

## **APPENDIX F**

## **FOR REVIEW' 3D VIEWS - CULTURAL NARRATIVE" DRAWING SET INCORPORATING OPTIONS 1 AND 2**

# KD - Molesworth St Alterations - Stage 2

39-41 Molesworth St, New Plymouth

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**6801** Issued For: **Review**  
May 2024

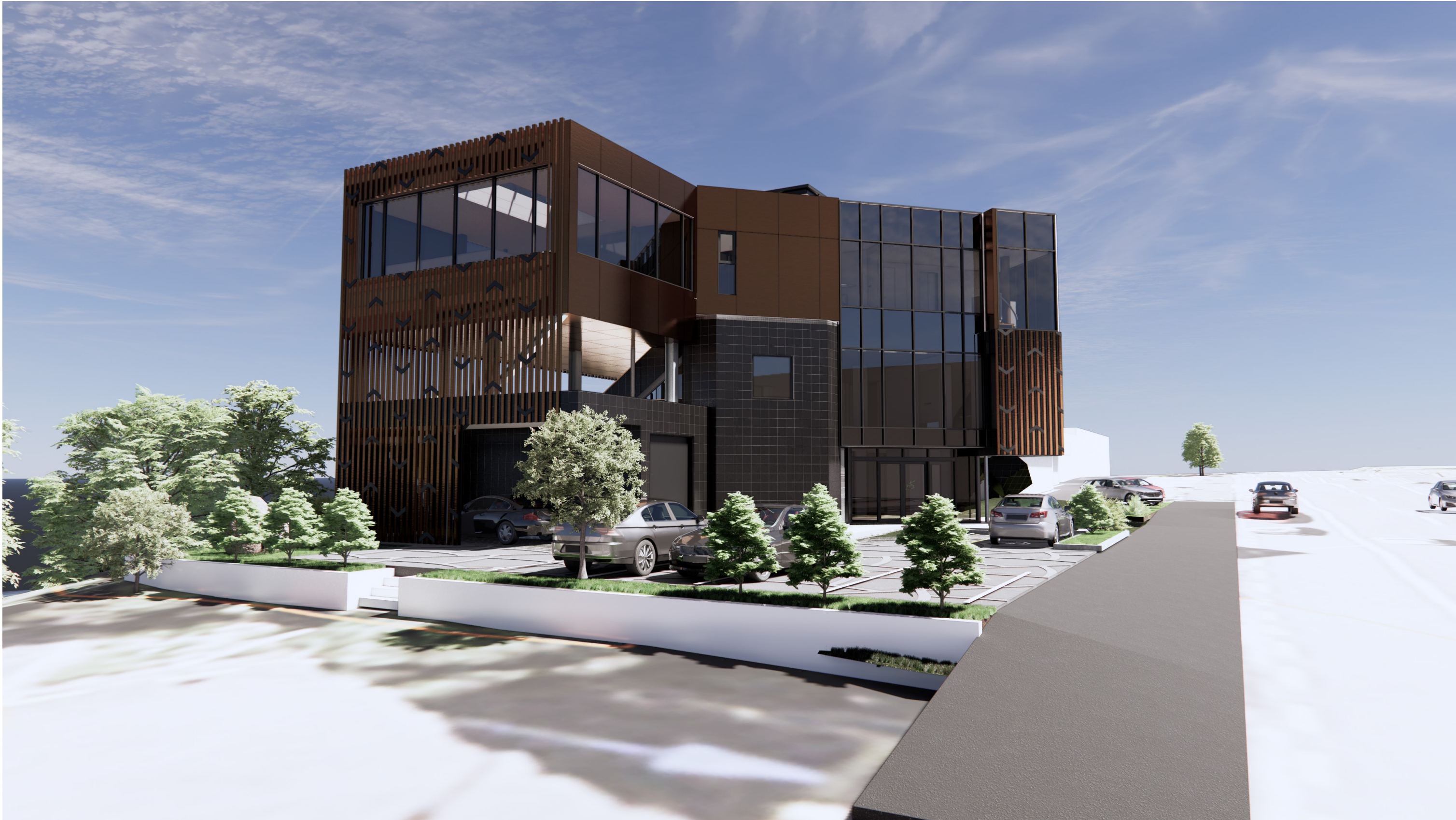
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**FOR REVIEW**





Option 1 - Patterned Screens

FOR REVIEW

# 3D Views - Cultural Narrative

**BOON**  
design thinkers

KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.09		39-41 Molesworth St, New Plymouth

Status:  
**Review**

Print Date  
31/05/2024 3:47:39 pm

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Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

**BOON**  
*design thinkers*



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Option 1 - Patterned Screens

Status:

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KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.11		39-41 Molesworth St, New Plymouth

Print Date  
31/05/2024 3:47:44 pm

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Option 2 - Paving cultural narrative only

Status:

Review

KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.12		39-41 Molesworth St, New Plymouth

Print Date  
31/05/2024 3:47:46 pm

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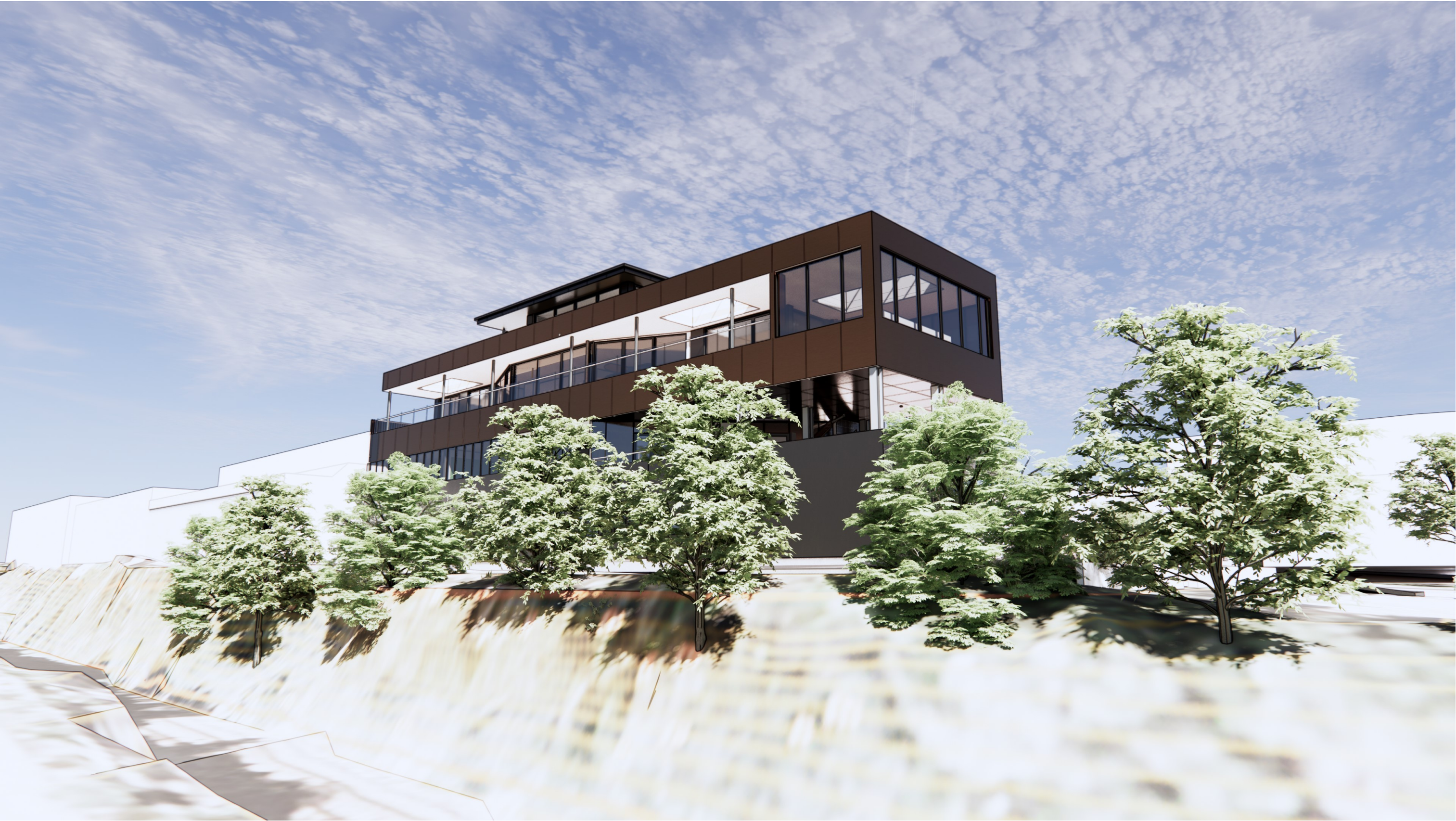
Option 1 - Patterned Screens





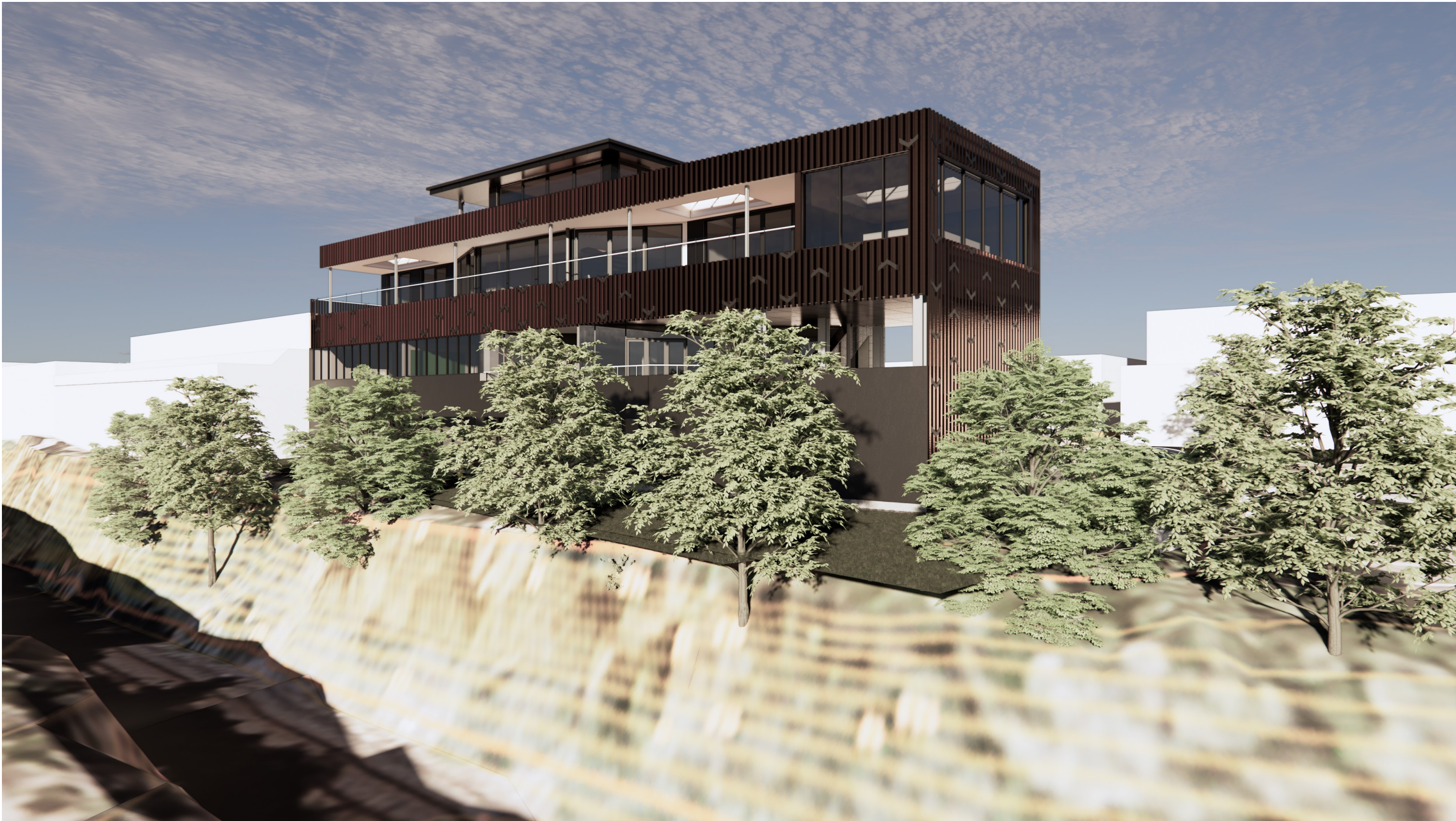
Option 2 - Paving cultural narrative only





Option 2 - Paving cultural narrative only





## Option 1 - Patterned Screens

FOR REVIEW

3D Views - Cultural Narrative

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KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.16		39-41 Molesworth St, New Plymouth

Status:  
**Review**  
Print Date  
31/05/2024 3:47:55 pm

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Landscape Paving & Konatu Stone (non-negotiable)

FOR REVIEW

3D Views - Cultural Narrative

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Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.17		39-41 Molesworth St, New Plymouth

Status:

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Print Date

31/05/2024 3:47:57 pm

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## **APPENDIX G**

## **APPLICATION'S PROPOSED CULTURAL NARRATIVE PLANS**

Note: Including Appendix H - LANDSCAPE PAVING AND STONE PLAN



Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

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design thinkers

KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.10		39-41 Molesworth St, New Plymouth

Status:  
**Review**  
Print Date  
31/05/2024 3:47:41 pm

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4310, New Zealand  
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W/ boon.co.nz

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Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

**BOON**  
design thinkers

KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.12		39-41 Molesworth St, New Plymouth

Status:  
**Review**

Print Date  
31/05/2024 3:47:46 pm

A/131 Courtenay St, New Plymouth  
4310, New Zealand

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E/office@boon.co.nz  
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## Option 2 - Paving cultural narrative only

## FOR REVIEW

### 3D Views - Cultural Narrative

# BOON

design thinkers

#### KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.14		39-41 Molesworth St, New Plymouth

Status:

Review

Print Date

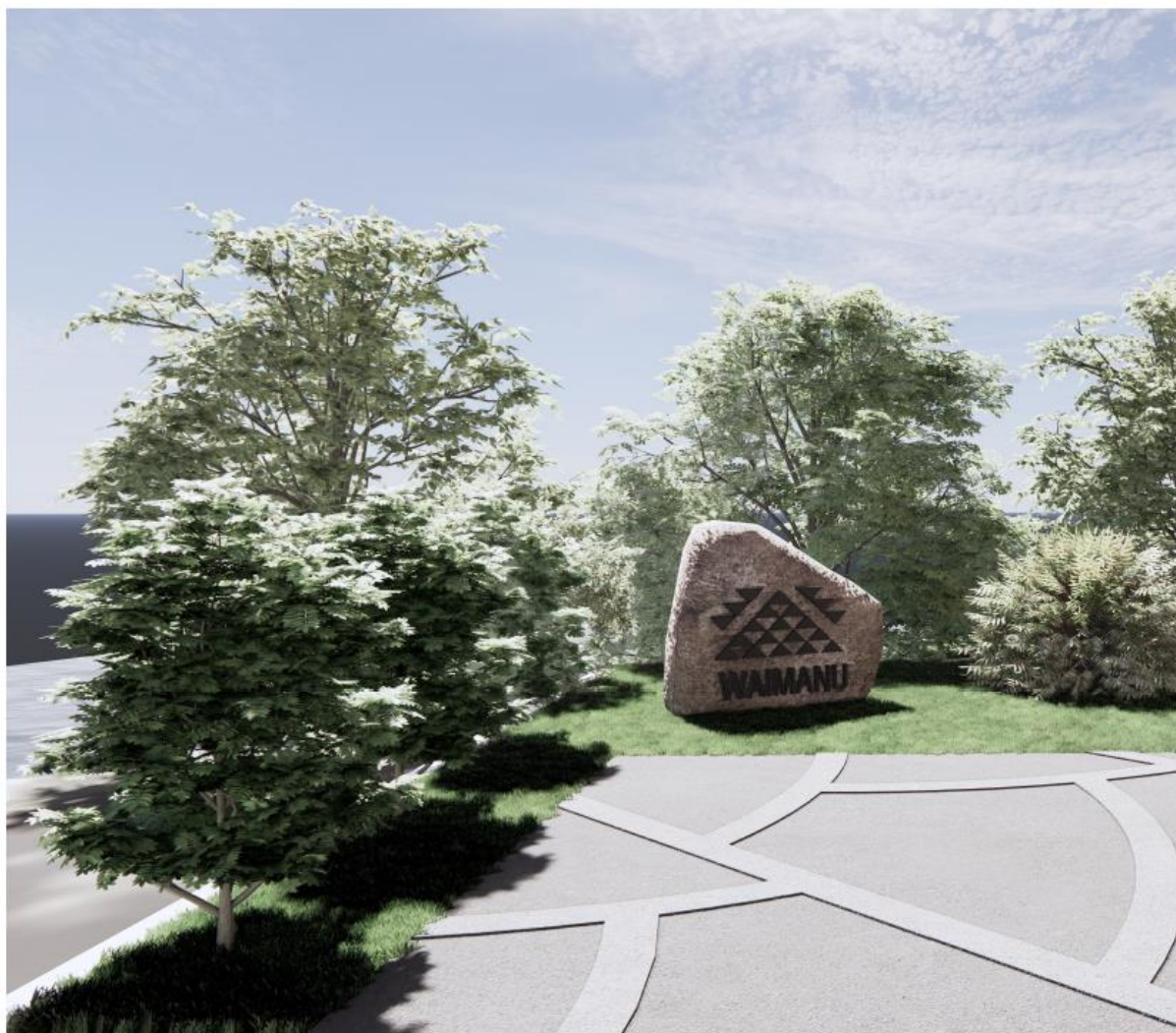
31/05/2024 3:47:51 pm

A/131 Courtenay St, New Plymouth  
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P/06 757 3200  
E/office@boon.co.nz  
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## APPENDIX H

## LANDSCAPE PAVING AND STONE PLAN



2nd July 2024

New Plymouth District Council  
c/o Karleen Thomson: E: karleen.thomson@gmail.com  
CC: Richard.Watkins@npdc.govt.nz

Dear Sir/Madam,

### **Update on Application for Land Use Consent LUC23/48350**

The purpose of this letter is to provide further design information and a summary of consultation with mana whenua and outcomes.

