed, and bike stands shown to be adjusted.

C. ihuwaka 4 to 5m high

Carved ihuwaka (prow) with bottom of hull facing the sea. Set in grass area to allow for gatherings of 20+ people around.

D. Bridge Balustrade

Pattern of timber balustrade slats or sprinkling of carved elements within balustrade, maybe in Corian.

E. Bridge Tomokanga

Carved tomokanga to mark the crossing of Tikotu Awa, entering Te Uruhi from the north, and/or leaving Te Uruhi to head to the island. Could be Corian carvings each side of the bridge that face each otehr and people pass between?

2124
Maclean Park

March 2022

MACLEAN PARK

WELLINGTON
lvl 2/282 wakefield st
po box 19212, wellington
p: +64 4 381 3355
e: office@waal.co.nz
w: www.waal.co.nz

AUCKLAND
478 karangahape rd
p: +64 9 373 5258
e: office@waal.co.nz
w: www.waal.co.nz

MACLEAN PARK
MARINE PARADE CARPARK EXTENSION

DATE	REVISION	NOTES
08 NOV 2021	B	UPDATE
16 DEC 2021	C	UPDATE
30 MAR 2022	D	UPDATE
04 APR 2022	E	UPDATE

Wā contact: *NICOLE THOMPSON*

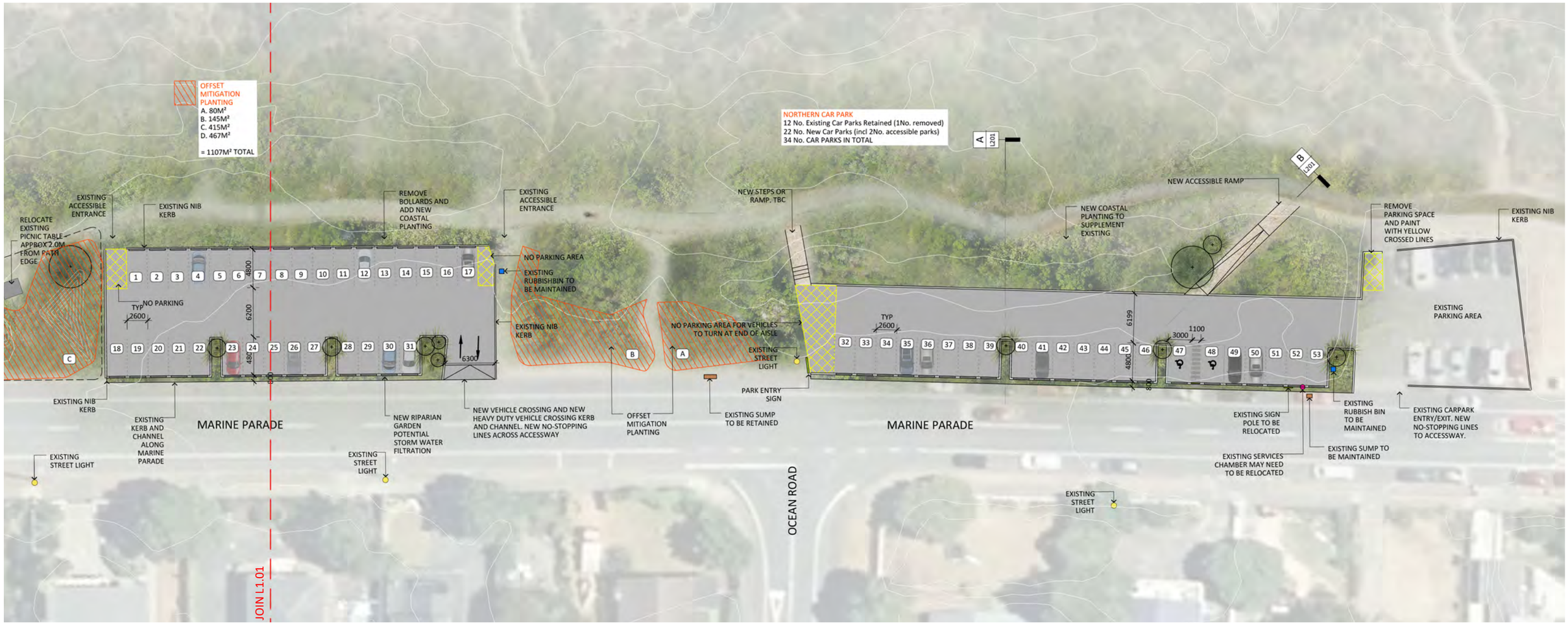
ph +64 4 381 3355
nicole@waal.co.nz

2124
Maclean Park

March 2022

LANDSCAPE SITE PLAN

MACLEAN PARK LANDSCAPE



This landscape proposal relates to the reconfiguration of two existing car parks on the seaward side of Marine Parade between Middleton and Ocean Roads at Paraparaumu Beach. The northern-most of the two car parks is proposed to be extended southwards, offering 22no. additional car parks – inclusive of 2no. new accessible carparks. The southern-most car park is reconfigured to accommodate parking at both beach and road sides of the existing asphalted space, increasing the total car parks from an existing 1no. to a total of 31no.

The existing car parks sit in close proximity to the levels on Marine Parade, the topography of the surrounding land on the seaward side of the car park is also relatively low and therefore views are afforded from the road across the car park out to Kāpiti Island and the Cook Strait. The land on which the car parks are proposed to be built are a relatively flat, framed by Marine Parade on the eastern flank and an undulating planted edge on the west. Further to the west Te Araroa Trail shared pedestrian cycle path extends north and south between 15 to 26m west of Marine Parade.