### **SUBMISSIONS**

Following limited notification of the application, a submission from Beverley Gibson was received which is understood to be on behalf of Ngāti Tawhirikura hapū of Te Atiawa iwi.

A second submission was received, from Ngāti Te Whiti hapū of Te Atiawa iwi.

### **CONSULTATION AND OUTCOMES**

A detailed summary of consultation with the submitters, and outcomes from this consultation, is provided in Appendix A. Material to support the summary is provided in Appendices B through H.

### **UPDATE TO APPLICATION**

As a result of consultation with Ngāti Te Whiti hapū following their submission, the proposal is to include a cultural narrative in the site design plans as per the plans of Appendix G and Appendix H. This is by way of mata kupenga (fish net / scales) etching on the pavement, and a stone marker incorporating “Waimanu” as text and a design etched or carved. This cultural narrative was developed between a representative of Ngāti Te Whiti and Boon Architects through a process that was agreed during post submission hui between the applicant and Ngāti Te Whiti. The stone marker is an acknowledgment and recognition of the Waimanu Pa adjacent to the site which, although now destroyed, still retains cultural significance to Ngāti Te Whiti.

Two options for cultural narrative (as a combination of three methods i.e. pavement design, cladding design, and the stone marker) were presented to the applicant, with the Waimanu stone marker being annotated as non-negotiable. The applicant has agreed to the non-negotiable request from Ngāti Te Whiti and has agreed to Option 2 pavement designs (per Appendix G and Appendix H).

### **Assessment of Cultural Effects**

The proposal provides visible cultural narrative towards mitigating adverse effects on tangata whenua, in the space between the proposed building and the area identified as Waimanu Pā on the adjacent site, Part Section 1 SO 13029 owned by NPDC. Both 2D (flat carpark with mata kupenga etching) and 3D (stone with “Waimanu” as text and a design etched or carved) features will be physically present on the site.

By area, the paving occupies approximately a quarter of the site and the bulk of land that will not be occupied by the proposed building. The paving will provide a connection between the building, Waimanu Pā, and the stone marker. Building occupiers, including the commercial tenant's staff and the applicant and family as residents, will use the paved area and see the narrative on an everyday basis. The pavement will also be visible from the streetscape to the public on the footpath, and to commercial / customer occupants of the upper levels of the buildings on the southern side of Molesworth Street, in their view towards the coast.

The stone marker is proposed to be located in the northwest corner of the site in an area proposed to have its (current) paving removed to restore an area of grass and planting. As per the application, this area is proposed to be occupied by no less than four specimen trees (Toro, Wharangi or another local species that may be advised by Ngāti Te Whiti), 2 m or taller at time of planting. These trees will stand above neighbouring vegetation on the slope to the north and west, as it slopes steeply down towards the railway. There is potential to strategically place two trees either side of the stone in order to frame it. The stone will provide a direct visual and naming cue of the presence of Waimanu Pā. Again, site occupants and visitors will see the marker on an everyday basis. Being a substantially sized stone, with Waimanu in large text, the stone will have additional visibility above what the pavement treatment provides. It will be visible to the wider public using the street, and occupants of buildings on Molesworth Street. The patterned pavement provides an initial visual cue, and funnels in as a viewshaft towards this narrower end of the site where the stone will be present. In combination with the proposed specimen trees which can frame the stone and add further height to this area of landscaping, altogether the proposal provides cultural narrative and several visual cues of Waimanu Pā through a combination of hard and soft landscaping methods.

It is acknowledged that both hapū prefer the Option 1 cultural narrative and consider Option 2, although presented as an option by Ngāti Te Whiti, does not recognise and provide for their relationship with Waimanu, as well as protect the historic heritage values of the location.

### PDP Assessment

Following submissions, and the consultation and design process that has occurred post submissions, an updated assessment of the PDP provisions is provided in Appendix I. It is considered that overall, the proposal is consistent with the relevant provisions of the PDP.

### Summary

This letter provides an update on consultation with submitters, the outcomes for cultural narrative on the site, an updated assessment of cultural effects, and an updated PDP provisions assessment as per RMA s104. The proposed activities include mitigation of adverse cultural effects and are consistent with the relevant provisions of the PDP.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Darelle Martin', with a stylized flourish extending to the right.

Darelle Martin MNZPI  
**Senior Planner**



## **APPENDIX A**

## **SUMMARY OF SUBMITTER CONSULTATION**

## Consultation with Ngāti Tawhirikura Hapū

To clarify, engagement with Ngāti Tawhirikura hapū was not undertaken by the applicant prior to New Plymouth District Council (NPDC) receiving their submission, as it was understood from communications through Te Kotahitanga o Te Atiawa (TKOTA) that Ngāti Te Whiti hapū were the only hapū to engage with.

## Pre-Lodgement Engagement with Ngāti Te Whiti Hapū

As per section 6.2 of the application lodged by BTW and dated 17/10/2023, pre-lodgement engagement with Ngāti Te Whiti included:

- Providing a brief and draft plans, in December 2022;
- Initial feedback, followed by a hui, in February-March 2023;
- Further feedback, followed by a hikoī hosted for education for the applicant and project team, and other developers, in May 2023;
- A proposal in June 2023 for a Cultural Impact Assessment (CIA) to include further hui and wānanga with the applicant, which the applicant accepted. It is not known whether any proposed actions of the CIA progressed;
- Updates to Ngāti Te Whiti with regard to intent to proceed with the application, whilst remaining open to further consultation, in August 2023; and
- Providing the lodged application on 17<sup>th</sup> October 2023.

Between lodgement of the application and receiving the submission (in response to notification by NPDC undertaken 20<sup>th</sup> March and closing 19<sup>th</sup> April 2024), no correspondence from Ngāti Te Whiti was received.

## Post Submission Engagement with Submitters

The following provides a detailed log of engagement with hapū following receipt of their submissions,

### All Submitters

To Ngāti Te Whiti and Ms Gibson, draft plans with potential spaces for cultural narrative (Appendix B) were provided on 30<sup>th</sup> April with an invitation to meet to discuss them.

### Ngāti Tawhirikura

After an initial call from Ms Gibson on 6<sup>th</sup> May, the same information was provided to her own Tawhirikura email rather than the one listed on the TKOTA website.

Ms Gibson was contacted by phone and email on 6<sup>th</sup> May following up on the potential to meet with the applicant and project team to discuss the plans provided. Further communications on potential dates and format for a meeting occurred over the two days following. Ms Gibson confirmed on 10<sup>th</sup> May the following:

*Thank you for your email.*

*I received a call today that discussions with Ngati Te Whiti was successful travelling in the direction that aligned and addressed my concerns with the project.*

*Thanks for the opportunity to express and comment on the project. Ngā mihi,*

*Mauri ora,*

*Bev*

On 14<sup>th</sup> May it was requested that Ms Gibson contact NPDC to confirm her concerns had been addressed and withdraw her submission. No further communications from Ms Gibson or NPDC confirming the status of her submission have been received. A copy of correspondence is provided in Appendix C.

This update will be provided to Ms Gibson and any response received will be forwarded to NPDC.

### *Ngāti Te Whiti*

After receiving the draft plans, Julie Healy of Ngāti Te Whiti advised via phone call that the hapū would host a hui with the applicant and project team. The hui occurred on 10<sup>th</sup> May at Te Whare Hononga and attendees represented Ngāti Te Whiti, Ngāti Tuparikino hapū, and the applicant and project team. Outcomes and understandings that were verbalised were:

- There are spaces available for cultural narrative on the site;
- Ngāti Te Whiti seek an acknowledgement for the hapū and of Waimanu Pā through visual representation on the site; and
- Kerehama Waru for Ngāti Te Whiti and a representative from Boon on behalf of the applicant would workshop concepts for cultural narrative together and the hui would reconvene within the next month to discuss these concepts.

The second hui occurred 29<sup>th</sup> May at Te Whare Hononga and attendees represented Ngāti Te Whiti, Ngāti Tuparikino hapū, and the applicant and project team. Outcomes were:

- The sharing of artwork and concepts for cultural narrative that Mr Waru and a representative from Boon had discussed previously;
- That Mr Waru and the Boon representative would undertake further work to produce conceptual plans, to demonstrate how techniques could be used on the site to implement cultural narrative. This was not able to be undertaken prior to this subject hui due to illnesses.

Mr Waru's initial work and concepts mentioned above are not provided as it is considered that they are his property, at his discretion to share. Images of the working draft drawings developed between Mr Waru and the representative from Boon after the second hui are provided in Appendix E.

The set in Appendix F with Options 1 and 2 was provided for Ngāti Te Whiti and the applicant's consideration on 31<sup>st</sup> May. As mentioned earlier, the drawings annotate the Waimanu stone as being non-negotiable, as an outcome of the work between Mr Waru representing Ngāti Te Whiti and the Boon architect. It was queried whether a further hui to discuss and confirm the drawings was required.

Some further communications proceeded in the days afterwards. No feedback on the plans was received from Ngāti Te Whiti in this time.

On 10<sup>th</sup> June the applicant agreed to the plans of Appendix G which provide "*for Option 2 with the mata kupenga etching on the pavement and the konatu stone with Waimanu in the northwest corner*". It was queried whether the plans were acceptable to Ngāti Te Whiti such that their submission would be withdrawn. [Note: it is now considered that 'kōhatu', rather than 'konatu', is likely to be the correct word to use for the stone. 'Konatu' occurred during transcribing of handwritten notes through into the published plans.]

On 13<sup>th</sup> June Ngāti Te Whiti provided feedback that the plans offered do not achieve what the other drafted alternative ('Option 1') does. A copy of correspondence is provided in Appendix D.

No subsequent changes to the application are made; the proposal is to implement the cultural narrative plans of Appendix G and Appendix H, to provide mata kupenga etching and the stone.

## **APPENDIX B**

## **DRAFT PLANS PROVIDED BY APPLICANT 30/04/2024**

# KD - Molesworth St Alterations - Stage 2

39-41 Molesworth St, New Plymouth

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**6801** Issued For: **Review**  
April 2024

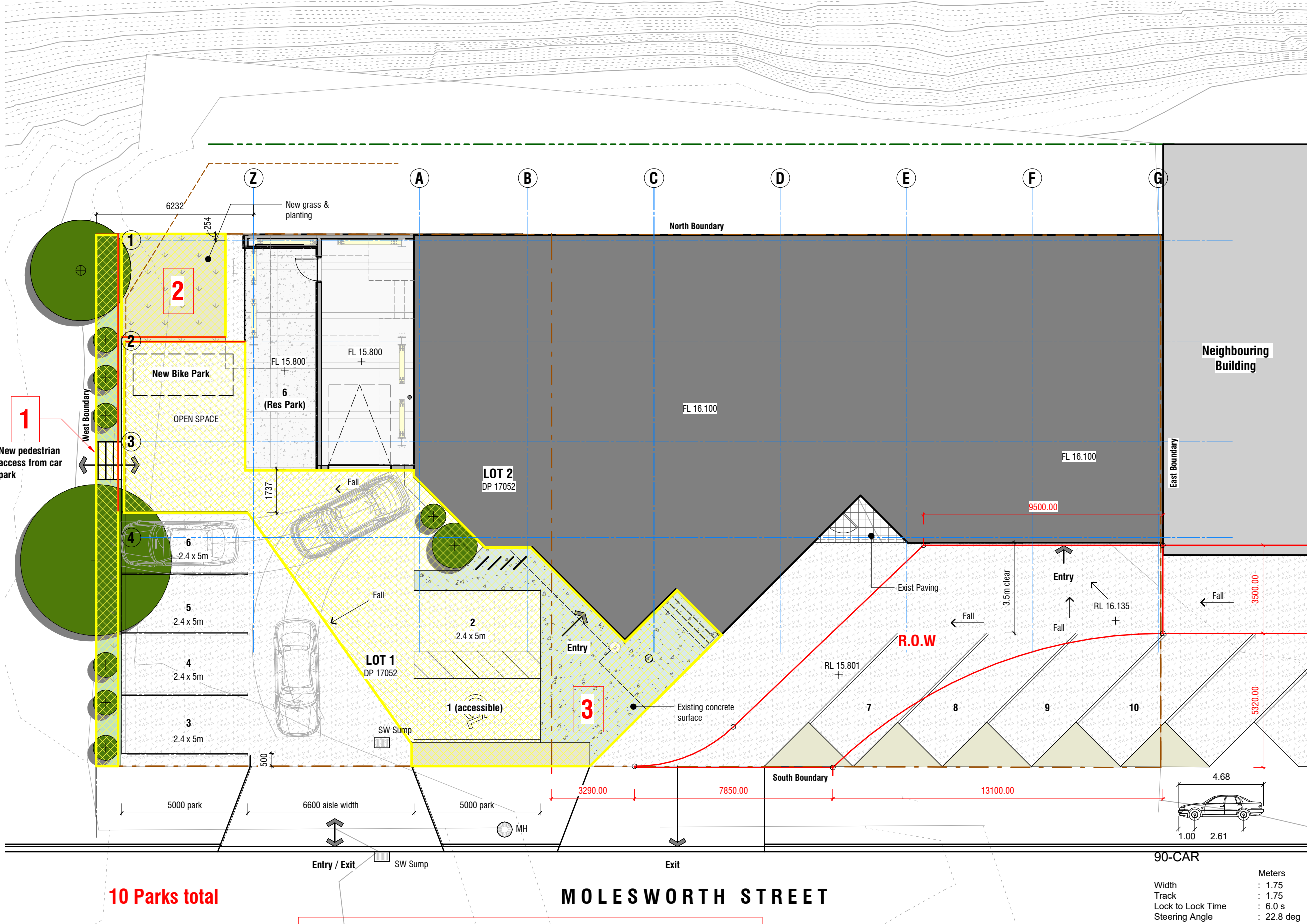
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### Site Description

LOT 1 & 2 DP 17052  
Central City, New Plymouth  
Zone: City Centre Zone (Area B)  
Wind Zone at Level 0 & Level 1: Very High.  
Wind Zone at Level 2 & Level 3: Extra High.  
Maximum Wind Calculations at 13.85m: 1.65kPa (ULS). 52.5m/s  
Earthquake Zone: 1  
Exposure Zone: D  
Lee Zone: No  
Rainfall Range: 90-100mm  
Wind Region: A  
Climate Zone: 2

### Site Coverage

Site area: LOT 1 = 380m<sup>2</sup>  
Site area: LOT 2 = 511m<sup>2</sup>  
Total area: 891m<sup>2</sup>

Existing Site Coverage = 402m<sup>2</sup>  
Proposed Site Coverage = 466m<sup>2</sup>

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

### NPDC Planning Rules

City Centre Zone - Business Area B Coastal frontage site

1. Max. height = 14m above Ground Level

### Site Finishes Key

- Existing Building
- Neighbouring Building
- Existing Asphalt Parking
- Site planting
- Grass
- Existing Exterior Pavers (60mm cobblestones on 25mm compacted sand)
- Existing Concrete Surface
- New Concrete Surface
- Site Boundary



### Site Plan - Proposed\_RC

Scale1 : 150 (A3)

#### Design Narrative Review / Opportunities:

##### 1) ZONE 1 - Carpark Access Stairs

Link between the public carpark (pa site), & the Molesworth street site to allow for access can be a design opportunity. This includes the fence & planting along this boundary

##### 2) ZONE 2 - Garden

Opportunity for establishing a Pou, and / or a display of a nature that conveys the significance & importance of the site to Iwi. Further potential for specific planting that is meaningful can also be allowed for in this zone.

##### 3) ZONE 3 - Paving / Hardscape

There is potential design opportunity in the paving design linking the ZONE 1 carpark stairs with the commercial front entry.

#### KD - Molesworth St Alterations - Stage 2

Job No. 6801 Scale [A3] As indicated Drawing No. SK0.05 Rev B Address 39-41 Molesworth St, New Plymouth

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Proposed Site Plan

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Meters  
Width : 1.75  
Track : 1.75  
Lock to Lock Time : 6.0 s  
Steering Angle : 22.8 deg

90-CAR

MOLESWORTH STREET

10 Parks total



Design Narrative Review / Opportunities:

- 1) ZONE 1 - Carpark Access Stairs

Link between the public carpark (pa site), & the Molesworth street site to allow for access can be a design opportunity.
- 2) ZONE 2 - Garden

Opportunity for establishing a Pou, and / or a display of a nature that conveys the significance & importance of the site to Iwi. Further potential for specific planting that is meaningful can also be allowed for in this zone.
- 3) ZONE 3 - Paving / Hardscape

There is potential design opportunity in the paving design linking the ZONE 1 carpark stairs with the commercial front entry.



FOR REVIEW

View 3 - Molesworth Street

Scale 1 : 1 (A3)

3D Views | **BOON**  
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Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.03	A	39-41 Molesworth St, New Plymouth

Status:  
**Review**

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24/04/2024 8:32:41 am

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## **APPENDIX C**

## **RECORD OF CORRESPONDENCE WITH MS GIBSON**

## Darelle Martin

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**From:** Darelle Martin  
**Sent:** Tuesday, 14 May 2024 7:13 am  
**To:** 'Bev Gibson'  
**Subject:** RE: [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350

Hi Bev and appreciate the update,

Would you please consider contacting NPDC to confirm your concerns have been addressed and you wish to withdraw your submission?

Richard Watkins would be the one to contact [Richard.Watkins@npdc.govt.nz](mailto:Richard.Watkins@npdc.govt.nz)  
If you could please CC me in also?

Thank you,  
Ngā mihi

---

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner **MNZPI** +64 272 050 301

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**BTW** [info@btw.nz](mailto:info@btw.nz) | [www.btw.nz](http://www.btw.nz) | +64 6 759 5040

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**From:** Bev Gibson <[bev@tawhirikura.org](mailto:bev@tawhirikura.org)>  
**Sent:** Friday, May 10, 2024 8:58 PM  
**To:** Darelle Martin <[darelle.martin@btw.nz](mailto:darelle.martin@btw.nz)>  
**Subject:** RE: [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350

### EXTERNAL MESSAGE

Tena koe Darelle,

Thank you for your email.

I received a call today that discussions with Ngati Te Whiti was successful travelling in the direction that aligned and addressed my concerns with the project.