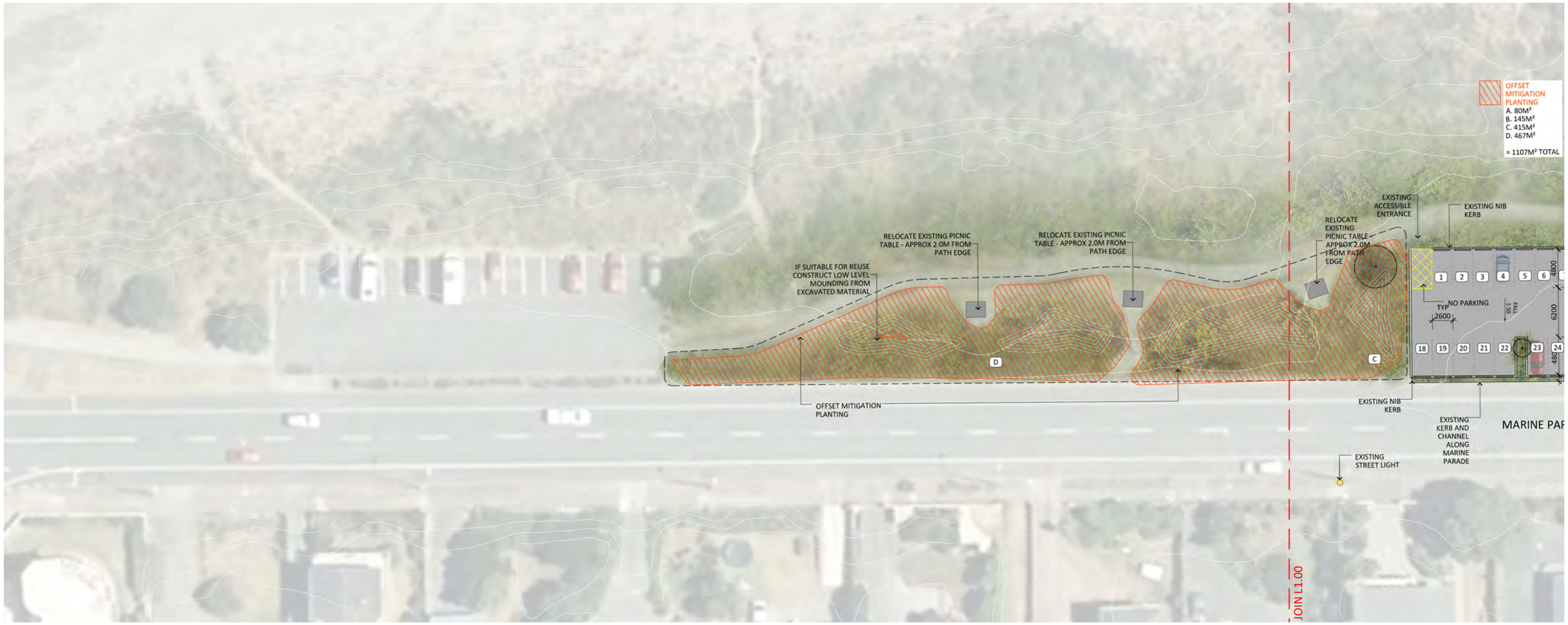
The reconfigurations and extensions are proposed to sit at the same elevation as the respective adjacent existing car parks and are constructed in a way to eliminate the need for retaining. Dune areas are proposed to be sloped to meet the existing topography and supplemented with new coastal dune plantings. In the northern car park, two new ramped access paths across are proposed connecting the extended north car park are to the existing coastal path, Te Araroa Trail. Along the car parks' eastern edges (the Marine Parade boundary), new riparian planting is proposed to replace the existing mown grass condition. Forming a continuous edge along the Marine Parade boundary, the planting infiltrates to the west into the car park at intervals to embed the car park in its existing coastal context. Offset-mitigation planting is proposed within the southern sector of the site area, a total area of 1,040m2 of additional planting is proposed. Excavated material is proposed to be reused (subject to assessment as being fit for purpose) for planted mounds reflective of the dune-coastal environment to the southern offset-planting mitigation areas. On the dune side of

LANDSCAPE SITE PLAN L1.00 | 1:500 @A3

2124
Maclean Park

March 2022

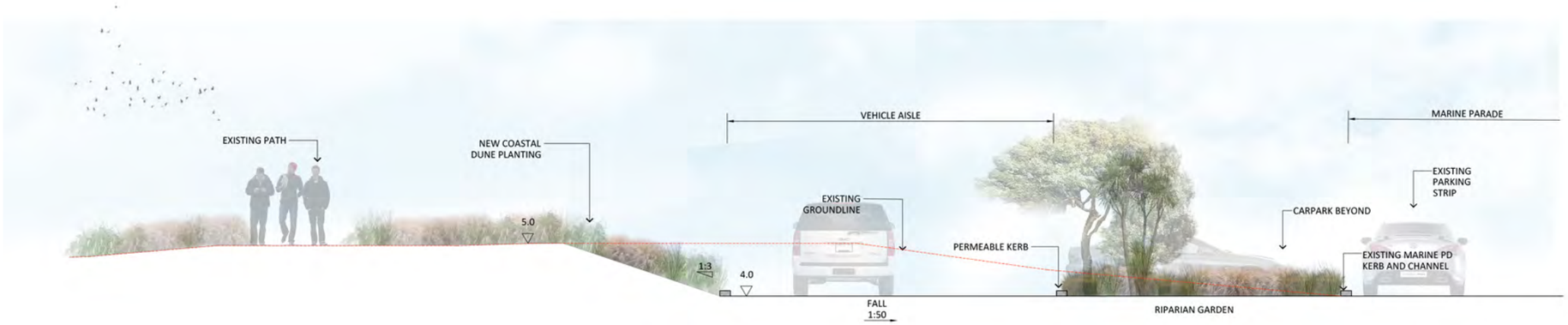
MACLEAN PARK LANDSCAPE



LANDSCAPE SITE PLAN L1.01 | 1:500 @A3

INDICATIVE SECTIONS

ADJACENT EDGES TO EXISTING FOOTPATH



A CARPARK SECTION
\- scale 1:50 @ A1 | 1:100 @ A3

B RAMP SECTION
\- scale 1:50 @ A1 | 1:100 @ A3

ILLUSTRATIVE LANDSCAPE SECTIONS L2.01 | 1:100 @A3

PLANTING LIST

TIKOTU AWA AND RAIN GARDENS (DUNE LANDS STREAMS DS)

RIPARIAN EDGE PLANTING - RE


OIOI
Apodasmia similis

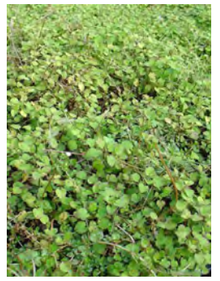

WIWI
Ficinia nodosa


KIOKIO
Blechnum novae-zelandiae


DWARF MĀNUKA
Leptospermum wiri susan


FOREST SEDGE
Carex solandri


SWAMP SEDGE
Carex virgata

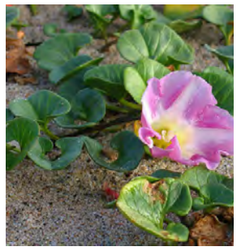

SHORE FUCHSIA
Fuchsia procumbens


TĪ KŌUKA
Cordyline australis


DWARF FLAX
Phormium cookianum 'Green Dwarf'


MINIATURE TOETOE
Chionochola flavicans

COASTAL GARDEN DUNE - CGD


PANAHI
Calystegia soldanella


HOROKAHA
Disphyma australe


PĪNGAO
Ficinia spiralis


SPINIFEX
Spinifex sericus


KOKOHI (NZ SPINACH)
Tetragonia tetragonioidies

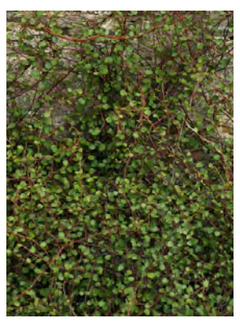

TĀTARAHEKE
Coprosma acerosa

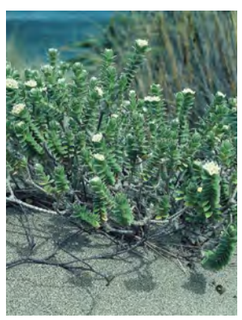

CAREX
Carex flagellifera


SAND SEDGE
Carex Pumila

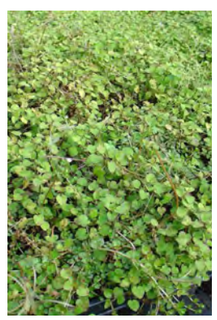

SAND TUSSOCK
Poa billardierei


RED BIDIBID
Acaena novae-zelandiae


POHUEHUE
Muehlenbeckia complexa


AUTETARANGA
Pimelia villosa


REMUREMU
Selliera radicans


SHORE FUCHSIA
Fuchsia procumbens


TAUHINU
Cassinia leptophylla


COASTAL TREE DAISY
Olearia solandri


TAUPATA
Coprosma repens


MINGIMINGI
Coprosma propinqua

PLANTING SELECTION L4.01

Appendix 6
Parking Plans

Cuttriss
Surveyors. Engineers. Planners.

Drawing Plotted: 10 Feb 2022 9:25 am

SOUTHERN CAR PARK
31NO. TOTAL CAR PARKS
16NO. EXISTING CAR PARKS
15NO. PROPOSED NEW CAR PARKS

NORTHERN CAR PARK
22NO. PROPOSED NEW CAR PARKS
2NO. PROPOSED ACCESSIBLE CAR PARKS
REMOVE 1 EXISTING PARKING SPACE ON THE NORTH

NO PARKING AREA
REMOVE BOLLARDS IN FRONT OF THE CAR PARK AND ADD NEW COASTAL PLANTING
EXISTING ACCESSIBLE ENTRANCE
EXISTING NIB KERB
EXISTING ACCESSIBLE ENTRANCE
NEW COSTAL PLANTING TO SUPPLEMENT EXISTING
EXISTING RUBBISH BIN TO BE MAINTAINED
NEW STEPS OR RAMP (TBC)
NO PARKING AREA FOR VEHICLES TO TURN AROUND AT THE END OF THE AISLE
NEW ACCESSIBLE RAMP
REMOVE THIS PARKING SPACE AND PAINT IT WITH CROSSED YELLOW LINES
NEW COSTAL PLANTING TO SUPPLEMENT EXISTING
NEW COSTAL PLANTING TO SUPPLEMENT EXISTING
EXISTING NIB KERB
EXISTING NIB KERB
PARK ENTRY SIGN ON RETAINING WALL EXTENSION
EXISTING NIB KERB
NEW NO-STOPPING LINES NEAR THE EXISTING CAR PARK ACCESSWAY
NEW R6-55 SIGN
EXISTING SIGN POLE TO BE RELOCATED
NEW NO-STOPPING LINES NEAR THE EXISTING CAR PARK ACCESSWAY
EXISTING STREETLIGHTS
EXISTING KERB AND CHANNEL ALONG MARINE PARADE
EXISTING SUMP TO BE MAINTAINED
NEW VEHICLE CROSSING AND NEW HEAVY DUTY VEHICLE CROSSING KERB AND CHANNEL
EXISTING STREETLIGHTS
EXISTING SERVICES CHAMBER MAY NEED TO RELOCATED
EXISTING RUBBISH BIN TO BE MAINTAINED
EXISTING STREETLIGHTS
EXISTING SUMP TO BE MAINTAINED
MARINE PARADE
OCEAN ROAD
12.231

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE.
2. CONTRACTOR TO LOCATE AND IDENTIFY ALL SERVICES BEFORE COMMENCING WORK.
3. THE LAND SURFACE CAN BE REGRADED, AND THE LEVELS CAN BE ADJUSTED. RETAINING WALL FOR THE NORTHERN CAR PARK MAY BE REQUIRED. TOPO SURVEY AND GEOTECHNICAL ASSESSMENT NEED TO BE UNDERTAKEN TO UNDERSTAND WHETHER A RETAINING WALL IS REQUIRED.
4. THE LENGTH AND ALIGNMENT OF THE NEW FOOTPATHS MAY BE ADJUSTED, BASED ON THE HEIGHT DIFFERENCE AND GRADIENT REQUIREMENT FOR WHEELCHAIR USE.

LEGEND:

- PROPOSED NEW CAR PARK LINE MARKINGS (100mm WIDE CONTINUOUS WHITE LINES)
- PROPOSED NEW DISABLED CAR PARK LINE MARKINGS AND NO PARKING ZONE (100mm WIDE CONTINUOUS YELLOW LINES)
- NEW NIB KERB
- NEW NIB KERB OR NEW RETAINING WALL
- NEW STANDARD KERB AND CHANNEL
- CAR PARK PAVEMENT
- NEW RIPARIAN GARDEN - POTENTIAL STORMWATER FILTRATION
- KAPITI COAST CONTOURS (0.5m)
- CADSTRAL PROPERTY BOUNDARIES
- NO BUILD LINE (DISTRICT PLAN 1999 FEATURES)

CONCEPT DESIGN
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
3	CONCEPT DESIGN	T.L	C.G	C.G	21.10.21
2	CONCEPT DESIGN	T.L	S.C	S.C	19.10.21
1	CONCEPT DESIGN	T.L	S.C	S.C	14.10.21
0	FOR CLIENT REVIEW	T.L	S.C	S.C	08.10.21

Original Scale (A1) 1:300
Reduced Scale (A3) 1:600

Design	T.LIN	13.12.21	Approved For Construction*
Drawn	T.LIN	13.12.21	
Dsg Verifier	S.CHAKKAPALLI	13.12.21	
Drg Check	S.CHAKKAPALLI	13.12.21	Date