Thanks for the opportunity to express and comment on the project. Ngā mihi,

Mauri ora

*Bev*

Chair, Tawhirikura Hapū Trust | 0272404613

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**From:** Darelle Martin <[darelle.martin@btw.nz](mailto:darelle.martin@btw.nz)>  
**Sent:** Wednesday, May 8, 2024 7:14 AM

**To:** Bev Gibson <[bev@tawhirikura.org](mailto:bev@tawhirikura.org)>

**Subject:** RE: [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350

Hi Bev,

Ngāti Te Whiti have organised a hui for Friday morning.

We are hoping to set up a separate one with you, I accept that Friday is too busy now. Here are some suggested times next week that we can be available:

- 13<sup>th</sup> May between 10.30am and 2:30
- 14<sup>th</sup> May – Afternoon anytime
- 15<sup>th</sup> May – 8am – 3pm
- 16<sup>th</sup> May – all day
- 17<sup>th</sup> May – Afternoon

We are open to the format of a hui. We would like to discuss your submission points and possible ways to address them like I mentioned, and if you would like to invite others from Ngāti Tawhirikura and use it as an opportunity to workshop ideas (e.g. how the architects could work cultural narrative into the spaces suggested), we can support that.

If you prefer to talk just by yourself and see what you feel needs actioning with hapū afterwards, that is fine too.

Look forward to your thoughts,  
Ngā mihi

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner **MNZPI** +64 272 050 301

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**BTW** [info@btw.nz](mailto:info@btw.nz) | [www.btw.nz](http://www.btw.nz) | +64 6 759 5040

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**From:** Bev Gibson <[bev@tawhirikura.org](mailto:bev@tawhirikura.org)>

**Sent:** Tuesday, May 7, 2024 11:32 PM

**To:** Darelle Martin <[darelle.martin@btw.nz](mailto:darelle.martin@btw.nz)>

**Subject:** RE: [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350

## EXTERNAL MESSAGE

Tena koe Darelle,

Thanks for your email.

Afternoon is no longer available and I am struggling for space on Friday morning. Is Ngāti Te Whiti also attending this Friday? If so, I will try and change my appointments to attend.

Please advise the time they have indicated is best for them. Ngā mihi,

Mauri ora



Chair, Tawhirikura Hapū Trust | 0272404613

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**From:** Darelle Martin <[darelle.martin@btw.nz](mailto:darelle.martin@btw.nz)>

**Sent:** Monday, May 6, 2024 2:04 PM

**To:** Bev Gibson <[bev@tawhirikura.org](mailto:bev@tawhirikura.org)>

**Subject:** FW: [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350

Hello Bev, just left you a voice message wondering if you might still be available please for a hui with BTW, BOON and Kevin Doody this Friday afternoon.

Understand you are busy so if it doesn't work, if you could possibly suggest any days next week, I can work something in around them.

Thank you

---

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner **MNZPI** +64 272 050 301

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**BTW** [info@btw.nz](mailto:info@btw.nz) | [www.btw.nz](http://www.btw.nz) | +64 6 759 5040

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**From:** Darelle Martin

**Sent:** Thursday, May 2, 2024 8:39 AM

**To:** 'bev@tawhirikura.org' <[bev@tawhirikura.org](mailto:bev@tawhirikura.org)>

**Subject:** FW: [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350

Kia ora Bev, thanks for your call. Just sending through this email below and these plans attached.

I will get in touch with you again about the hui,

Thank you

---

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner **MNZPI** +64 272 050 301

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**BTW** [info@btw.nz](mailto:info@btw.nz) | [www.btw.nz](http://www.btw.nz) | +64 6 759 5040

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**From:** Darelle Martin

**Sent:** Tuesday, April 30, 2024 7:43 AM

**To:** Ngamata Skipper <[office@tawhirikura.org](mailto:office@tawhirikura.org)>; [Office@ngatitewhitisocietyinc.co.nz](mailto:Office@ngatitewhitisocietyinc.co.nz)

**Subject:** [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350

Kia ora Bev and Julie,

I am writing to update you on the land use consent application regarding the building alterations at 39 Molesworth Street, on behalf of KD Holdings Ltd (Kevin Doody).

The opportunity to talk more about the matters in your submissions, and what kind of responses you consider appropriate to address them, would be much appreciated. Mr Doody, and Shaun and Callum from BOON, have read the points in your submissions and suggested several spaces where cultural narrative (through iwi and hapū design input), could be incorporated (see **attached** plans). If you would like to hui and discuss these opportunities and continue some of the work suggested in the Ngāti Te Whiti CIA process, we would appreciate the opportunity to meet with you.

In the event that matters cannot be resolved, we have advised the Council to progress with securing pre-hearing and hearing dates as these can take some time to organise. I understand Council will be in touch to ask for your availability.

We look forward to hearing from you regarding potential opportunities to meet and collaborate.

Ngā mihi

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner **MNZPI** +64 272 050 301

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Taupō

12 Ashwood Avenue, Taupō 3330

info@btw.nz | www.btw.nz

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## **APPENDIX D**

## **RECORD OF CORRESPONDENCE WITH NGĀTI TE WHITI**

## Darelle Martin

---

**From:** Julie Healey <julie@ngatitewhitisocietyinc.co.nz>  
**Sent:** Thursday, 13 June 2024 9:22 am  
**To:** Darelle Martin  
**Cc:** Cam Twigley; 'Kevin Doody'  
**Subject:** RE: [#BTW220587.02] 39 Molesworth St Conceptual Plans for Review  
**Attachments:** 5. Updated BOON implementation of Cultural Narrative Sketch (1).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### EXTERNAL MESSAGE

Kia ora Darelle

Thank you for the update, however Ngāti te Whiti and Ngāti Tuparikino consider that Option 1 (see attached sketch) recognises and provides for our relationship with Waimanu, as well as protects the historic heritage values of this particular location. Option 2 does not achieve this.

The current Central Area was once a thriving centre for Ngāti te Whiti settlement, commerce, and trade. However, our culture has been invisible marginalised, is not even present. Option 1 works to remediate these adverse effects on Ngāti Te Whiti, and Waimanu.

We consider that the Cultural Narrative Sketch option 1 with panels will demand a notable physical presence and this will not only enhance the building and its design, but this will also align with our CBD strategy cultural values and Māori Design, all of which are consistent with the strategic objectives of the Plan.

We note that the policies of the City Centre Zone provide a strong basis for the design elements of Option 1 (see CCZ-P3, CCZ-P8 as examples) along with the Ngamotu New Plymouth City Centre design strategy.

Nga mihi nui

Julie Healey  
Chairperson  
Ngati te Whiti  
Mb; 0277101961  
Website; teatiawa/ngati te whiti/about us

*'He mana whenua, He mana tangata, He mana motuhake  
o Ngāti te Whiti! – To preserve, protect and enhance the mana, identity and general  
wellbeing of  
Ngāti te Whiti Hapū!*

---

**From:** Darelle Martin <darelle.martin@btw.nz>  
**Sent:** Monday, June 10, 2024 4:49 PM  
**To:** Julie Healey <julie@ngatitewhitisocietyinc.co.nz>  
**Cc:** Cam Twigley <Cam.Twigley@btw.nz>; 'Kevin Doody' <kevin@kdhproperty.co.nz>  
**Subject:** FW: [#BTW220587.02] 39 Molesworth St Conceptual Plans for Review

Kia ora Julie,

Kevin has considered the plans and would be happy to provide for Option 2 with the mata kupenga etching on the pavement and the konatu stone with Waimanu in the northwest corner, as in the attached plans. This set of plans would be provided to NPDC as an amendment to the application. Should consent be granted, we would expect a condition saying the site has to be developed in accordance with these plans.

Also, Kevin is in contact with MPI (as the proposed tenant) and is confirming what their processes are for introducing cultural narrative internal to their buildings. Once we receive more information on this we will share it with you.

Are you please able to confirm whether these plans are acceptable to Ngāti Te Whiti and you would be happy to withdraw your submission?

Kind regards

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner MNZPI  
M: +64 272 050 301

---

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---

**From:** Darelle Martin  
**Sent:** Friday, June 7, 2024 8:07 AM  
**To:** 'Julie Healey' <[julie@ngatitewhitisocietyinc.co.nz](mailto:julie@ngatitewhitisocietyinc.co.nz)>  
**Cc:** Shaun Murphy <[s.murphy@boon.co.nz](mailto:s.murphy@boon.co.nz)>; Callum Barnett <[c.barnett@boon.co.nz](mailto:c.barnett@boon.co.nz)>; Murali Bhaskar <[m.bhaskar@boon.co.nz](mailto:m.bhaskar@boon.co.nz)>  
**Subject:** RE: [#BTW220587.02] 39 Molesworth St Conceptual Plans for Review

Hi Julie, just wondering if you had any further thoughts on this please?

Ngā mihi

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner MNZPI  
M: +64 272 050 301

---

**BTW** [info@btw.nz](mailto:info@btw.nz) | [www.btw.nz](http://www.btw.nz) | +64 6 759 5040

---

**From:** Darelle Martin  
**Sent:** Wednesday, June 5, 2024 6:01 AM  
**To:** 'Julie Healey' <[julie@ngatitewhitisocietyinc.co.nz](mailto:julie@ngatitewhitisocietyinc.co.nz)>  
**Subject:** RE: [#BTW220587.02] 39 Molesworth St Conceptual Plans for Review

Hi Julie, thanks for your reply.

A hui is not organised yet but is that something you would like?

The alternative is probably for Ngāti Te Whiti to review those plans and if they are acceptable (are a good indication of the right narrative and can be finalised after consent), come back with a response to conclude where they are at on the submission.

But if you prefer to meet to have that conversation in person we can arrange that?

Look forward to your thoughts,

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner MNZPI  
M: +64 272 050 301

---

**BTW** [info@btw.nz](mailto:info@btw.nz) | [www.btw.nz](http://www.btw.nz) | +64 6 759 5040



---

**From:** Julie Healey <[julie@ngatitewhitisocietyinc.co.nz](mailto:julie@ngatitewhitisocietyinc.co.nz)>  
**Sent:** Tuesday, June 4, 2024 6:32 PM  
**To:** Darelle Martin <[darelle.martin@btw.nz](mailto:darelle.martin@btw.nz)>  
**Subject:** RE: [#BTW220587.02] 39 Molesworth St Conceptual Plans for Review

## EXTERNAL MESSAGE

Thank you Darelle.  
Please keep me in the loop for the next hui, I missed that date.  
Naa Julie

---

**From:** Darelle Martin <[darelle.martin@btw.nz](mailto:darelle.martin@btw.nz)>  
**Sent:** Friday, May 31, 2024 4:18 PM  
**To:** Julie Healey <[julie@ngatitewhitisocietyinc.co.nz](mailto:julie@ngatitewhitisocietyinc.co.nz)>; 'Kevin Doody' <[kevin@kdhproperty.co.nz](mailto:kevin@kdhproperty.co.nz)>; [kerehama.warutepuu@gmail.com](mailto:kerehama.warutepuu@gmail.com)  
**Cc:** Sean Zieltjes <[sean@tearanga.org.nz](mailto:sean@tearanga.org.nz)>; Tracey Harris <[tracey@ngatitewhitisocietyinc.co.nz](mailto:tracey@ngatitewhitisocietyinc.co.nz)>; [r.rukuwai@xtra.co.nz](mailto:r.rukuwai@xtra.co.nz); Shaun Murphy <[s.murphy@boon.co.nz](mailto:s.murphy@boon.co.nz)>; Murali Bhaskar <[m.bhaskar@boon.co.nz](mailto:m.bhaskar@boon.co.nz)>; Callum Barnett <[c.barnett@boon.co.nz](mailto:c.barnett@boon.co.nz)>  
**Subject:** [#BTW220587.02] 39 Molesworth St Conceptual Plans for Review

Good afternoon everyone, thank you for your time again this Wednesday just passed, and the work put into this.

BOON provide the (concept) plans as outcomes of the work with Kerehama for your consideration. See the link below where you can download these:

<https://transfer.btw.nz/message/dBJosFUvxRauhtrC5CsVF9>

The process and its plans are:

1. Kerehama artwork (shown at Wednesday's Hui)
  2. Kerehama's initial sketches into the built forms 29.05
  3. BOON implementation of Step 2 above 30.05
  4. Kerehama comments to BOON's first cut 31.05
  5. Updated version for NTW/KD comment/agreement. 31.05
- Please note (particularly with the tight turn around), that even this workshopped set is still a concept/proposal – And requires refinement of the detail once an agreed solution is confirmed.

Suggested conditions written into the resource consent (should it be granted) could talk to *the consent holder providing draft architectural plans to hapū for the further feedback, prior to sending to NPDC for certification including explanation of how Ngāti Te Whiti feedback is responded to.* (Just an example, happy to work further on wording next week, and take suggestions).

Is a further hui to discuss / confirm whether these concepts are acceptable desired?

Look forward to any response or suggestion on the way forward,  
Thank you

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner **MNZPI**  
**Office:** +64 6 759 5040 | **Mobile:** +64 272 050 301

## Darelle Martin

---

**From:** Darelle Martin  
**Sent:** Tuesday, 30 April 2024 7:43 am  
**To:** Ngamata Skipper; Office@ngatitewhitisocietyinc.co.nz  
**Subject:** [#BTW220587.02] Invitation to hui - re: 39 Molesworth Street land use consent LUC23/48350  
**Attachments:** 220587.02 BOON Spaces for Cultural Narrative for Discussion.pdf

Kia ora Bev and Julie,

I am writing to update you on the land use consent application regarding the building alterations at 39 Molesworth Street, on behalf of KD Holdings Ltd (Kevin Doody).





The opportunity to talk more about the matters in your submissions, and what kind of responses you consider appropriate to address them, would be much appreciated. Mr Doody, and Shaun and Callum from BOON, have read the points in your submissions and suggested several spaces where cultural narrative (through iwi and hapū design input), could be incorporated (see **attached** plans). If you would like to hui and discuss these opportunities and continue some of the work suggested in the Ngāti Te Whiti CIA process, we would appreciate the opportunity to meet with you.

In the event that matters cannot be resolved, we have advised the Council to progress with securing pre-hearing and hearing dates as these can take some time to organise. I understand Council will be in touch to ask for your availability.

We look forward to hearing from you regarding potential opportunities to meet and collaborate.

Ngā mihi

**DARELLE MARTIN** Pou Whakamāhere Taiao | Senior Planner **MNZPI** +64 272 050 301

<p><b>BTW</b> COMPANY</p> <p><b>Ngāmotu – New Plymouth</b> 179-181 Courtenay Street, PO Box 551, New Plymouth 4340, +64 6 759 5040</p> <p><b>Kirikiroa – Hamilton</b> 517 Anglesea Street, PO Box 1229, Hamilton 3240, +64 7 595 0020</p> <p><b>Taupō</b> 12 Ashwood Avenue, Taupō 3330</p> <p>info@btw.nz   www.btw.nz</p> <p>  </p>	 <p>CREATING A BETTER FUTURE SINCE 1973</p>
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## **APPENDIX E                      DEVELOPMENT OF DRAWINGS POST SECOND HUI**

- Mr Waru's sketches (4 sheets)
- "'For Review' 3D Views – Cultural Narrative" (10 sheets)
- Mr Waru's comments noted by architects on two plans (2 sheets)



**Design Narrative Review / Opportunities:**

- 1) **ZONE 1 - Carpark Access Stairs** Link between the public carpark (pa site), & the Molesworth street site to allow for access can be a design opportunity.
- 2) **ZONE 2 - Garden** Opportunity for establishing a Pou, and / or a display of a nature that conveys the significance & importance of the site to Iwi. Further potential for specific planting that is meaningful can also be allowed for in this zone.
- 3) **ZONE 3 - Paving / Hardscape** There is potential design opportunity in the paving design linking the ZONE 1 carpark stairs with the commercial front entry.



**FOR REVIEW**

**View 3 - Molesworth Street**

Scale 1:1 (A3)

**3D Views**

**BOON**  
design thinkers

KD - Molesworth St Alterations - Stage 2

Status:

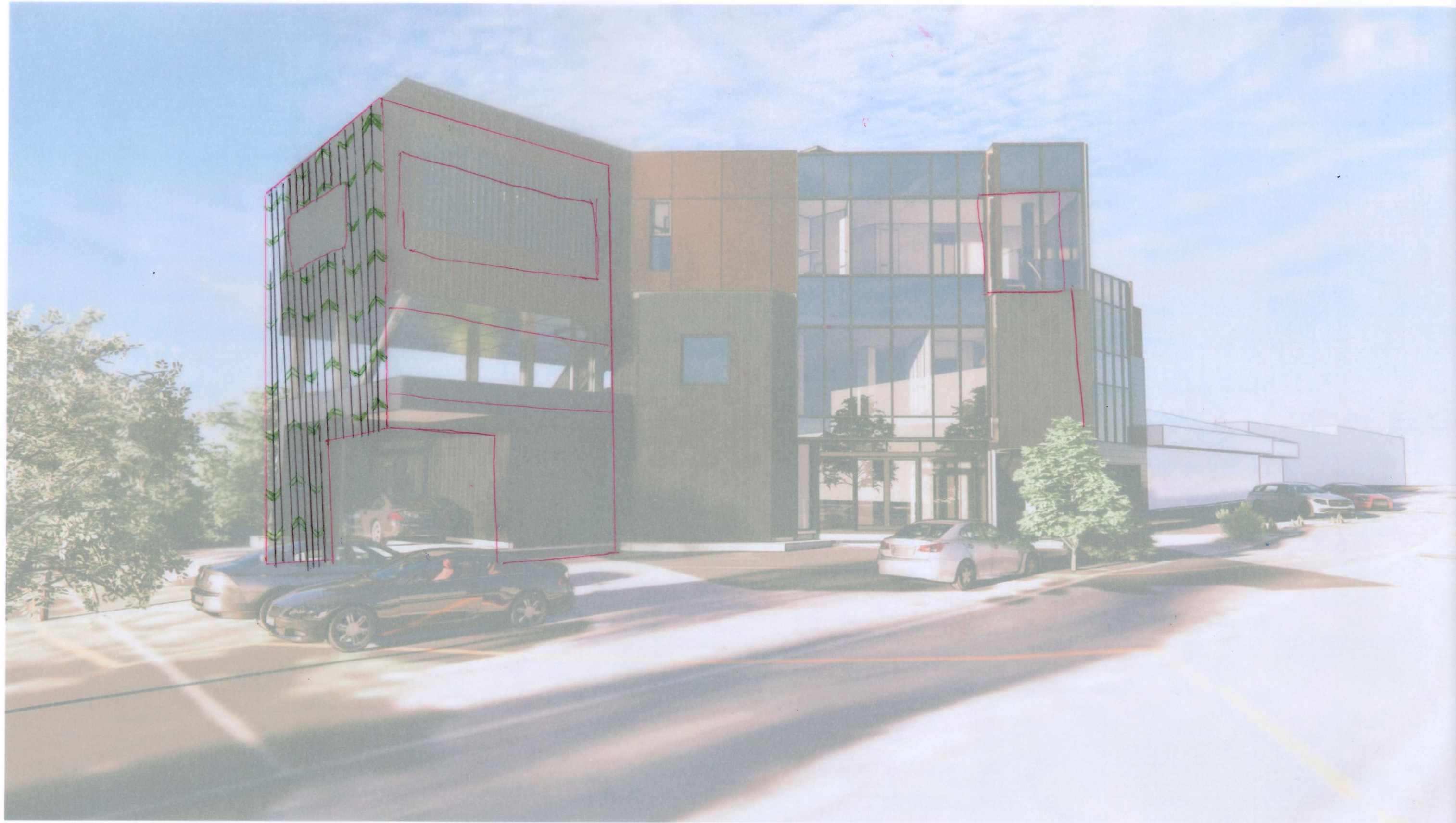
**Review**

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Print Date  
24/04/2024 8:32:41 am

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View 3 - Molesworth Street

Scale 1 : 1 (A3)

KD - Molesworth St Alterations - Stage 2

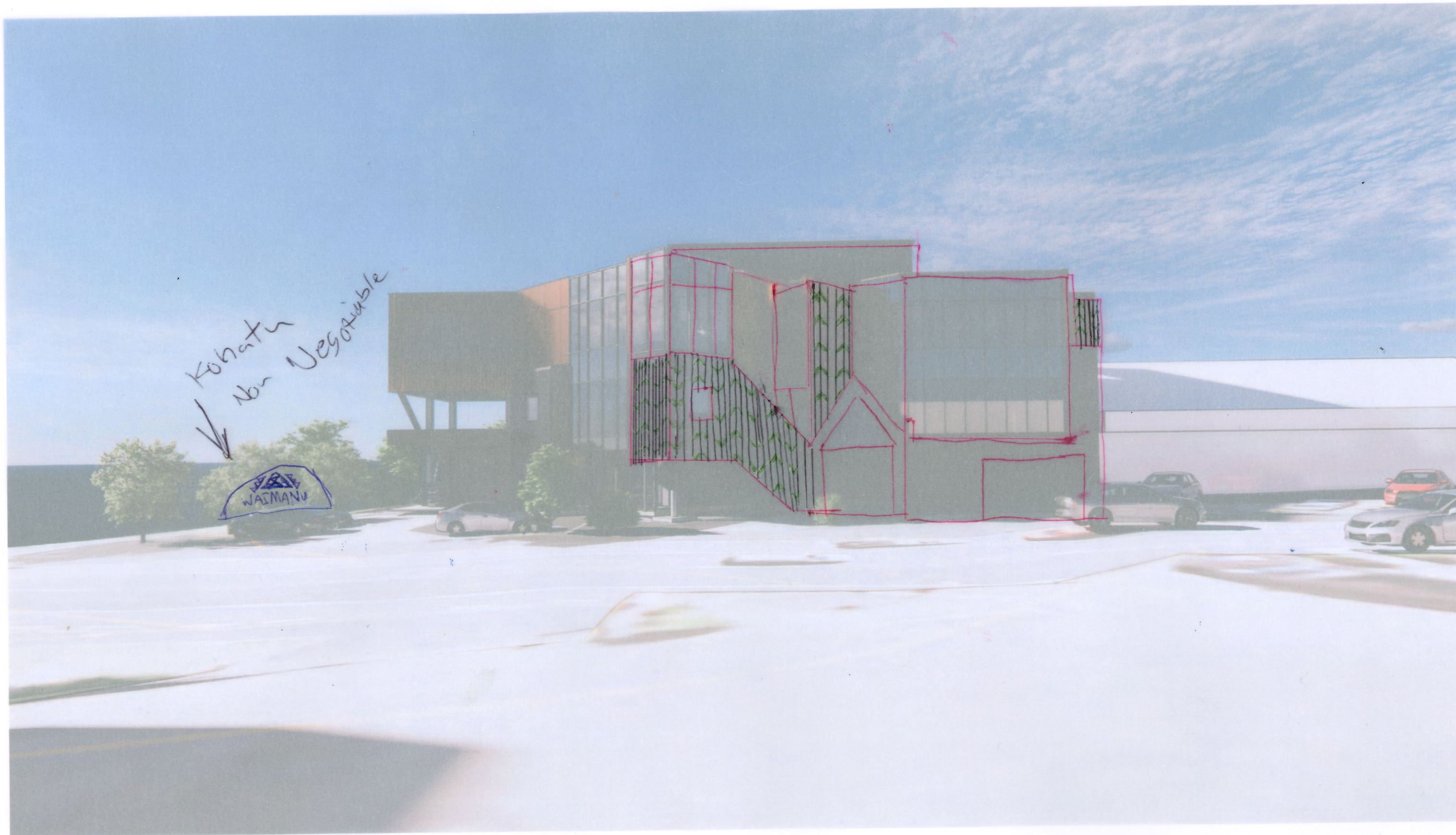
39-41 Molesworth St, New Plymouth

Resource Consent

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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
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View 2 - Molesworth Street

Scale 1:1 (A3)

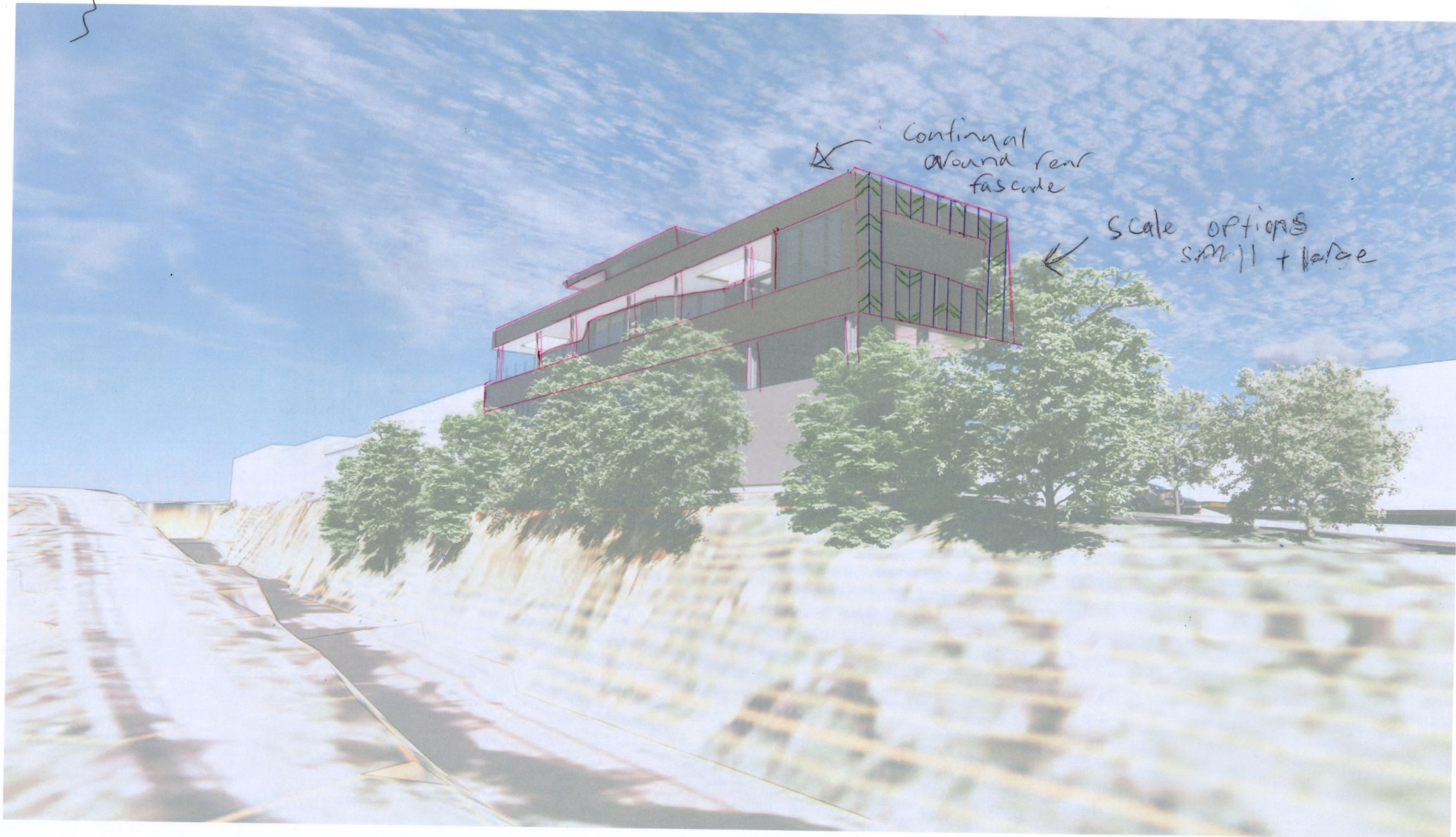
KD - Molesworth St Alterations - Stage 2  
39-41 Molesworth St, New Plymouth  
Resource Consent

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*Yes*



View 4 - Waterfront View

Scale 1:1 (A3)

KD - Molesworth St Alterations - Stage 2  
39-41 Molesworth St, New Plymouth  
Resource Consent

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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
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# KD - Molesworth St Alterations - Stage 2

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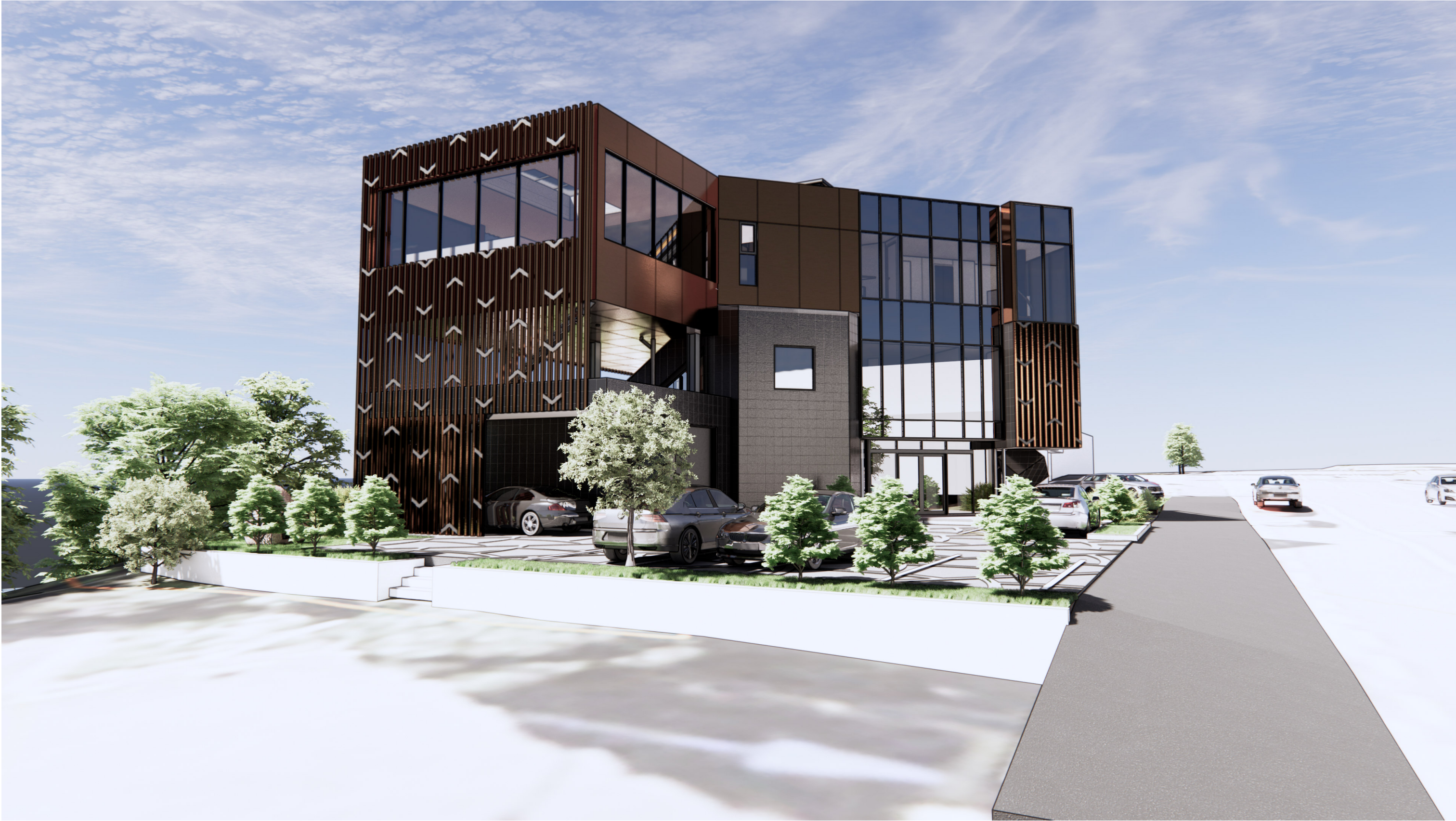
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Option 1 - Patterned Screens

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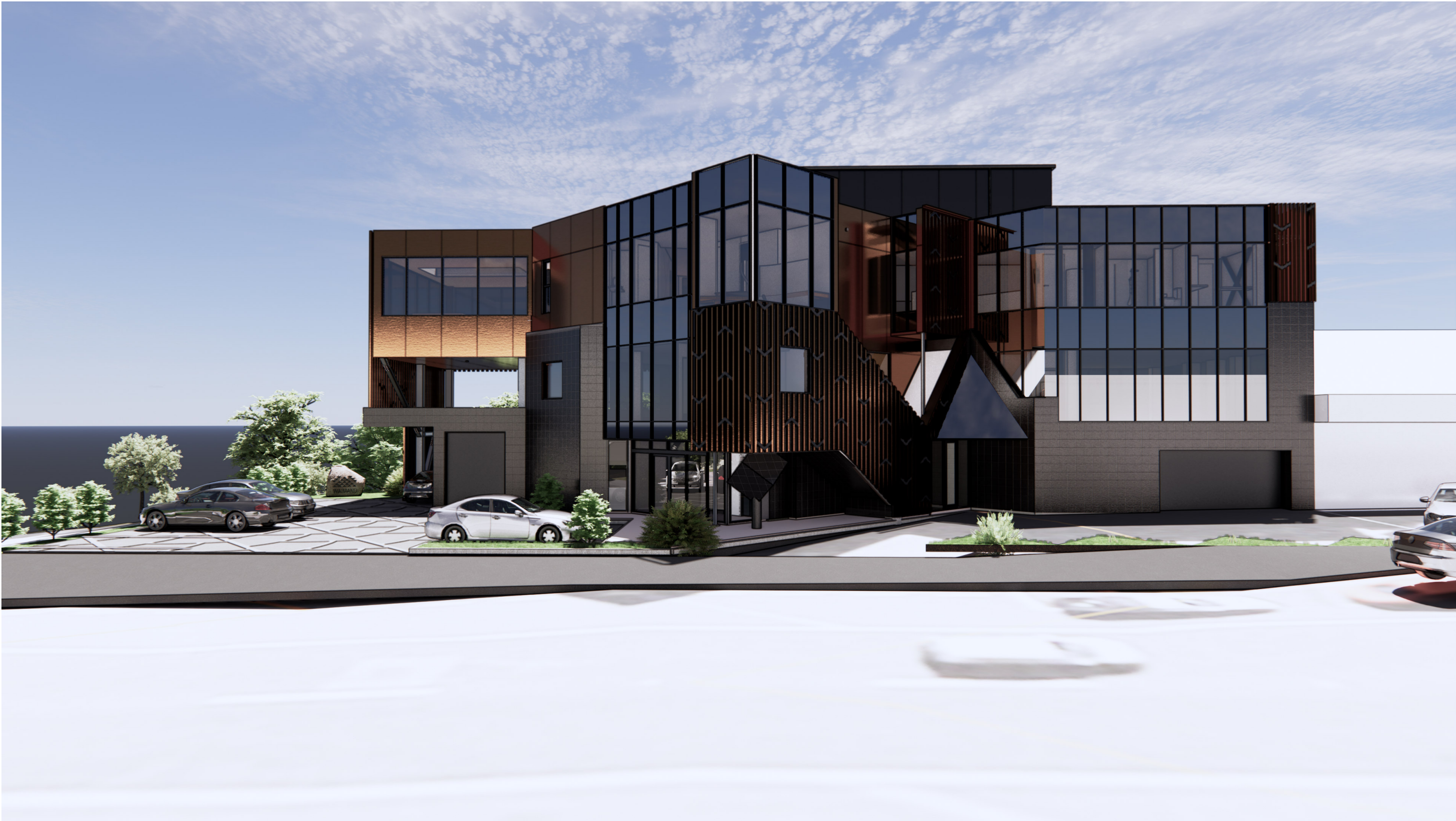
Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

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*design thinkers*





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Option 1 - Patterned Screens

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3D Views - Cultural Narrative

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FOR REVIEW

3D Views - Cultural Narrative

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Option 1 - Patterned Screens