* Refer to Revision 1 for Original Signature

Beca

Client: Kāpiti Coast DISTRICT COUNCIL Me Huri Whakamuri, Ka Titiro Whakamua

Project: KAPITI GATEWAY PROJECT

Title: MACLEAN PARK ZONE C6 CAR PARK DEVELOPMENT

Discipline: TRANSPORT ADVISORY

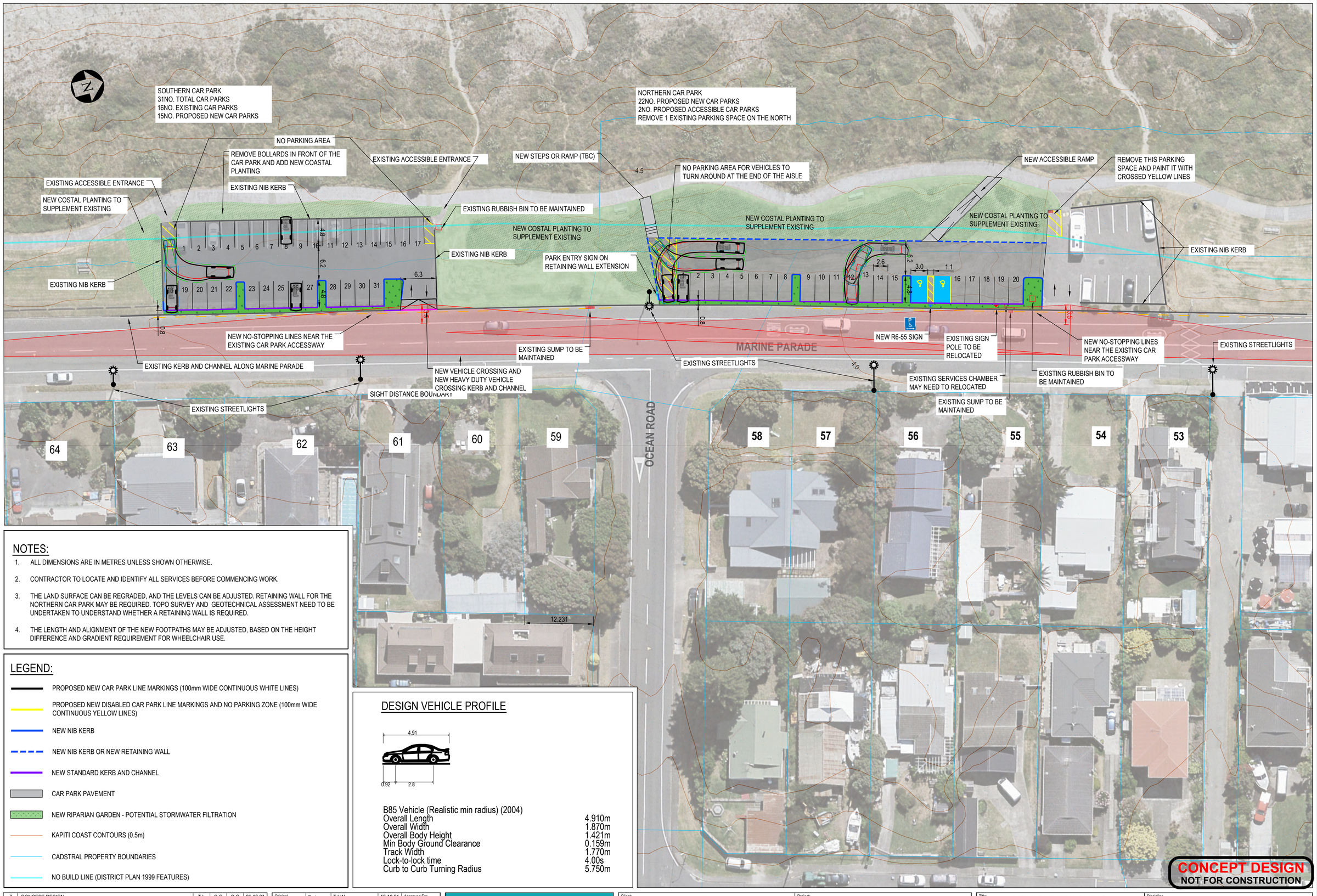
Drawing No.: 3821650-TA-K001

Rev.: 4

DO NOT SCALE FOR SET OUT DIMENSIONS

Document No.: MACLEAN PARK NEW CAR PARK DESIGN.DWG

Drawing Plotted: 10 Feb 2022 9:26 am



NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE.
2. CONTRACTOR TO LOCATE AND IDENTIFY ALL SERVICES BEFORE COMMENCING WORK.
3. THE LAND SURFACE CAN BE REGRADED, AND THE LEVELS CAN BE ADJUSTED. RETAINING WALL FOR THE NORTHERN CAR PARK MAY BE REQUIRED. TOPO SURVEY AND GEOTECHNICAL ASSESSMENT NEED TO BE UNDERTAKEN TO UNDERSTAND WHETHER A RETAINING WALL IS REQUIRED.
4. THE LENGTH AND ALIGNMENT OF THE NEW FOOTPATHS MAY BE ADJUSTED, BASED ON THE HEIGHT DIFFERENCE AND GRADIENT REQUIREMENT FOR WHEELCHAIR USE.

LEGEND:

- PROPOSED NEW CAR PARK LINE MARKINGS (100mm WIDE CONTINUOUS WHITE LINES)
- PROPOSED NEW DISABLED CAR PARK LINE MARKINGS AND NO PARKING ZONE (100mm WIDE CONTINUOUS YELLOW LINES)
- NEW NIB KERB
- NEW NIB KERB OR NEW RETAINING WALL
- NEW STANDARD KERB AND CHANNEL
- CAR PARK PAVEMENT
- NEW RIPARIAN GARDEN - POTENTIAL STORMWATER FILTRATION
- KAPITI COAST CONTOURS (0.5m)
- CADSTRAL PROPERTY BOUNDARIES
- NO BUILD LINE (DISTRICT PLAN 1999 FEATURES)

DESIGN VEHICLE PROFILE

B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

CONCEPT DESIGN
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
3	CONCEPT DESIGN	T.L	C.G	C.G	21.10.21
2	CONCEPT DESIGN	T.L	S.C	S.C	19.10.21
1	CONCEPT DESIGN	T.L	S.C	S.C	14.10.21
0	FOR CLIENT REVIEW	T.L	S.C	S.C	08.10.21

Original Scale (A1) 1:300
Reduced Scale (A3) 1:600

Design	T.LIN	13.12.21	Approved For Construction*
Drawn	T.LIN	13.12.21	
Dsg Verifier	S.CHAKKAPALLI	13.12.21	
Drg Check	S.CHAKKAPALLI	13.12.21	Date

* Refer to Revision 1 for Original Signature

Client: Kāpiti Coast DISTRICT COUNCIL Me Huri Whakamuri, Ka Titiro Whakamua

Project: KAPITI GATEWAY PROJECT

Title: VEHICLE TRACKING AND SIGHTLINES

Discipline: TRANSPORT ADVISORY

Drawing No.: 3821650-TA-K002

Rev.: 4

Document No.: MACLEAN PARK NEW CAR PARK DESIGN.DWG

DO NOT SCALE FOR SET OUT DIMENSIONS

Appendix 7
Stormwater Disposal Report

Cuttriss
Surveyors. Engineers. Planners.

Stormwater Disposal Design Report for Te Uruhi - Kāpiti Gateway Project Maclean Park, Paraparaumu Beach

Ref: 22642

03 February 2022

Prepared for:

Kapiti Coast District Council

Cuttriss

Surveyors. Engineers. Planners.

Cuttriss
Surveyors. Engineers. Planners.

Ref: Johnstone/22642 03 February 2022

PROPOSED TE URUHI - KAPITI GATEWAY PROJECT - MACLEAN PARK, PARAPARAUMU BEACH – PART SECTION 2 S0 322370

Following the engagement of our services for investigating stormwater disposal options as part of a resource consent application for the above project we have previously carried out soakage tests on site. The tests have been undertaken to investigate soakage characteristics of the underlying material for onsite stormwater disposal and as part of the overall stormwater design. We detail our findings and our design below.

1. PREAMBLE

This report has been prepared to provide a stormwater disposal design for the proposed development, including impervious areas associated with the new roof areas for the pods, and carparking areas. In accordance with policy 11.16 of the Kapiti Coast District Council Proposed District Plan. A 1% AEP design storm event (1 in 100 year) has been considered.

The architects plans showing the proposed development are included within Appendix E.

The basis for land development design within the Kapiti Coast District is the Kapiti Coast District Council (KCDC) Subdivision and Development Principles and Requirements (2012) document. This adopts NZS4404:2010 (New Zealand Standard for Land Development and Subdivision Engineering) with some local amendments.

2. DOCUMENTS

Refer to the enclosed photo pages, test record sheets, calculations, and proposed development plans. The test sheets record the soakage results and a soakage rate has been interpolated from these results. It should be noted that generally the raw soakage rates have a factor of safety of 4 applied to them (i.e. soakage rates divided by 4) in accordance with KCDC Subdivision Development Principles and Requirements (Section 4 clause 4.3.7.9)

Rainfall data for determining the anticipated stormwater rainfall intensity has been sourced from the Kapiti Coast District Council Subdivision and Development Principles and Requirements, Part 4 of Appendix A. Climate affected (2090) Isohyet rainfall depths have been used.

The basis of the soakage design is section E1: Surface Water from the approved document prepared by the Building Industry Authority (BIA).

Reference has also been made to the following documents or data in the preparation of this report:

- KCDC Subdivision and Development Principles and Requirements 2012.
- NZS4404:2010 - ‘Land Development and Subdivision Infrastructure’.

- Compliance Document for NZ Building Code – Clause E1: Surface Water.
- KCDC GIS information available from the KCDC website.
- Athfield Architects Ltd drawings.
- Cuttriss Consultants Ltd Topographical Survey drawing 22630 TPO Rev A

3. LOCATION

The site of the proposed Gateway project is located at Paraparaumu Beach with the Paraparaumu Beach Boating club located approximately 40 metres to the north. The location of the subject site is fully detailed within the resource consent application documentation.

4. TOPOGRAPHY

The topography of the site is shown on the Cuttriss Consultants Ltd topographical plan 22630 TPO Rev A. The existing carpark sits at around RL 2.5 and falls to a sump located in the northern corner at around RL 2.0.

5. EXISTING STORMWATER INFRASTRUCTURE

There is existing stormwater infrastructure located adjacent to the Gateway project site, part of which we understand is being upgraded re-aligned with works associated with the replacement of the wall in the stream manholes. It is proposed to upgrade this 225mm dia. stormwater pipe and re-align its location. This is detailed by others.

6. TESTING

A percolation test have been carried out by as part of the investigation into the soakage characteristics for the design. These test results are included within Appendix B and are summarised overleaf.

TEST NO.	LOCATION	PREDOMINANT SOIL	RAW SOAKAGE (mm/hr)	DESIGN SOAKAGE[1] (mm/hr)
A	Maclean Park	sand	3866	966

Typical low impact urban designs (e.g. soakpits or soak trenches) could be suitable for this development.

[1] Design soakage has a factor of safety of 4 applied for this particular site for the design for the Q_{100} event.

7. CATCHMENT (A)

The development comprises the following impervious areas:

- Roof area - 363m^2

8. COEFFICIENT

Coefficients have been taken from Table 1 of E1: Surface water run off coefficients, and are as follows:

- Developed Surface Type – Fully roofed and/or sealed developments – 0.90

The coefficients, based on the above document, have been used in the calculations (attached to this report) for anticipated stormwater runoff.

9. RAINFALL INTENSITY

Rainfall data for determining the anticipated stormwater rainfall intensity has been sourced from the Kapiti Coast District Council Subdivision and Development Principles and Requirements**,** Part 4 of Appendix A. Climate affected (2090) Isohyet rainfall depths have been used.

The rainfall intensity used in the design is a 60 min duration and a 1% probability of occurring annually (1 in 100-year event).

The rainfall intensity used in the design of the soakage system for the development is 41.6 mm/hr as referenced in the appended calculations.

10. DESIGN

The basis of the soakpit design is section E1: Surface Water from the approved document prepared by the Building Industry Authority (BIA). E1 details the rainfall intensity used in the design as being an event having a 1-hour duration and a 10% probability of occurring annually (1 in 10-year event). A 1 in 100-year event has been considered in this design as outlined above.

A rock filled soakpit or soakage module system is proposed to collect the surface water runoff from the proposed new building.

The soakage modules / soakpits and will be maintained by the asset owner.

11. MAINTENANCE

As with any on site stormwater disposal and/or attenuation system, ongoing maintenance of

the constructed stormwater disposal system is the key to its effectiveness. Typically, our recommendations for the monitoring and maintenance of on-site stormwater disposal systems, which should be considered in the design, construction, and post-development phases, are as follows:

- *Any soakage cell systems as well as the surrounding disposal area needs to be checked by the Contractor during any construction works or after intense sediment deposit in the catchment area while the development site is being constructed. On completion of all construction works associated with the development the likelihood of sediment build-up will be reduced.*

- *It is recommended that the street catchpit, and soakage cells be checked by the asset owner every 6 months subject to the amount of sediment discovered. If checks confirm significant sediment build-up is present then the disposal systems must be cleared of sediment.*

- *An operation and maintenance manual should be made available to the asset owner once the stormwater disposal system and any soakage cell systems have been constructed to enable them to plan routine maintenance for their asset.*

- *A detailed record should be kept by the asset owner detailing the dates of all inspections undertaken, and dates when sediment has been removed from pre-treatment device devices.*

12. CONCLUSION

This report has been prepared to address how stormwater will be dealt with as a result of the proposed new building. A combination of on-site soakage and on-site detention devices will be required to deal with stormwater runoff.

Indicative Soakpit Dimensions are:

Rubble Design minimum dimensions	2.5m wide 4.0m long 1.0m deep (allowance for 200mm topsoil).

The above dimensions are based on one 0.90m diameter perforated chamber. Other combinations of soakpit lengths, widths and chambers are available.

Cuttriss
Surveyors. Engineers. Planners.

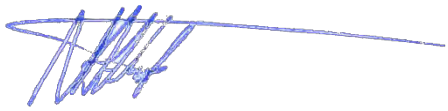
Prepared by:

Neil Johnstone
Chartered Professional Engineer
CUTTRISS CONSULTANTS LTD

Reviewed previously by:

Naomi Hough
Civil Engineer
CUTTRISS CONSULTANTS LTD

Approved for Release by:



Neil Johnstone
Chartered Professional Engineer
CUTTRISS CONSULTANTS LTD

Cuttriss
Surveyors. Engineers. Planners.

APPENDIX A

Photos of testing

Above: 25 January 2019 – view of augured hole in Maclean Park looking north.

Above: 25 January 2019 – view of augured hole with material removed from ground shown.

Cuttriss
Surveyors. Engineers. Planners.

APPENDIX B

Soakage Test Results

Cuttriss
Surveyors. Engineers. Planners.