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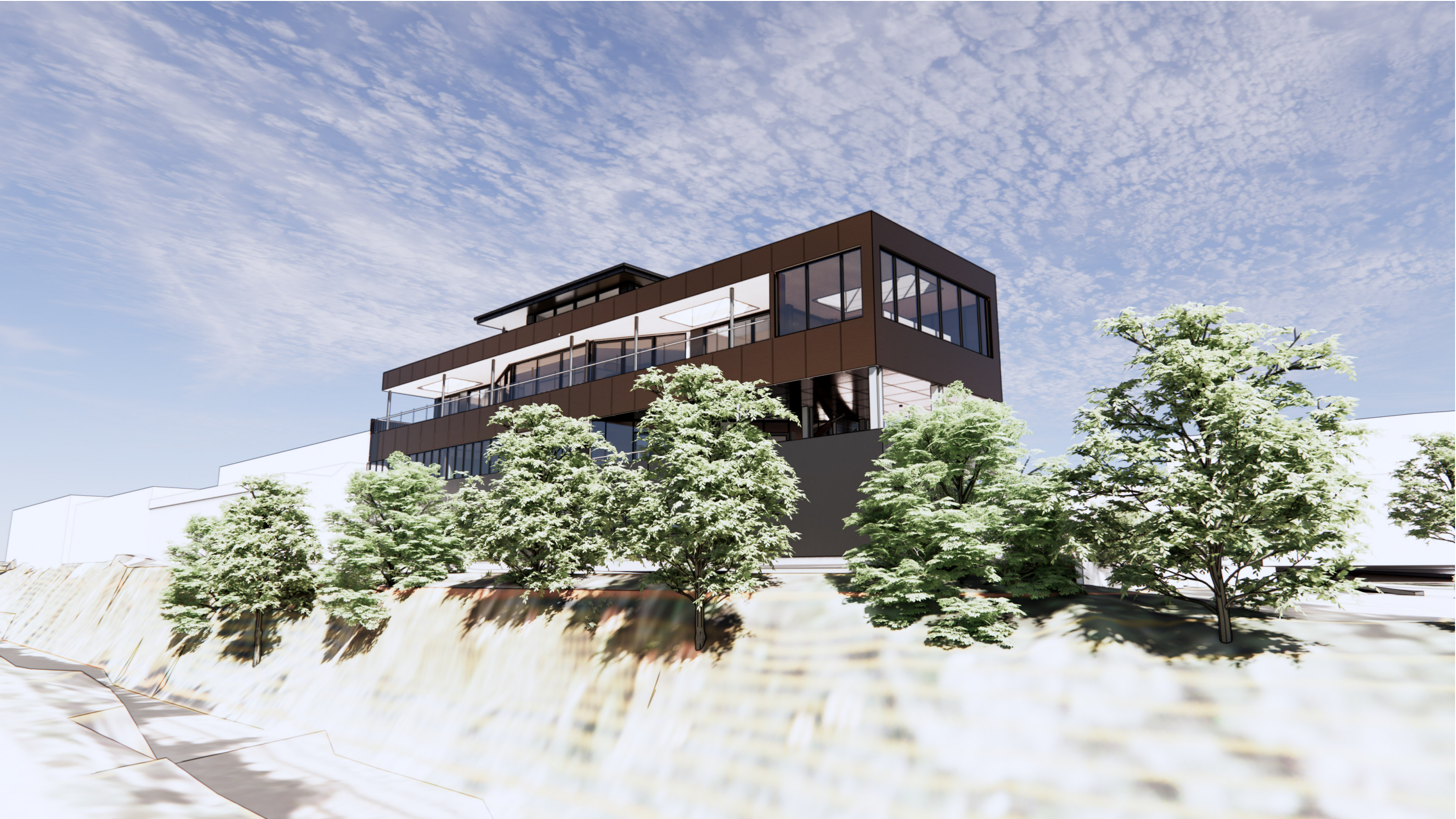
Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

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Option 2 - Paving cultural narrative only

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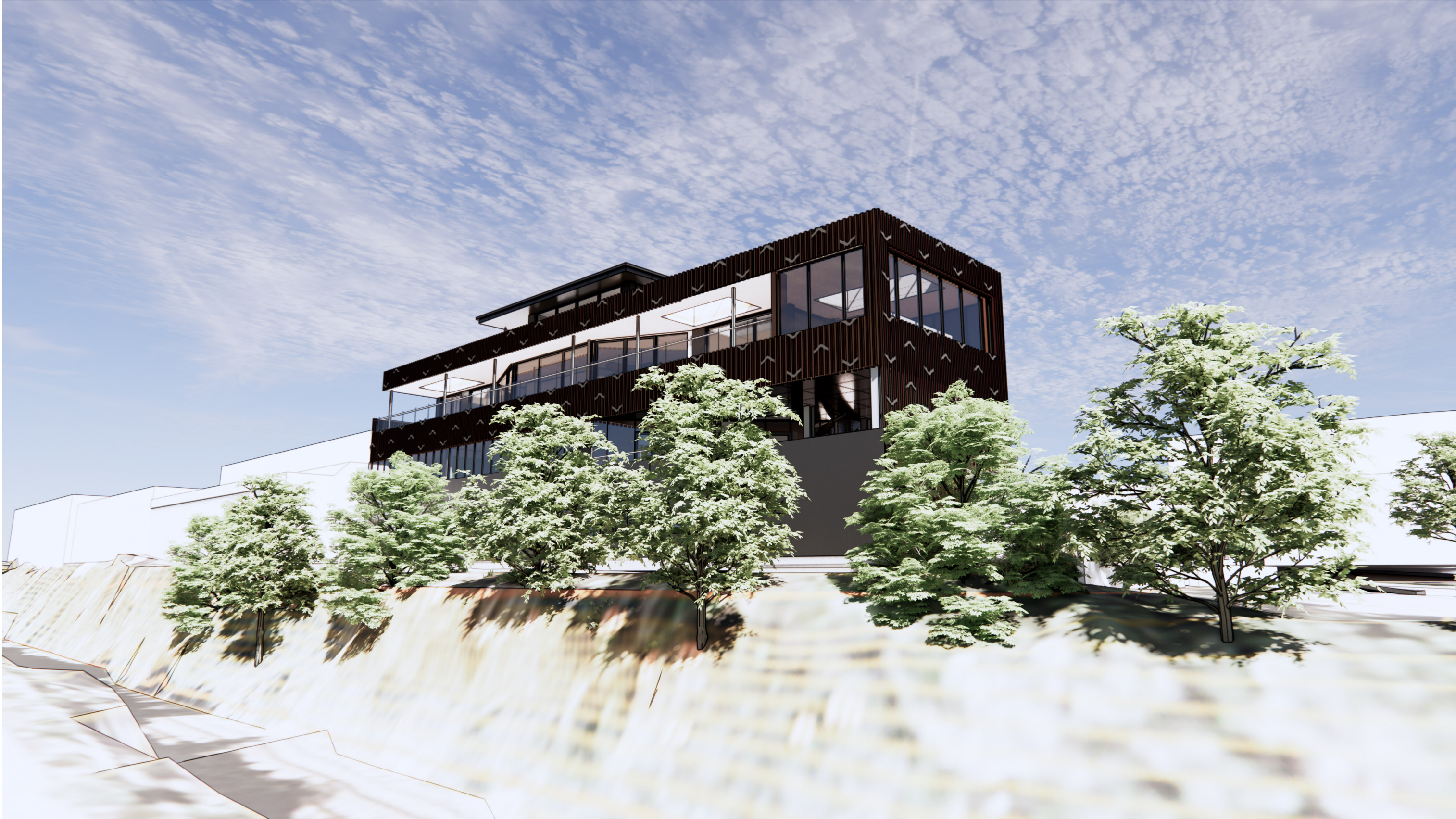
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Status:  
**Review**

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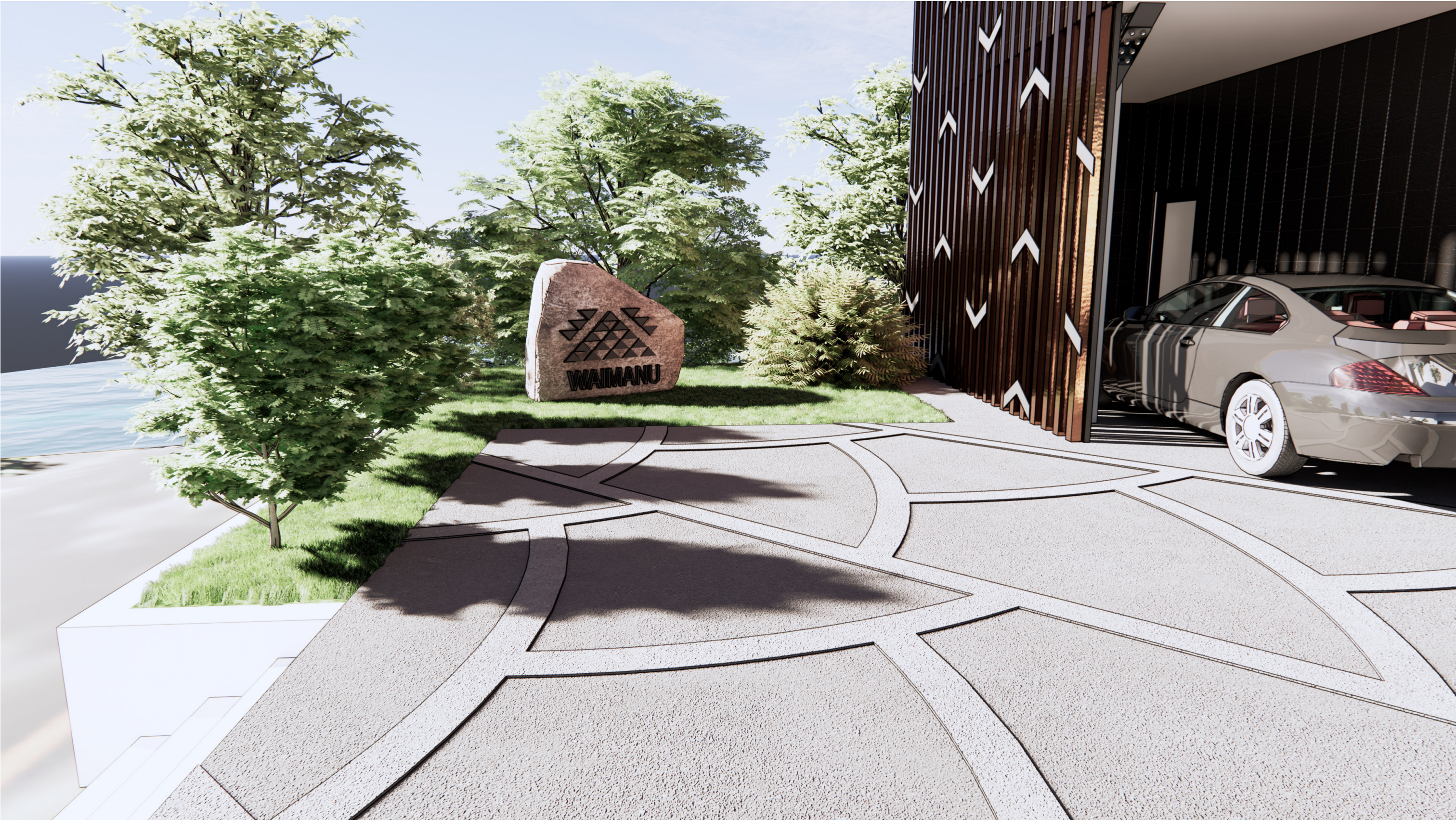
Option 1 - Patterned Screens

FOR REVIEW

3D Views - Cultural Narrative

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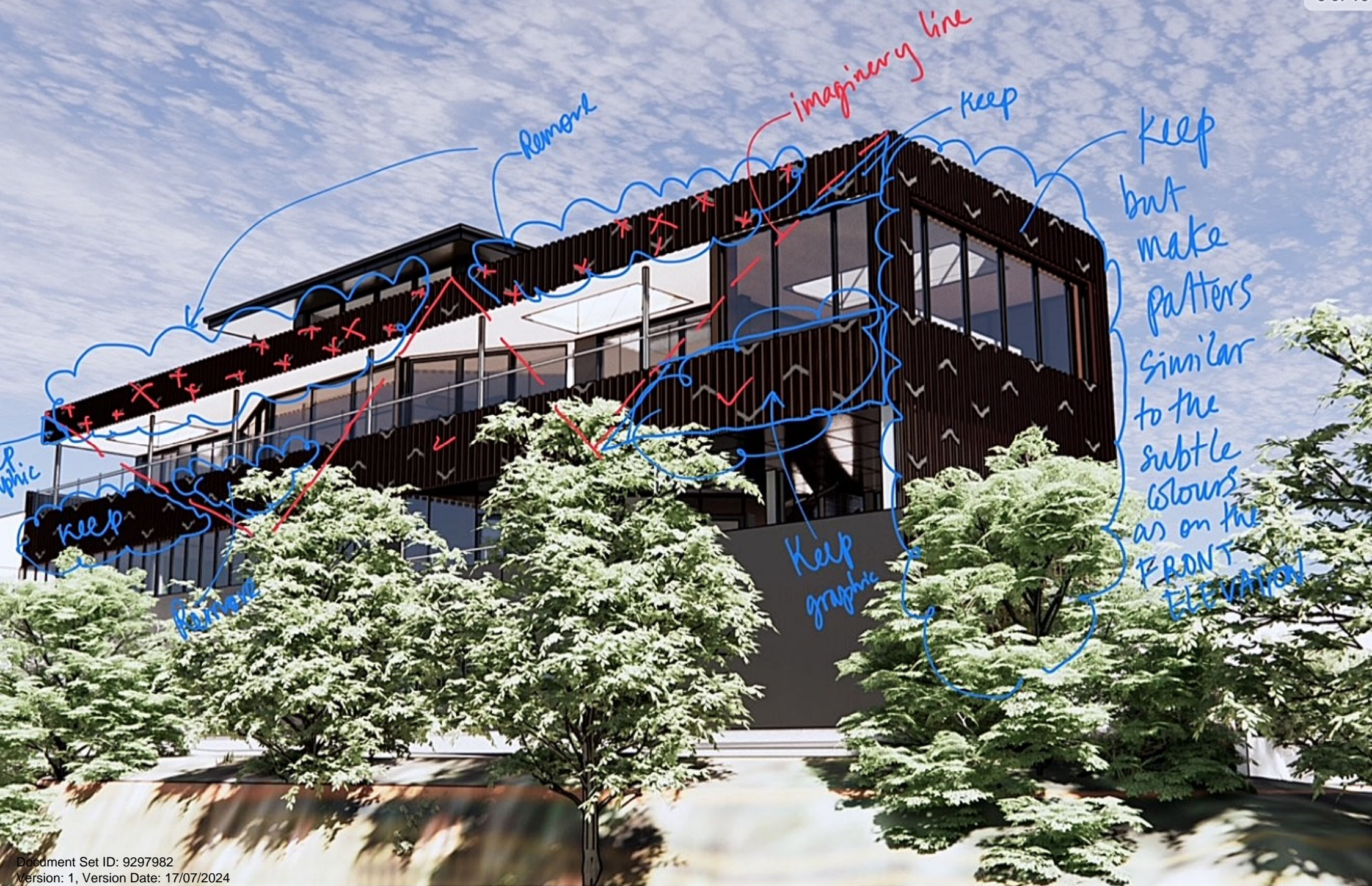
Landscape Paving & Konatu Stone

FOR REVIEW

3D Views - Cultural Narrative

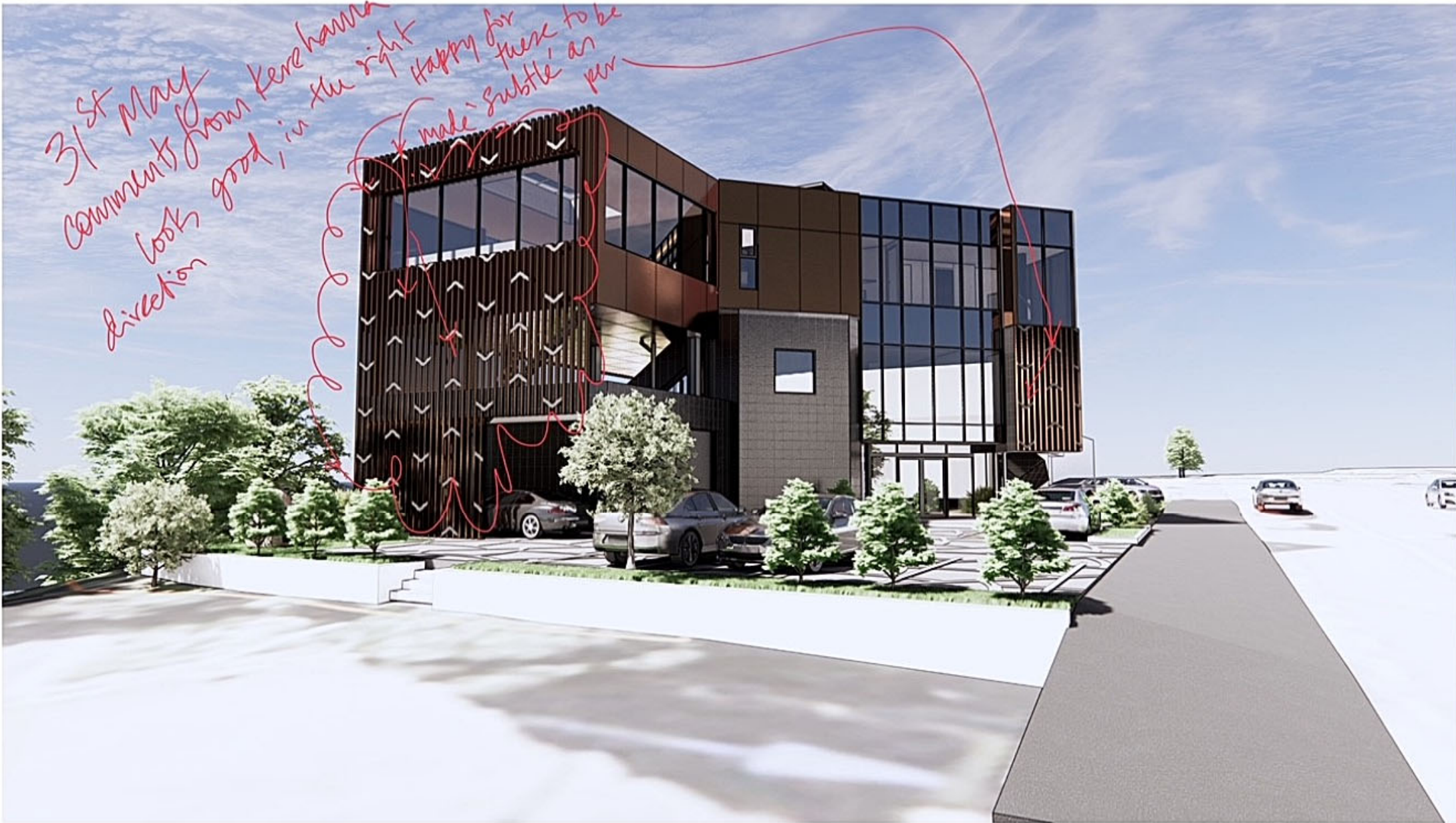
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## **APPENDIX F**