CLIENT MILLS ALBERT / KCDC
JOB NO. 22367
DATE 25/01/2019
SHEET 1 OF 2 SHEETS

Pt Section 2 SOP 322370
SITE ADD MACLEAN PARK
LOCALITY PARAPARAUMU BEACH
FIELDWORK NAH

LOCATION
DEPTH OF AUGERED HOLE 1.17 m

LENGTH OF PIPE 1.31 m

Time	Time Difference	Cumulative Time	Level in Pipe	Cumulative Fall in Pipe	Time	Time Difference	Cumulative Time	Level in Pipe	Cumulative Fall in Pipe
[hh:mm:ss]	[min]	[hrs]	[mm]	[mm]	[hh:mm:ss]	[min]	[hrs]	[mm]	[mm]
12:02:00	0	0.00	0	0	13:15:00	5	1.22	1140	5290
12:03:00	1	0.02	145	145	13:15:00	0	1.22	0	5290
12:04:00	1	0.03	260	260	13:20:00	5	1.30	495	5785
12:05:00	1	0.05	365	365	13:25:00	5	1.38	840	6130
12:06:00	1	0.07	490	490	13:30:00	5	1.47	1070	6360
12:07:00	1	0.08	575	575	13:30:00	0	1.47	0	6360
12:08:00	1	0.10	645	645	13:35:00	5	1.55	460	6820
12:09:00	1	0.12	695	695	13:40:00	5	1.63	885	7245
12:10:00	1	0.13	760	760	13:45:00	5	1.72	1140	7500
12:15:00	5	0.22	1000	1000	13:45:00	0	1.72	0	7500
12:15:00	0	0.22	0	1000	13:50:00	5	1.80	500	8000
12:20:00	5	0.30	445	1445	13:55:00	5	1.88	790	8290
12:25:00	5	0.38	755	1755	14:00:00	5	1.97	1000	8500
12:30:00	5	0.47	985	1985	14:00:00	0	1.97	0	8500
12:30:00	0	0.47	0	1985	14:05:00	5	2.05	540	9040
12:35:00	5	0.55	500	2485	14:10:00	5	2.13	820	9320
12:40:00	5	0.63	830	2815	14:15:00	5	2.22	1025	9525
12:45:00	5	0.72	1120	3105	14:15:00	0	2.22	0	9525
12:45:00	0	0.72	0	3105	14:20:00	5	2.30	455	9980
12:50:00	5	0.80	385	3490	14:25:00	5	2.38	750	10275
12:55:00	5	0.88	780	3885	14:30:00	5	2.47	980	10505
13:00:00	5	0.97	1045	4150	14:30:00	0	2.47	0	10505
13:00:00	0	0.97	0	4150	14:35:00	5	2.55	375	10880
13:05:00	5	1.05	620	4770	14:40:00	5	2.63	650	11155
13:10:00	5	1.13	835	4985	14:45:00	5	2.72	930	11435

Cuttriss
Surveyors. Engineers. Planners.

CLIENT MILLS ALBERT / KCDC
JOB NO. 22367
DATE 25/01/2019
SHEET 2 OF 2 SHEETS

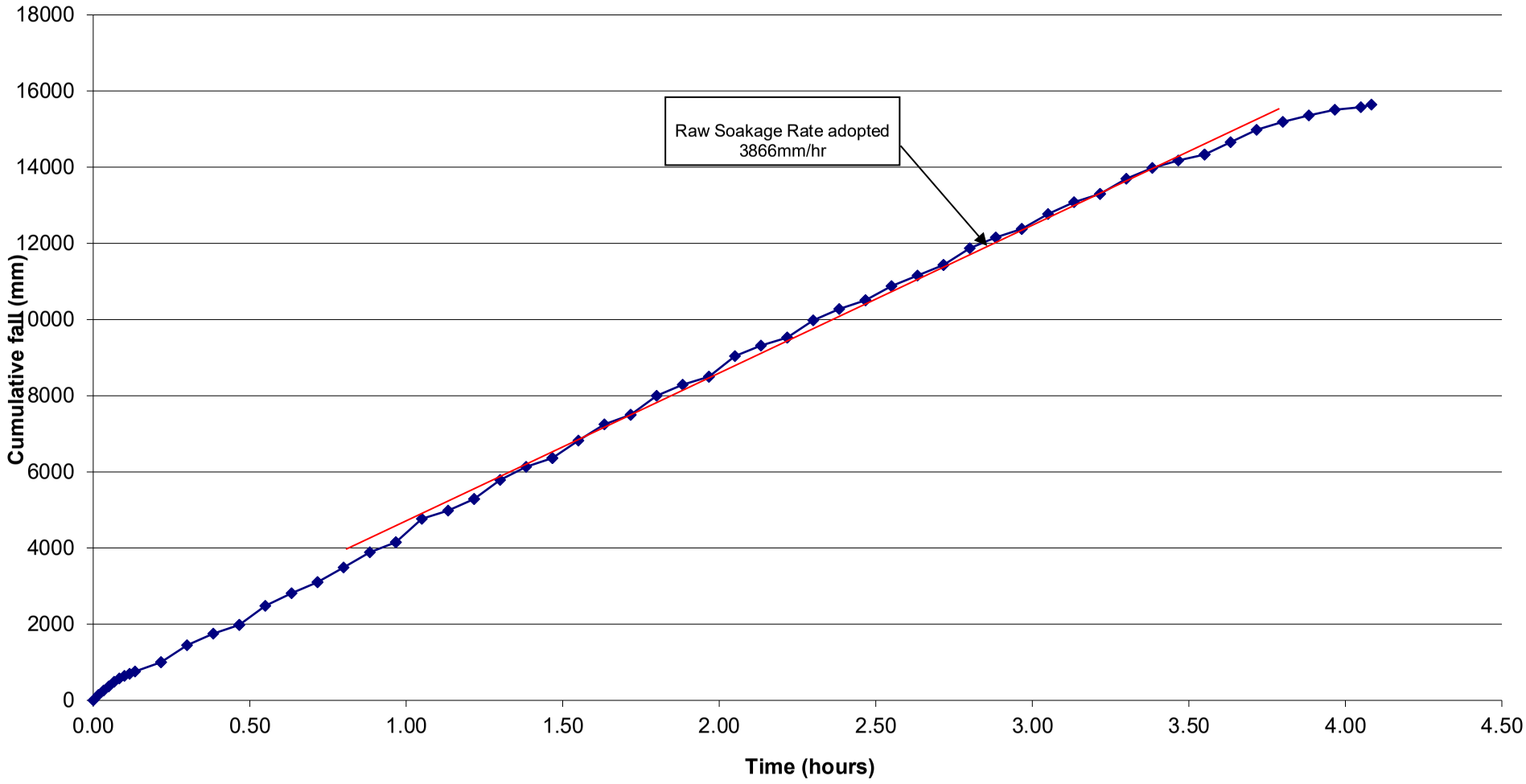
Pt Section 2 SOP 322370
SITE ADD MACLEAN PARK
LOCALITY PARAPARAUMU BEACH
FIELDWORK NAH

LOCATION
DEPTH OF AUGERED HOLE 1.17 m

LENGTH OF PIPE 1.31 m

Time	Time Difference	Cumulative Time	Level in Pipe	Cumulative Fall in Pipe	Time	Time Difference	Cumulative Time	Level in Pipe	Cumulative Fall in Pipe
[hh:mm:ss]	[min]	[hrs]	[mm]	[mm]	[hh:mm:ss]	[min]	[hrs]	[mm]	[mm]
14:45:00	0	2.72	0	11435					
14:50:00	5	2.80	440	11875					
14:55:00	5	2.88	720	12155					
15:00:00	5	2.97	945	12380					
15:00:00	0	2.97	0	12380					
15:05:00	5	3.05	395	12775					
15:10:00	5	3.13	700	13080					
15:15:00	5	3.22	920	13300					
15:15:00	0	3.22	0	13300					
15:20:00	5	3.30	400	13700					
15:25:00	5	3.38	680	13980					
15:30:00	5	3.47	875	14175					
15:35:00	5	3.55	1035	14335					
15:35:00	0	3.55	0	14335					
15:40:00	5	3.63	325	14660					
15:45:00	5	3.72	650	14985					
15:50:00	5	3.80	860	15195					
15:55:00	5	3.88	1025	15360					
16:00:00	5	3.97	1175	15510					
16:05:00	5	4.05	1240	15575					
16:07:00	2	4.08	1310	15645					

Graph - Cumulative fall (mm) vs time (hr)



Job No. 22367

Address. MacLean Park

Client. Mills Albert / KCDC

Cuttriss
Surveyors. Engineers. Planners.

APPENDIX C

Kapiti Coast District Council GIS


Marine Pde

Cuttriss
Surveyors. Engineers. Planners.

APPENDIX D

Topographical Plan

LEGEND

EXISTING CONTOURS

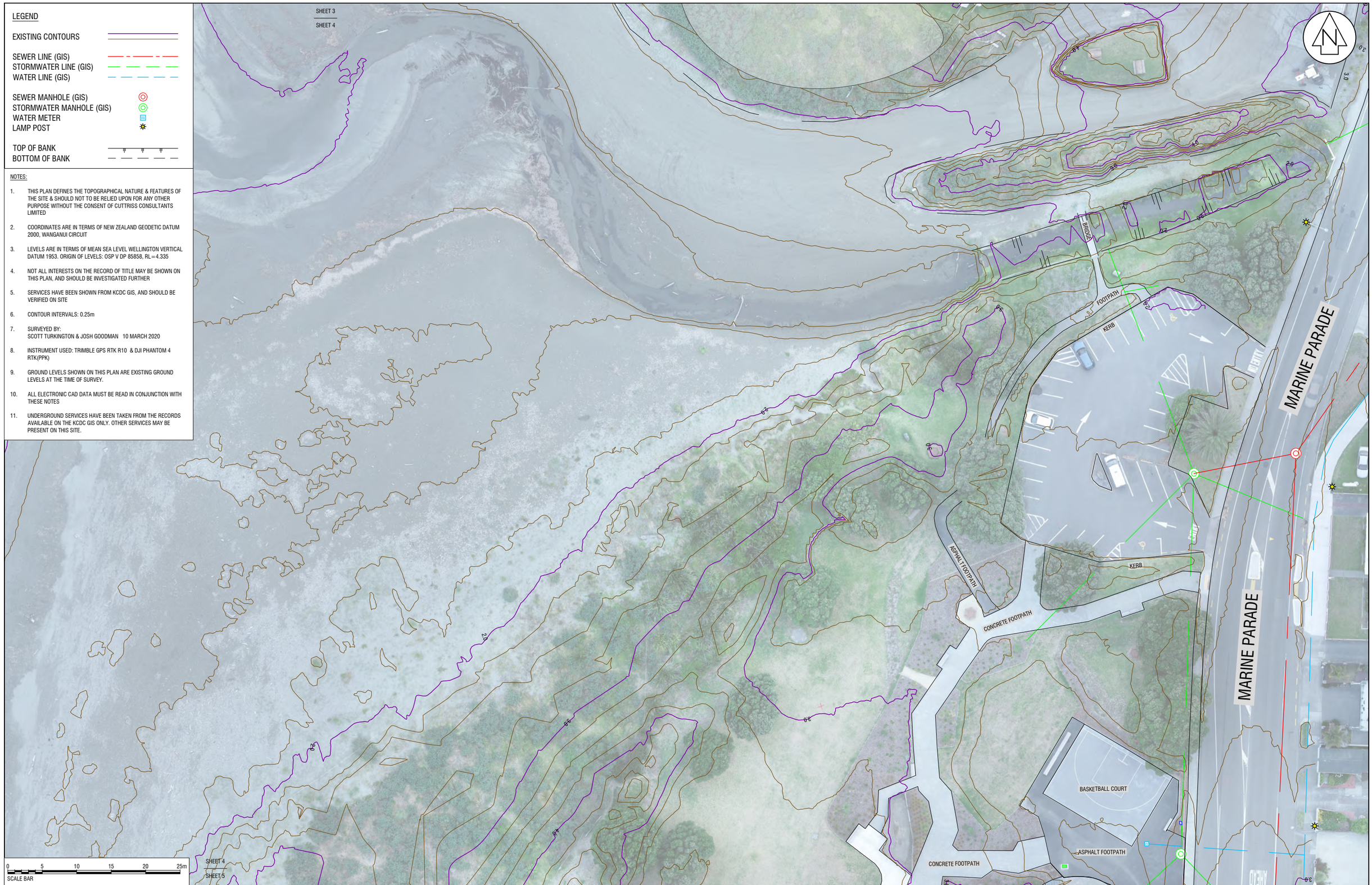
SEWER LINE (GIS)
STORMWATER LINE (GIS)
WATER LINE (GIS)

SEWER MANHOLE (GIS)
STORMWATER MANHOLE (GIS)
WATER METER
LAMP POST

TOP OF BANK
BOTTOM OF BANK

NOTES:

1. THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE & SHOULD NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED
2. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC DATUM 2000, WANGANUI CIRCUIT
3. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: OSP V DP 85858, RL = 4.335
4. NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
5. SERVICES HAVE BEEN SHOWN FROM KCDC GIS, AND SHOULD BE VERIFIED ON SITE
6. CONTOUR INTERVALS: 0.25m
7. SURVEYED BY:
   SCOTT TURKINGTON & JOSH GOODMAN 10 MARCH 2020
8. INSTRUMENT USED: TRIMBLE GPS RTK R10 & DJI PHANTOM 4 RTK(PPK)
9. GROUND LEVELS SHOWN ON THIS PLAN ARE EXISTING GROUND LEVELS AT THE TIME OF SURVEY.
10. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES
11. UNDERGROUND SERVICES HAVE BEEN TAKEN FROM THE RECORDS AVAILABLE ON THE KCDC GIS ONLY. OTHER SERVICES MAY BE PRESENT ON THIS SITE.