## **FOR REVIEW' 3D VIEWS - CULTURAL NARRATIVE" DRAWING SET INCORPORATING OPTIONS 1 AND 2**



# KD - Molesworth St Alterations - Stage 2

39-41 Molesworth St, New Plymouth

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**6801** Issued For: **Review**  
May 2024

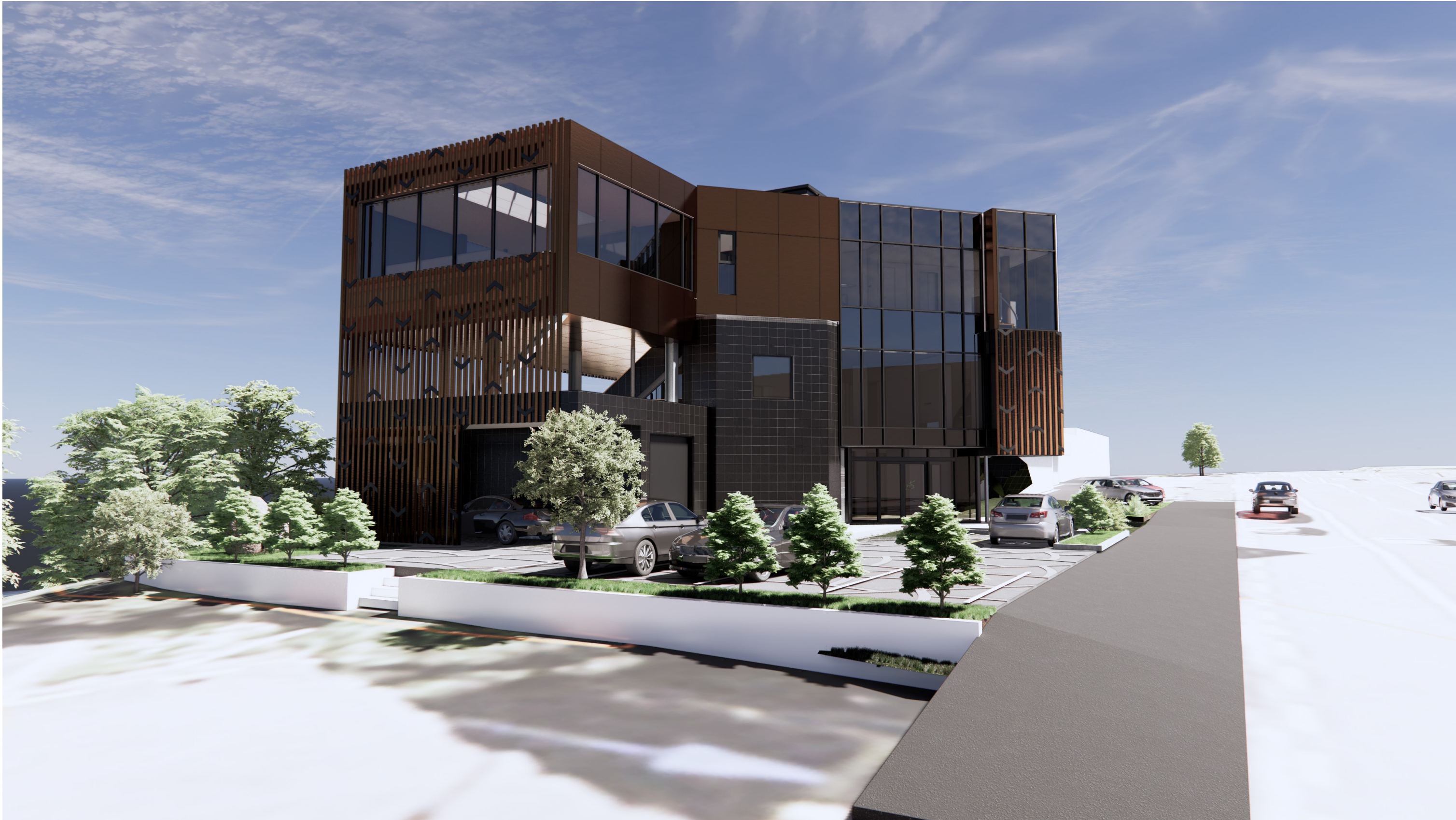
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Option 1 - Patterned Screens

FOR REVIEW

3D Views - Cultural Narrative

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6801	1 : 1	SK4.09		39-41 Molesworth St, New Plymouth

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Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

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Option 1 - Patterned Screens





Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

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Job No.	Scale [A3]	Drawing No.	Rev	Address
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31/05/2024 3:47:46 pm

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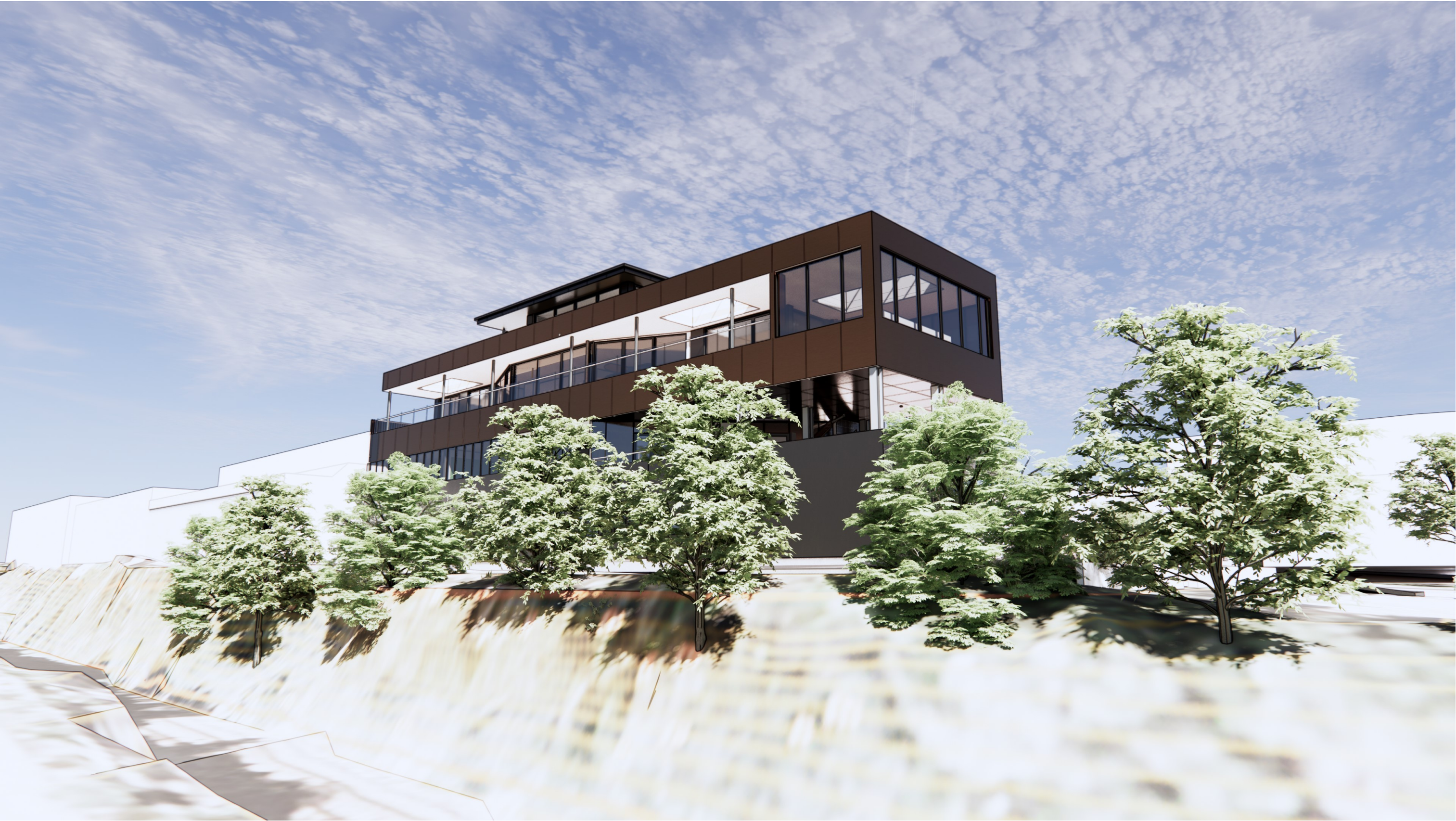
Option 1 - Patterned Screens





Option 2 - Paving cultural narrative only





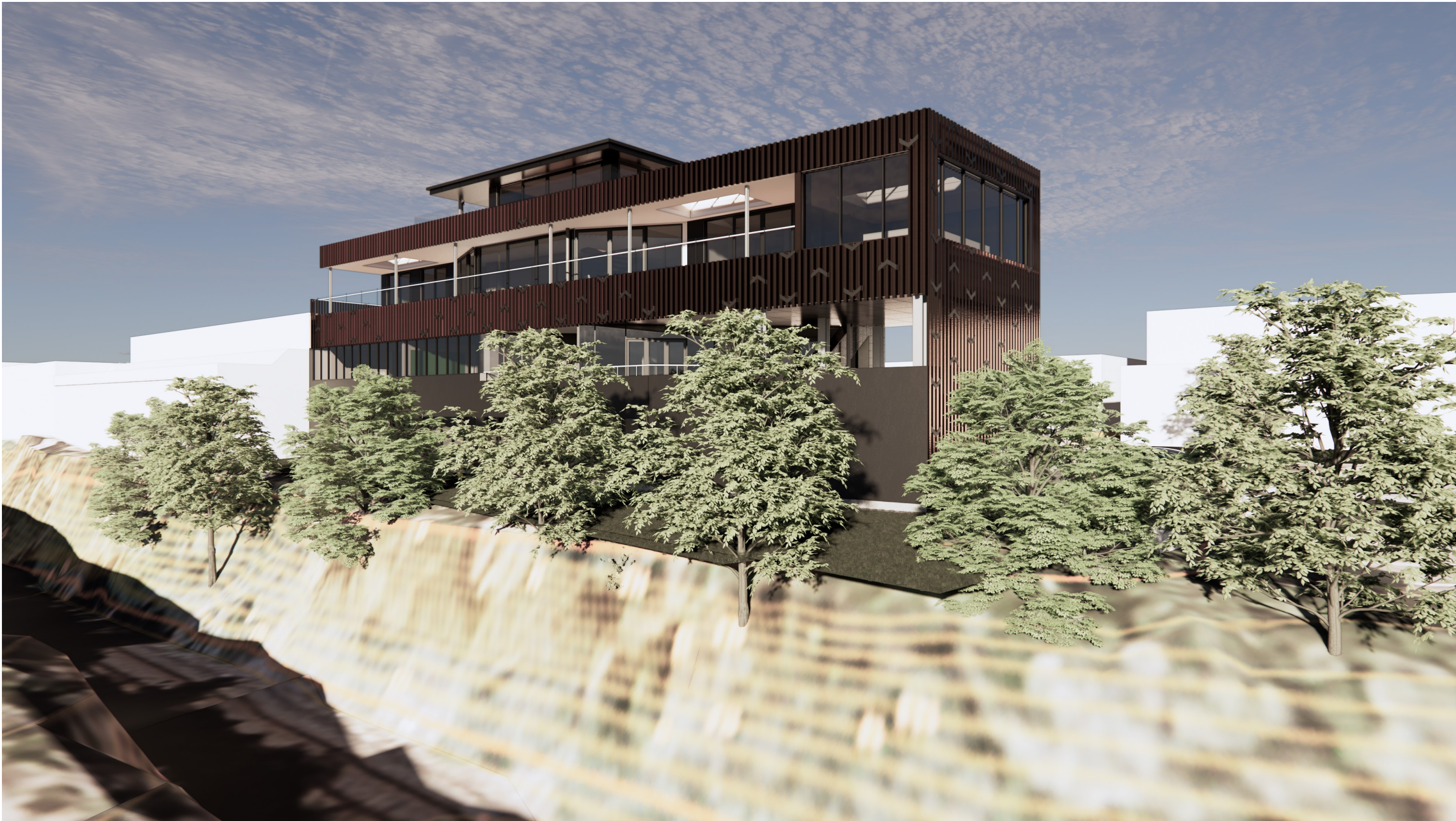
Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

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## Option 1 - Patterned Screens

# FOR REVIEW

## 3D Views - Cultural Narrative

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Landscape Paving & Konatu Stone (non-negotiable)

FOR REVIEW

3D Views - Cultural Narrative

**BOON**  
*design thinkers*

KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
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## **APPENDIX G**

## **APPLICATION'S PROPOSED CULTURAL NARRATIVE PLANS**

Note: Including Appendix H - LANDSCAPE PAVING AND STONE PLAN





Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

**BOON**  
design thinkers

KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.10		39-41 Molesworth St, New Plymouth

Status:  
**Review**  
Print Date  
31/05/2024 3:47:41 pm

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Option 2 - Paving cultural narrative only

FOR REVIEW

3D Views - Cultural Narrative

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KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.12		39-41 Molesworth St, New Plymouth

Status:  
**Review**

Print Date  
31/05/2024 3:47:46 pm

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## Option 2 - Paving cultural narrative only

## FOR REVIEW

### 3D Views - Cultural Narrative

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#### KD - Molesworth St Alterations - Stage 2

Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.14		39-41 Molesworth St, New Plymouth

Status:

Review

Print Date

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## APPENDIX H

## LANDSCAPE PAVING AND STONE PLAN









HC - Historic and Cultural	Assessment and Summary on Consistency
HC-1 - The district's historic heritage contributes to a sense of place and identity and social and cultural well-being, and is recognised and provided for.	The proposal avoids the extent of the publicly recorded but now destroyed Waimanu Pā, and provides physical design elements to visually reference the Waimanu Pā presence. Consistent.
HC-2 - The cultural, spiritual and historical values associated with historic heritage, including sites and areas of significance to Māori, are protected from inappropriate activities.	The proposal avoids the extent of the publicly recorded Waimanu Pā feature therefore protecting the site. The proposal provides physical design elements acknowledging and visually increasing the Waimanu Pā presence in the area, whilst redeveloping an existing commercial building and site, and mitigates physical impacts on the Pā. Consistent.
HC-3 - Tangata whenua relationships, interests and associations with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance, are recognised and provided for.	While the cultural narrative that has been incorporated into the site design is not the preferred option of the hapū, it does recognise and provide for relationships, interests and associations with Waimanu Pā as a taonga of significance. Consistent
NE - Natural Environment	
NE-6 - The district's natural environment contributes to a sense of place and identity and is recognised and provided for.	Noting the site and surrounds are highly modified, the proposal includes landscaping with native plant species, adding to the biodiversity of the site and area in a minor way. Consistent.
NE-8 - An integrated management approach is taken where activities impact on waterbodies and the coastal environment, in collaboration with government, councils and tangata whenua.	The proposal has minimal impacts on the coastal environment, though has sought to feature its colour scheme, provide some on-site planting, and incorporate tangata whenua advice in design. Consistent.
NE-9 - Tangata whenua are able to exercise their customary responsibilities as mana whenua and kaitiaki in the protection and management of the natural environment.	The way in which the applicant has consulted tangata whenua and incorporated feedback into design is consistent with this provision. Consistent.
NE-10 - Te Mana o te Wai, intrinsic values of ecosystems and the life supporting capacity of the district's natural resources are recognised and provided for.	The proposal avoids adverse effects on freshwater and provides on-site native planting, recognising and providing for the intrinsic values of ecosystems and the district's natural resources. Consistent.
TW - Tangata Whenua	
TW-13 - Tangata whenua are able to exercise kaitiakitanga and actively participate in resource management processes and decision-making in a way that provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori.	The way in which the applicant has engaged with tangata whenua consultation and responded to feedback received is considered to be consistent with this provision. Further exercising of kaitiakitanga and participation through the hearing process is anticipated. Consistent
TW-14 - Timely, effective and meaningful engagement and consultation with tangata whenua is encouraged and supported.	As per consultation explained, engagement was initiated in December 2022, proceeded in months following, and the application was lodged in October 2023. Opportunity for engagement remained open throughout the time period when NPDC undertook processing through to completing the notification, and engagement on cultural narrative has continued since.  The outcome of feedback received through the process is that the proposal includes cultural narrative on the site. Consistent.



<p>TW-15 - Recognise that tangata whenua:</p> <ol style="list-style-type: none"> <li>1. are kaitiaki;</li> <li>2. hold unique expertise in mātauranga Māori and tikanga;</li> <li>3. are the only people who can identify impacts on their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori.</li> </ol>	<p>Hapū have been consulted and their expertise sought which has been incorporated into the proposal, recognising these matters.</p> <p>Consistent.</p>
<p>TW-17 - Recognise the contribution that tangata whenua and their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance make to the district's identity and sense of belonging.</p>	<p>The way in which the applicant has engaged with tangata whenua consultation and responded to feedback received in order to physically represent Waimanu Pā and hapū in the area is considered to be consistent with this provision.</p> <p>Consistent</p>
<p><b>UFD - Urban Form and Development</b></p>	
<p>UFD-18 - The district develops and changes over time in a cohesive, compact and structured way that:</p> <ol style="list-style-type: none"> <li>1. delivers a compact, well-functioning urban form that provides for connected, liveable communities;</li> <li>2. manages impacts on the natural and cultural environment;</li> <li>3. recognises and provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance;</li> <li>4. enables greater productivity and economic growth;</li> <li>5. enables greater social and cultural well-being;</li> <li>6. takes into account the short, medium and long-term potential impacts of natural hazards, climate change and the associated uncertainty;</li> <li>7. utilises existing infrastructure and social infrastructure or can be efficiently serviced with new infrastructure and social infrastructure;</li> <li>8. meets the community's short, medium and long-term housing and industrial needs; and</li> <li>9. may detract from amenity values appreciated by existing communities but improve such values for new communities by providing increased and varied housing densities and types.</li> </ol>	<p>The proposal results in higher density and mixed commercial / residential use, in proximity to transport routes and the amenities of the central city for its workers and residents. It has been designed with regard for the coastal and cultural features in proximity, with the opportunity for engagement with tangata whenua. It has been architecturally designed to rejuvenate a dilapidated building and be consistent with the character that the community could anticipate in this area. Intensification, and different (e.g. not stand-alone) housing types are anticipated and provided for in the central city. This is also consistent with it remaining the main urban hub for the district and having more residents present assists with reducing opportunities for crime after-hours.</p> <p>Consistent.</p>
<p>UFD-19 - There is sufficient land available to meet the short, medium and long-term housing demands of the district, as follows:</p> <ol style="list-style-type: none"> <li>1. in the short to medium-term (in no particular time priority order): <ol style="list-style-type: none"> <li>a. infill;</li> <li>b. undeveloped residential zones, particularly the Structure Plan Development Areas;</li> <li>c. residential intensification in and around the city centre, town centres, local centres and key transport routes where there will be increased housing densities.</li> </ol> </li> <li>2. in addition to the above, in the long-term in Future Urban Zones that have been zoned for urban development through a plan change process.</li> </ol>	<p>Intensification via adding this residential use to the site which also supports commercial uses, is consistent with the provision.</p> <p>Consistent.</p>



<p>UFD-20 - A variety of housing types, sizes and tenures are available across the district in quality living environments to meet the community's diverse social and economic housing needs in the following locations:</p> <ol style="list-style-type: none"> <li>1. suburban housing forms in established residential neighbourhoods;</li> <li>2. a mix of housing densities in and around the city centre, town centres, local centres and key transport routes, including multi-unit housing;</li> <li>3. opportunities for increased medium and high-density housing in the city centre, town centres and local centres that will assist to contribute to a vibrant, mixed-use environment;</li> <li>4. a range of densities and housing forms in new subdivisions and areas identified as appropriate for growth; and</li> <li>5. papakāinga that provides for the ongoing relationship of tangata whenua with their culture and traditions and with their ancestral land and for their cultural, environmental, social and economic well-being.</li> </ol>	<p>The proposal adds a three-bedroom dwelling to the site in the city centre.</p> <p>Consistent.</p>
<p>UFD-21 - The district has a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences and provide for the community's employment and economic needs.</p>	<p>The proposal adds a residential use to the site and area, close to the services and facilities of the central city for residents to use. It enhances a dilapidated building to add vibrancy to the area.</p> <p>Consistent.</p>
<p>UFD-22 - The hierarchy of centres in the district is maintained in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> <li>1. the city centre is the principal centre that provides a wide range of retail and business service activities, living activities, community facilities, and visitor accommodation that serve the district and the Taranaki region;</li> <li>2. Waitara, Inglewood and Fitzroy are town centres that provide a range of business, retail and entertainment activities that serve the needs of each town centre's community and, in the case of Waitara and Inglewood, their surrounding rural areas and;</li> <li>3. local centres are made up of rural service centres, village centres, suburban shopping centres and neighbourhood shops that provide convenience-based retail and business service activities which serve the needs of each local centres community and surrounding areas.</li> </ol>	<p>The site will accommodate both business service and living activities, in the city centre.</p> <p>Consistent.</p>



<p>UFD-24 - Urban environments are well-designed, liveable, connected, accessible, and safe spaces for the community to live, work and play, which:</p> <ol style="list-style-type: none"> <li>1. integrate and enhance natural features and topography into the design of development to minimise environmental impacts;</li> <li>2. recognise the local context and planned character of an area;</li> <li>3. reduce opportunities for crime and perceptions of crime through design solutions;</li> <li>4. create ease of movement in communities through connected transport networks, a range of transport modes and reduced reliance on private motorised vehicles;</li> <li>5. incorporate mātauranga Māori in the design, construction and development of the built environment;</li> <li>6. use low impact design solutions and healthy, accessible, energy efficient buildings; and</li> <li>7. are adequately serviced by utilising and upgrading existing infrastructure and social infrastructure or with new infrastructure and social infrastructure.</li> </ol>	<p>The proposal takes colour features of the coastal environment to advise its cladding, and adds landscaping space with native species. It adds cultural narrative to the site in order to recognise Waimanu Pā on the adjacent site, as a feature which is not currently obvious. It provides a mixed-use site of several storeys, consistent with the intended character of the zone. It does not present areas of a high risk of crime or exacerbate it elsewhere, and has non-mirrored glazing to provide for connection between indoor and outdoor spaces. Passive surveillance occurs whereby residents notice activities in the area, deterring crime or detecting and reporting it. Residents will be able to access the services of inner-city New Plymouth without requiring vehicles. Where advice on design has been provided, the application has responded positively to implementing that advice to provide some cultural narrative. The internal and external alterations and additions will be of a high quality to support a commercial tenant and a healthy living environment. The proposal does not place significant burden on existing infrastructure such that it requires upgrading, and residents will use existing social infrastructure such as the foreshore walkway nearby.</p> <p>Consistent.</p>
<b>Historic Heritage</b>	
<p>HH-O1 - Historic heritage is recognised, protected and maintained.</p>	<p>The proposal recognises Waimanu Pā on the adjacent site, avoids activities within its extent, provides mitigation measures, and contributes to the visibility of the Pā in this place through proposed cultural narrative.</p> <p>Consistent.</p>
<p>HH-O2 - Historic heritage is appreciated by the community and is acknowledged as important to the district's identity.</p>	<p>The applicant has undertaken this through the application and design process, and the features of the proposal will thereafter contribute to the identity of this place through visual cues for Waimanu Pā. The stone marker provides a method for appreciation of the Waimanu Pā, whereas currently there is no visible trigger for the community to appreciate its presence.</p> <p>Consistent.</p>
<p>HH-P13 - Protect archaeological sites by:</p> <ol style="list-style-type: none"> <li>1. ensuring archaeological sites are not modified, destroyed, removed or visually encroached upon by inappropriate activities; and</li> <li>2. requiring activities on or in proximity to archaeological sites to maintain the sites' historic heritage values.</li> </ol>	<p>The proposal avoids the area of the publicly recorded archaeological site. Recognising that an extension is proposed, the bulk of the building remains in the far side of the site from Waimanu Pā, though with cultural narrative implemented on the space between the building and the Pā. Accordingly, the proposal avoids visually encroaching on the Pā which is not itself visible in the landscape, provides some visual cues to the Pā, and seeks to maintain its values.</p> <p>Consistent.</p>
<p>HH-P14 - Allow the following activities on or in proximity to an archaeological site provided they do not compromise the site's historic heritage values:</p> <ol style="list-style-type: none"> <li>1. land disturbance;</li> <li>2. demolition or removal of existing buildings and structures where the structure is not or does not form part of the site;</li> <li>3. alterations to existing buildings and structures, excluding earthworks;</li> <li>4. maintenance and repair or upgrading of existing network utility structures; and</li> <li>5. erection of signs.</li> </ol>	<p>With regard to previous archaeological expert and cultural feedback on the site, the proposal offers mitigation measures in order to avoid compromising archaeological values.</p> <p>Consistent.</p>



<p>HH-P15 - Manage activities that occur on or in proximity to an archaeological site, including:</p> <ol style="list-style-type: none"> <li>1. maintenance and repair or upgrading of existing network utility structures;</li> <li>2. erection of, additions to and relocation of structures;</li> <li>3. earthworks; and</li> <li>4. subdivision of land containing archaeological sites.</li> </ol>	<p>For the reasons above, the proposal demonstrates that it will be sufficiently managed.</p> <p>Consistent.</p>
<p>HH-P17 - Ensure the adverse effects of activities on archaeological sites are managed by:</p> <ol style="list-style-type: none"> <li>1. avoiding locating activities within archaeological sites, unless there is a functional need to do so and no practicable alternative location; and</li> <li>2. avoiding significant adverse effects on the site's cultural and historic heritage values; and</li> <li>3. for other adverse effects: <ol style="list-style-type: none"> <li>a. where adverse effects cannot be avoided, they are minimised; and</li> <li>b. where adverse effects cannot be minimised, they are remedied; and</li> <li>c. where more than minor residual adverse effects cannot be avoided, minimised, or remedied, the activity itself is avoided.</li> </ol> </li> </ol>	<p>The proposal avoids locating on the publicly recorded archaeological site. It mitigates and minimises adverse effects on its values through measures such as location, scale and extent of activities, colour and other design elements, native planting, and cultural narrative. Effects are at a scale and intensity that are not considered to require avoidance of the activity.</p> <p>Consistent.</p>
<p>HH-P18 - When considering the appropriateness of an activity on, in proximity to, or affecting archaeological sites and scheduled pre-1900 buildings, or on land where there is reasonable cause to suspect an archaeological site may exist, have regard to:</p> <ol style="list-style-type: none"> <li>1. the particular cultural and historic heritage values present and their setting;</li> <li>2. the reduction or loss of historic heritage values, including the ability to interpret the place and its relationship with other heritage features/items or archaeological sites;</li> <li>3. the site's sensitivity to change or capacity to accommodate change without compromising the historic heritage values of the archaeological site and surrounds;</li> <li>4. any opportunities to enhance historic heritage;</li> <li>5. any assessments or advice from a suitably qualified and experienced heritage expert or archaeological expert;</li> <li>6. the outcomes of consultation with Heritage New Zealand Pouhere Taonga;</li> <li>7. whether the modification or destruction of a site: <ol style="list-style-type: none"> <li>a. is required to allow for significant public benefit that could not otherwise be achieved and the significant public benefit outweighs the retention of the archaeological site or parts of the archaeological site; or</li> <li>b. is necessary to prevent serious threat to property, people or services; and</li> </ol> </li> <li>8. where the site is also a site or area of significance to Māori, the relevant objectives and policies in the Sites and Areas of Significance to Māori Chapter.</li> </ol>	<p>The proposal avoids the publicly recorded extent of Waimanu Pā, and is in proximity to it, though there is not reasonable cause to suspect further archaeological finds. The proposal demonstrates having had regard to the cultural values present and their setting, seeks to protect them, and make them visible in the landscape where they are not currently. The site itself, and Waimanu Pā, are highly modified and the site is not considered to be sensitive to change, though whilst Waimanu Pā remains invisible in the landscape, this application presents an opportunity to remedy and enhance this and accordingly offers mitigation measures and cultural narrative. Previous advice from an archaeologist suggests it is unlikely that further material will be discovered at this highly modified site and accordingly, Heritage New Zealand Pouhere Taonga have not been contacted for feedback. A discovery protocol forms part of the PDP effects standards to which the proposal will comply, and opportunity for cultural monitoring is proposed.</p> <p>Consistent.</p>



Sites and Areas of Significance to Māori	
SASM-O1 - Sites and areas of significance to Māori are recognised, protected and maintained.	The proposal recognises Waimanu Pā on the adjacent site, avoids activities within its extent, provides mitigation measures, and contributes to the visibility of the Pā in this place through proposed cultural narrative. Consistent.
SASM-O2 - The relationship of tangata whenua with sites and areas of significance to Māori is recognised and protected.	The way in which the applicant has engaged in consultation, considered feedback and amended the application to respond, such that Waimanu Pā will become visible in the landscape, is considered to be consistent with this provision. Feedback from hapū suggests that the recognition and protection offered is not to a sufficient scale or intensity. Not contrary.
SASM-O3 - Sites and areas of significance to Māori are appreciated by the community and are acknowledged as important to the district's identity.	The applicant has acknowledged Waimanu Pā through the application and design process, and the features of the proposal will thereafter contribute to the identity of this place through visual cues for Waimanu Pā that are visible from public places. Consistent.
SASM-P2 - Protect sites and areas of significance to Māori by: <ol style="list-style-type: none"> <li>1. ensuring sites and areas of significance to Māori are not modified, destroyed, removed or visually encroached upon by inappropriate activities; and</li> <li>2. requiring activities on, or in proximity to sites and areas of significance to Māori, to maintain the site or area's cultural, spiritual and historical values of importance to tangata whenua.</li> </ol>	The proposal avoids the area of the publicly recorded Waimanu Pā. Recognising that an extension is proposed, the bulk of the building remains in the far side of the site from Waimanu Pā, providing cultural narrative implemented on the space between the building and the Pā. Accordingly, the proposal mitigates visual encroachment on the Pā which is not itself visible in the landscape, provides some visual cues to the Pā, and therefore maintains its values. Consistent.
SASM-P3 - Allow the following activities to occur on, or in proximity to sites and areas of significance to Māori, while ensuring their design, scale and intensity will not compromise cultural, spiritual and heritage values, interests or associations of importance to tangata whenua: <ol style="list-style-type: none"> <li>1. land disturbance;</li> <li>2. demolition or removal of existing buildings and structures where the structure is not or does not form part of the site or area;</li> <li>3. alterations to existing buildings and structures, excluding earthworks;</li> <li>4. operation, maintenance and repair or upgrading of existing network utility structures; and</li> <li>5. erection of signs.</li> </ol>	The proposed building alterations are permitted under the SASM chapter and are accordingly anticipated as per this provision. Consistent.
SASM-P4 - Manage activities that occur on, or in proximity to sites and areas of significance to Māori that have the potential to compromise cultural, spiritual and heritage values, interests or associations of importance to tangata whenua, including: <ol style="list-style-type: none"> <li>1. maintenance and repair or upgrading of existing network utility structures;</li> <li>2. erection of, additions to and relocation of structures;</li> <li>3. earthworks; and</li> <li>4. subdivision of land containing sites and areas of significance to Māori.</li> </ol>	The proposed building additions are permitted under the SASM chapter and are accordingly anticipated as per this provision. The proposal does require land use consent for the proposed earthworks within 50 m of the extent of the Waimanu Pā. These will be managed through avoiding its publicly recorded extent, a discovery protocol as per the PDP effects standards, and opportunity for cultural monitoring. Use of these methods responds to the potential of earthworks to compromise the cultural values, interests and associations that tangata whenua have advised on. Consistent.



<p>SASM-P5 - Ensure the adverse effects of activities on sites and areas of significance to Māori are managed by:</p> <ol style="list-style-type: none"> <li>1. avoiding locating activities within sites and areas of significance to Māori, unless there is a functional need to do so and no practicable alternative location; and</li> <li>2. avoiding significant adverse effects on the site or area's cultural, spiritual and historical values; and</li> <li>3. for other adverse effects: <ol style="list-style-type: none"> <li>a. where adverse effects cannot be avoided, they are minimised; and</li> <li>b. where adverse effects cannot be minimised, they are remedied; and</li> <li>c. where more than minor residual adverse effects cannot be avoided, minimised, or remedied, the activity itself is avoided.</li> </ol> </li> </ol>	<p>The proposal avoids locating on the publicly recorded SASM, Waimanu Pā. It mitigates and minimises adverse effects on its values through measures such as location, scale and extent of activities, colour and other design elements, native planting, and cultural narrative.</p> <p>The proposal demonstrates substantial management of adverse effects.</p> <p>Consistent.</p>
<p>SASM-P6 - When considering the appropriateness of an activity on, in proximity to, or affecting sites and areas of significance to Māori, have regard to:</p> <ol style="list-style-type: none"> <li>1. the particular cultural, spiritual and historical values, interests or associations of importance to tangata whenua that are associated with the site which may be affected;</li> <li>2. the extent to which the activity may compromise tangata whenua's relationship with their ancestral lands, water, sites, wāhi tapu, and other taonga, and the ability to protect, maintain or enhance sites of significance to Māori;</li> <li>3. tangata whenua's responsibilities as kaitiaki and mana whenua;</li> <li>4. any opportunities for tangata whenua's relationship with the site or area to be maintained or strengthened on an ongoing or long term basis, including practical mechanisms for mana whenua to access, use and maintain the site;</li> <li>5. the outcomes of any consultation with tangata whenua, including any expert cultural advice provided, in particular with respect to mitigation measures and the incorporation of mātauranga Māori into the design, development or operation of activities that may affect the site;</li> <li>6. whether the modification or destruction of a site: <ol style="list-style-type: none"> <li>a. is required to allow for a significant public benefit that could not otherwise be achieved and the significant public benefit outweighs the retention of the site or area of significance to Māori or parts of the site or area of significance to Māori; or</li> <li>b. is required to enable mana whenua to realise cultural, spiritual, historical or economic benefits; or</li> <li>c. is necessary to prevent serious threat to property, people or services; and</li> </ol> </li> <li>7. where the site is also an archaeological site, the relevant objectives and policies in the Historic Heritage Chapter.</li> </ol>	<p>The way in which consultation has been undertaken, and the application designed to respond with regard for feedback that arose from it, it considered to demonstrate consistency with protecting Waimanu Pā values and the relationship of tangata whenua with it.</p> <p>The proposal provides measures to provide for tangata whenua relationship with Waimanu Pā, acknowledging that the feedback received suggests this it not to the extent anticipated by hapū. The proposal does not preclude hapū further protecting, maintaining or enhancing Waimanu Pā as demarcated as being to the west of the application site, in the future. The proposal does not involve modification of the Waimanu Pā publicly recorded extent.</p> <p>Consultation, and responding to feedback received, has been undertaken acknowledging hapū as kaitiaki and mana whenua.</p> <p>The visual cues for Waimanu Pā that are proposed are considered to represent opportunity for strengthening of the relationship between hapū and Waimanu Pā.</p> <p>The proposal is considered to demonstrate substantial regard for the matters listed in the policy. From the feedback received it is suggested that hapū do not consider that sufficient regard has been had for the matters.</p> <p>Overall, on balance the proposal is not considered to be contrary to the policy.</p>