Cuttriss
Surveyors. Engineers. Planners.
www.cuttriss.co.nz

PROJECT
MACLEAN PARK, MARINE PARADE
PARAPARAUMU BEACH
TOPOGRAPHICAL PLAN

CLIENT
KAPITI COAST DISTRICT COUNCIL

REVISION DETAILS		NAME	DATE
A	ADDITIONAL SURVEY INFORMATION ADDED	SMT	04/20

SCALE A1 1:250
REDUCED SCALE A3 - 1:500

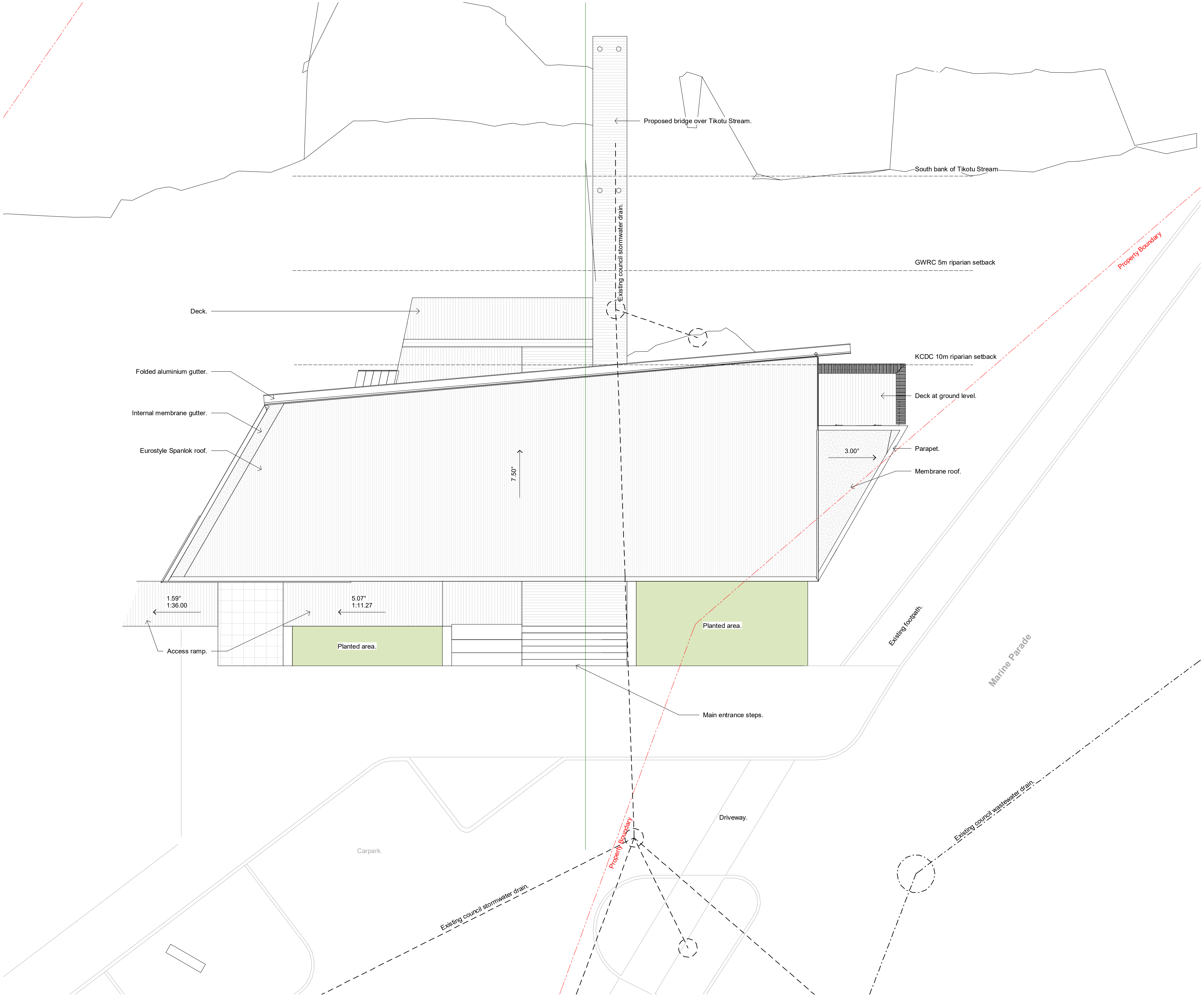
	NAME	DATE
FIELDWORK	SMT	02/20
DESIGNED		
DRAWN	JLG	03/20
CHECKED	SMT	03/20

DRAWING NUMBER
22630 TPO
SHEET 4 OF 5 SHEETS
REVISION A

Cuttriss
Surveyors. Engineers. Planners.

APPENDIX E

Architects Plans



athfield architects limited
athfield architects limited
athfield

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

MAIL@ATHFIELDARCHITECTS.CO.NZ
WWW.ATHFIELDARCHITECTS.CO.NZ

NOTES:

KEY:

N

STRUCTURAL ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

SERVICES ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

FIRE ENGINEER:
NAME
PH
FAX
PO BOX
EMAIL

No.	Description	Date
A	Developed Design WIP	01/02/2022
A	container locations changed	07.09.20

Te Uruhi 21-09

Site Plan - Proposed

1 : 100 @ A1 - Half Scale @A3

A0.0.12-

Cuttriss
Surveyors. Engineers. Planners.

APPENDIX F

Calculations

Cuttriss
Surveyors. Engineers. Planners.

NORMALISED RAINFALL DEPTHS - 2090 CLIMATE AFFECTED

Maclean Park, Paraparaumu Beach

Event	Rainfall Depth
[a]	[mm/24hrs]
2	78
5	97
10	108
20	128
50	148
100	160

Duration	Normalised Rainfall Depth	2Y Rainfall Depth	2Yr Rainfall Intensity	5Y Rainfall Depth	5Yr Rainfall Intensity	10Y Rainfall Depth	10Yr Rainfall Intensity	20Y Rainfall Depth	20Yr Rainfall Intensity
[min]	[m]	[mm]	[mm/hr]	[mm]	[mm/hr]	[mm]	[mm/hr]	[mm]	[mm/hr]
5	0.08	6	74.9	8	93.1	9	103.7	10	122.9
10	0.11	9	51.5	11	64.0	12	71.3	14	84.5
15	0.14	11	43.7	14	54.3	15	60.5	18	71.7
30	0.19	15	29.6	18	36.9	21	41.0	24	48.6
60	0.26	20	20.3	25	25.2	28	28.1	33	33.3
120	0.35	27	13.7	34	17.0	38	18.9	45	22.4
180	0.46	36	12.0	45	14.9	50	16.6	59	19.6
360	0.60	47	7.8	58	9.7	65	10.8	77	12.8
720	0.81	63	5.3	79	6.5	87	7.3	104	8.6
1440	1	78	3.3	97	4.0	108	4.5	128	5.3

Duration	Normalised Rainfall Depth	50Y Rainfall Depth	50Yr Rainfall Intensity	100Y Rainfall Depth	100Yr Rainfall Intensity
[min]	[m]	[mm]	[mm/hr]	[mm]	[mm/hr]
5	0.08	12	142.1	12.8	153.6
10	0.11	16	97.7	17.6	105.6
15	0.14	21	82.9	22.4	89.6
30	0.19	28	56.2	30.4	60.8
60	0.26	38	38.5	41.6	41.6
120	0.35	52	25.9	56.0	28.0
180	0.43	68	22.7	73.6	24.5
360	0.60	89	14.8	96.0	16.0
720	0.81	120	10.0	129.6	10.8
1440	1	148	6.2	160.0	6.7

SOAKPIT DESIGN FOR STORMWATER RUNOFF DISPOSAL

DESIGN TO E1/VM1 (NZ BUILDING CODE) FOR STORMWATER INTO SOAKPIT

Estimated Dimensions of Soakpit

W =	2.5	m	L = 4.0	m
A_{sp} =	10.0	m^2	(area of base of soakpit)	
C =	0.9		(run-off coefficient (from Table 1))	
I_{24} =	160	mm/24hrs	(AEP 1% - 1 in 100 year storm event)	
I =	41.6	mm/hr	(60 min storm event)	

Estimated Catchment Area

$A_{Building}$ =	363.0	m^2	(impervious roof area)
A_{total} =	363.0	m^2	
S_r =	966	mm/hr	(factor of safety of 4 applied to raw soakage)
R_c = 10 x C x I x A =	13.59	m^3	(total rainfall)
$V_{soak} = A_{sp} \times S_r / 1000$ =	9.66	m^3	(base soakage)
$V_{stor} = R_c - V_{soak}$ =	3.93	m^3	(design storage)

Dimensions of Chambers

Ø =	900	mm	D = 1.40 m (depth of chamber)
A_{chamb} =	0.64	m^2	(footprint of chamber)
V_{chamb} =	0.89	m^3	(storage of chamber)
V_{hole} =	8.00	m^3	(rubble volume of required hole - based on void ratio of 0.38)
$D_{hole} = V_{hole}/(A_{sp} - A_{chamb})$ =	0.85	m	(required hole depth)

Indicative Soakpit Dimensions

W =	**2.50**	**m**	
L =	**4.00**	**m**	
D (min) =	**1.05**	**m**	(assumes 200mm of topsoil)