City Centre Zone	
CCZ-01 - The city centre is the principal centre in the district and the Taranaki region.	The city centre remains the principal centre for the district and region. The proposal upgrades an existing building and adds a residential use, to support this. Consistent
CCZ-02 - The city centre is the primary location for a wide range of retail and business service activities, living activities, community facilities and visitor accommodation.	The proposal results in a business service and living activity. Consistent
CCZ-03 - The city centre is a compact, dynamic and vibrant retail and business area.	The proposal co-locates two uses on the site, retaining the bottom storeys for business use, accessible from the street. Consistent
CCZ-04 - The structures in the city centre are well designed and contribute positively to the streetscape.	The proposal provides an architecturally-designed upgrade and addition to a building that has been vacant for several years. That design takes the coastal environment colours into account, has aesthetic appeal, avoids mirrored glass and corporate colours, and accordingly contributes positively to the streetscape. Consistent
CCZ-05 - The city centre is an attractive, accessible and safe environment for people to work, live and play.	The proposed building, landscaping and cultural narrative design offers an attractive site to contribute to the city centre. It provides sufficient and safe vehicle, pedestrian and accessible needs access. Consistent
CCZ-06 - Increased numbers of people live in the city centre.	The proposal adds a three-bedroom residential unit to the site which can currently only accommodate business uses. Consistent
CCZ-07 - The city centre's historic and cultural heritage is maintained and enhanced and contributes to the city's unique sense of place and identity.	The proposal includes methods to acknowledge and visually represent Waimanu Pā and hapū, which is currently absent from this landscape. This will assist in reinstating it within this part of the central city and better represent its identity. Consistent
CCZ-08 - The role and function of the city centre is not compromised by incompatible activities or built form.	Business service and residential living activities are anticipated and provided for in the PDP and are therefore compatible with the intent of the CCZ. The proposal meets the effects standards of the CCZ, which control building height and the minimum size of a residential unit. The proposal requires consent for building additions and alterations because of its location as a Coastal Frontage site. The main policy to advise on matters of importance in the Coastal Fringe is CCZ-P12 assessed later in this table and in accordance with the proposal being consistent with that policy, it is considered to meet this subject objective as not compromising the city centre through its built form.
CCZ-P1 - Allow activities which are compatible with the role, function and planned character of the City Centre Zone, while ensuring their design, scale and intensity is appropriate, including: <ol style="list-style-type: none"> <li>1. retail activities;</li> <li>2. business service activities;</li> <li>3. sensitive activities;</li> <li>4. medical and health services;</li> <li>5. sport and recreation activities;</li> <li>6. Māori purpose activities</li> <li>7. community corrections activities; and</li> <li>8. emergency service facilities.</li> </ol>	A business service activity will occupy the first two storeys of the building. Consistent



<p>CCZ-P4 - Enable medium and high density housing developments in the city centre that will contribute to a vibrant, mixed use environment.</p>	<p>The site will contain both business service and a residential use, placing the latter on top of an existing activity and resulting in a higher density development overall.</p> <p>Consistent</p>
<p>CCZ-P5 - Enable the role, function and planned character of the City Centre Zone by controlling the effects of:</p> <ol style="list-style-type: none"> <li>1. inactive frontages;</li> <li>2. total or partial demolition of structures;</li> <li>3. the erection of structures;</li> <li>4. alterations to exteriors of structures;</li> <li>5. additions to structures;</li> <li>6. structure height;</li> <li>7. noise and light; and</li> <li>8. signage.</li> </ol>	<p>The proposal avoids mirrored glass and presents a front entrance, with low landscaping between it and the street, to provide an active frontage.</p> <p>The alterations and additions have been architecturally designed to incorporate colours of the coast in the cladding, and present a quality aesthetic to update this building.</p> <p>The height of the structure complies with the effects standard and is anticipated and provided for in this zone, as is required in order to provide higher density development on sites such as this.</p> <p>Temporary construction noises will occur and the building will otherwise be quiet at night. No significant outdoor lighting or any signage is proposed.</p> <p>Consistent</p>
<p>CCZ-P8</p> <p>Require structures, or additions and alterations to the exterior of structures, to be compatible with the planned character and amenity of the relevant area by:</p> <ol style="list-style-type: none"> <li>1. having an interesting and engaging frontage with variations in form, materials and colour;</li> <li>2. providing clearly visible and accessible entranceways and connections to pedestrian networks, including safe and practicable access for people with limited mobility;</li> <li>3. locating utilities and service areas so they are not visible from public areas and are screened or incorporated into the overall structure form;</li> <li>4. using sustainable design methods, where practical, to minimise the use of energy and water resources and to create healthy living and working environments;</li> <li>5. having regard to the expert cultural advice provided by tangata whenua on incorporating mātauranga Māori into the design and construction of the structure and, where appropriate, art works or unique and recognisable features that reflect cultural, spiritual or historic values of importance to tangata whenua;</li> <li>6. maintaining similarity of frontage alignment, height and overall bulk, form and scale for structures adjoining a heritage building or within the heritage character area; and</li> <li>7. providing residential units that are functional and of a sufficient size for the day to day needs of residents.</li> </ol>	<p>The 'planned character and amenity' of this 'relevant area' of the CCZ is not defined in the PDP but from the 'Overview' in the chapter can be taken to have these features:</p> <ul style="list-style-type: none"> <li>- the principal centre;</li> <li>- a wide range of activities, so that it is vibrant and viable;</li> <li>- activity between the building and the street;</li> <li>- living activities with reverse sensitivity effects being managed;</li> <li>- acknowledgement of geological, landscape, historical and cultural elements. The PDP states specifically that <i>"Important cultural and heritage characteristics of the city centre are recognised through the identification of a heritage character area"</i>. Note that the site is not located in a heritage character area; and</li> <li>- height management, with taller buildings around the edges of the Huatoki Basin.</li> </ul> <p>The proposed building is compatible with the planned character and amenity of the area, as it:</p> <ul style="list-style-type: none"> <li>- has angular shapes, a mixture of tiles and cooper-aluminium cladding of colours advised by the coastal strata;</li> <li>- provides its entrance at the frontmost portion of the site with an accessible park immediately outside the door;</li> <li>- locating utilities and service areas underground, in the building and/ or behind screening;</li> <li>- revitalising, updating and adding a use to an existing underutilised building, with materials suitable to coastal conditions; and</li> <li>- providing a three-bedroom residential unit that is of a size anticipated by the PDP.</li> </ul> <p>The proposal has had regard for cultural advice received in implementing it through art work and features on the site via the paving and Waimanu stone marker. It is acknowledged that these features are not integrated into the structure, however, this is not considered to make the proposal contrary to this policy.</p> <p>Consistent.</p>



<p>CCZ-P9 - In addition to CCZ-P8, require structures, or alterations to the exterior of or additions to structures, that adjoin a public place to:</p> <ol style="list-style-type: none"> <li>1. maximise opportunities for the public to use and access that place;</li> <li>2. maintain and enhance the city centre's historic and cultural heritage;</li> <li>3. minimise any adverse shading effects on the public place; and</li> <li>4. minimise the adverse impacts on the openness, historical and cultural values of the Huatoki Stream.</li> </ol>	<p>The site is adjacent to NPDC's carpark to the west and Molesworth Street to the south, and both are public places. It adjoins railway land and thereafter the coastal walkway, to the north. The walkway is a public place.</p> <p>The building activities maintain space for stairs on the western boundary through to the carpark. No other changes to any access to public spaces occur and it remains maximised.</p> <p>The proposal has had regard for the city centre's historic and cultural heritage, avoiding impacts on the physical extent and location of Waimanu Pā, and through the paving and Waimanu stone marker. It is acknowledged that these features are not integrated into the structure. However, this is not considered to detract from the city centre's historic and cultural heritage, therefore it is maintained although not enhanced. This is not considered to make the proposal contrary to this policy.</p> <p>Shading effects are anticipated and provided for as the building complies with bulk and location requirements of the PDP.</p> <p>The proposal is not in proximity to the Huatoki Stream, therefore it avoids impacts upon it.</p> <p>Consistent</p>
<p>CCZ-P11 - Ensure any effects generated by activities are of a type, scale and level that are appropriate for the City Centre Zone and that will enable city centre amenity, having regard to:</p> <ol style="list-style-type: none"> <li>1. whether building occupants have adequate access to daylight;</li> <li>2. the ability to manage noise and light emissions at an acceptable, reasonable level; and</li> <li>3. the size, design and type of signage and whether it is compatible with the planned character and amenity of the city centre.</li> </ol>	<p>Glazing is present on all northern aspects of all storeys. Substantial glazing is also present on the western and southern facades (noting the strongest sunlight ingress is east-north-west). Whilst glazing on the eastern side is limited by the building's connection with the adjoining one, there is glazing in the residential unit on this side. Altogether, it is considered that the building design provides adequate access to daylight.</p> <p>Noise and light emissions will be of a low intensity in association with office and residential activities. These have low intensity outputs as compared to other activities such as hospitality (e.g. indoor and outdoor bars and restaurants and music venues).</p> <p>No signage is proposed.</p> <p>The effects of the activities are considered to be a type, scale and level that will enable city centre amenity and appropriate for the CCZ.</p> <p>Consistent.</p>



<p>CCZ-P12 - Require structures and activities on coastal frontage sites adjoining the Coastal Walkway to interact with the coast, including by:</p> <ol style="list-style-type: none"> <li>1. incorporating planting and landscaping materials that complement the existing design of the area;</li> <li>2. siting structures to maximise opportunities for the public to use and access the site and to assist with connectivity between the city centre and the Coastal Walkway;</li> <li>3. providing transparent, non-reflective glazing that is not painted or obscured at ground floor level within any building along those walls that are visible from the Coastal Walkway; and</li> <li>4. using low-reflective materials and minimal use of corporate colours on any structure.</li> </ol>	<p>The site is physically separated from the Coastal Walkway but both it and the proposed activities:</p> <ul style="list-style-type: none"> <li>- Incorporate planting, concrete, paving and stone that complement the existing design of the area. For example the planting will be of species appropriate for a coastal climate, concrete and the paving designs are present along the Coastal Walkway and seawalls, and large boulders buffer the walkway from the sea;</li> <li>- The proposed building is sited to maintain the entrance towards Molesworth Street which is the only reasonable place to access the site due to the presence of the railway to the north. The building activities maintain space for stairs on the western boundary through to the carpark, on the western side of which is a connection to the Coastal Walkway;</li> <li>- The proposal utilises transparent glazing, noting that the ground level storey is generally screened from view from the walkway by terrain and existing vegetation;</li> <li>- No corporate colour use is proposed, (current) mirrored glass will be removed, like-for-like cladding will be used on existing walls other than the addition of the copper which does not reflect as glass does. Cladding colours reference coastal strata.</li> </ul> <p>Within the reduced the capacity that the structures and activities have to interact with the coast, the interact sufficiently.</p> <p>Consistent.</p>
<p><b>Coastal Environment</b></p>	
<p>CE-O1 - The natural character, landscape, historic, cultural and ecological values of the coastal environment are recognised and preserved, and where appropriate enhanced and restored.</p>	<p>The site and area in which it is located are highly modified and do not present significant natural coastal features. In this context, the site and proposal are considered to:</p> <p>Recognise, preserve and enhance natural character, historic, cultural and ecological values through:</p> <ul style="list-style-type: none"> <li>- Addition of a planted area and native species to a currently impermeable site;</li> <li>- A building of materials and colours which reference the coastal soils; and</li> <li>- Addition of pavement design and a stone marker to reference Waimanu Pā where it is currently not visible.</li> </ul> <p>Consistent.</p>
<p>CE-O2 - Activities in the coastal environment enable people and communities to provide for their social, economic and cultural wellbeing and their health and safety, while ensuring adverse effects of activities on natural processes and the values of the coastal environment are avoided, remedied or mitigated.</p>	<p>The proposal enables people and communities to provide for:</p> <ul style="list-style-type: none"> <li>- Their social and economic wellbeing, from adding a residential unit to the site for the applicant's family's use, and updating a building to provide a high-quality workspace for one or more commercial tenants to use; and</li> <li>- Cultural wellbeing, through cultural narrative additions to the site in order to provide Waimanu Pā a presence in an area where it is currently invisible.</li> </ul> <p>They do this whilst avoiding and mitigating adverse effects on natural processes (such as tides, erosion and accretion) and values of the coastal environment (such as biodiversity, aesthetic appeal and recreation potential).</p> <p>Consistent.</p>



CE-O3 - Tangata whenua values, mātauranga and tikanga and their ability to practice kaitiakitanga are recognised and reflected in resource management processes concerning the coastal environment.	Hapū values, mātauranga and tikanga and their ability to practice kaitiakitanga are recognised and reflected through the consultation undertaken prior to and during the application process, resulting in physically implementing cultural narrative on the site. Hapū involvement will continue, should a hearing process occur. Consistent.
CE-O4 - The risks to people and property from coastal hazards and climate change are avoided, remedied or mitigated.	The application site and proposed activities avoid areas at risk of coastal hazards and climate change. Consistent.
CE-P2 - Protect natural character in the coastal environment by ensuring: <ol style="list-style-type: none"> <li>1. adverse effects on the natural characteristics, processes and values which contribute to Areas of Outstanding Natural Character are avoided;</li> <li>2. significant adverse effects on the natural characteristics, processes and values which contribute to other coastal natural character are avoided; and</li> <li>3. other adverse effects on the natural characteristics, processes and values which contribute to coastal natural character are avoided, remedied or mitigated.</li> </ol>	The proposal protects natural character in the coastal environment through: <ul style="list-style-type: none"> <li>- avoiding adverse effects on Areas of Outstanding Natural Character;</li> <li>- avoiding any significant adverse effects on natural characteristics, processes and values;</li> <li>- mitigating other adverse effects on other contributors to coastal natural character such as by providing some planting of native species on the site.</li> </ul> Consistent.
CE-P3 - Allow activities within the coastal environment which: <ol style="list-style-type: none"> <li>1. appropriately avoid, remedy or mitigate adverse effects on natural processes, coastal natural character, landscape, amenity, historic, cultural and ecological values; and</li> <li>2. mitigate any significant hazard risks to people, property and the environment to an acceptable level; and</li> <li>3. Either: <ol style="list-style-type: none"> <li>a. have an operational need or functional need to be located in the coastal environment, such as Port Taranaki or the National Grid; or</li> <li>b. provide for Māori purpose activities.</li> </ol> </li> </ol>	Note that the PDP definition of Coastal Environment includes <i>"the built environment and infrastructure which have modified the coastal environment"</i> . The proposal has demonstrated that it avoids and mitigates adverse effects on the factors listed in 1. The proposal mitigates significant hazard risks to people, property and the environment as it does not place them in an area identified to be at high risk, and will be constructed in accordance with the Building Code. The proposed activities have an operational need to locate on this highly modified site that is already developed for commercial use and can accommodate an additional and different (residential) use, which will also maximise the utility of the site.
CE-P4 - Manage the scale, location and design of activities within the coastal environment that have the potential to adversely affect coastal natural character, landscape, amenity, historic, cultural and ecological values, indigenous vegetation and habitats of indigenous fauna or that have the potential to increase or be vulnerable to coastal hazards, including: <ol style="list-style-type: none"> <li>1. building activities;</li> <li>2. multi-unit development;</li> <li>3. industrial activities;</li> <li>4. network utilities;</li> <li>5. earthworks; and</li> <li>6. subdivision.</li> </ol>	The proposed building activities and earthworks have been designed to sufficiently manage and mitigate adverse effects on the features listed, as explained in earlier assessment. They are not considered to have the potential to increase or be vulnerable to coastal hazards. Consistent.



<p>CE-P8 - Ensure activities are not located inappropriately within the coastal environment, having regard to:</p> <ol style="list-style-type: none"> <li>1. the effects of the activity and its impact on the particular natural character, landscape, amenity, historic, indigenous vegetation and habitats of indigenous fauna, ecological and recreational values of the area;</li> <li>2. the outcomes of any consultation with tangata whenua, including any expert cultural advice provided, including the extent to which the activity may compromise the relationship of tangata whenua with their ancestral lands, water, sites, wāhi tapu, and other taonga, or the kaitiaki and mana whenua responsibilities of tangata whenua in the coastal environment;</li> <li>3. the extent to which the values of the area are sensitive or vulnerable to change or whether any adverse effects can be avoided, or where avoidance is not possible, appropriately remedied or mitigated;</li> <li>4. opportunities to enhance, restore or rehabilitate the particular values of the coastal environment of the area;</li> <li>5. the presence of any natural hazards and whether the activity will exacerbate the hazard or be vulnerable to it;</li> <li>6. the adoption of a risk-based approach to hazard management, including consideration of climate change and sea level rise over at least the next 100 years, taking a risk management approach to existing development; and a risk reduction (including avoidance where appropriate) approach to new development;</li> <li>7. whether there is an operational need or functional need for the activity to be located in the coastal environment;</li> <li>8. the positive effects associated with the activity; and</li> <li>9. whether the activity maintains or enhances public access to and along the coast and recreation within the coastal environment, including to the Waiwhakaiho surf break, and regionally significant surf breaks within the New Plymouth District as identified in the Proposed Coastal Plan for Taranaki (Decisions version at 5 October 2019).</li> </ol>	<p>Fundamentally, the proposed building alterations and additions to an existing developed site that is highly modified and is not at risk of coastal hazards, and the earthworks to facilitate them, are not considered to be located inappropriately in this coastal environment. With regard also for the matters listed:</p> <ol style="list-style-type: none"> <li>1. the activities mitigate effects on the area's natural character (adding native species to an otherwise sealed site), landscape (via colour and material choices, planting and landscaping), amenity (as a low noise, low light activity, and with a quality visual aesthetic that maintains views from public spaces), historic (avoiding known areas of archaeological and SASM sites), indigenous vegetation and habitats (adding this to the site), ecological (adding natives species to an otherwise impermeable site), and recreational values (maintaining the experience for users of public areas).</li> <li>2. The proposal demonstrates having had regard for the outcomes of consultation with hapū which has resulted in cultural narrative being implemented on the site;</li> <li>3. The values of the coastal environment area in which the site is located are not significantly vulnerable to change, though mitigation through planting and cultural narrative is proposed recognising native vegetation and the Waimanu Pā nearby;</li> <li>4. The addition of cultural narrative to the site enhances the presence of the currently invisible Waimanu Pā;</li> <li>5. The site is not subject to significant natural hazards;</li> <li>6. Accordingly, no specific risk-management approach is considered to be required;</li> <li>7. The proposed activities have an operational need to locate on this highly modified site that is already developed for commercial use and can accommodate an additional and different (residential) use, noting that the definition of coastal environment acknowledges the existing built environment as being a part of the coastal environment;</li> <li>8. The proposal is consistent with providing mixed use sites and living and working opportunities to this zone, which seeks to provide for both. It demonstrates efficiency in adding a second use to an existing site, and modernises a dilapidated and unused building;</li> <li>9. The activities maintain public access to the coast. The site does not have capacity to enhance access, due to the railway land to the north.</li> </ol>
<p>CE-P13 - Consider the incorporation of mātauranga Māori into the design, development and operation of activities on sites adjoining coastal areas which have cultural, spiritual or historic values of importance to tangata whenua and provide opportunities for tangata whenua to exercise their customary responsibilities in respect of the coastal environment.</p>	<p>The consultation process has provided opportunity for tangata whenua to exercise their customary responsibilities and the outcomes of it have been incorporation of cultural narrative on the site, via the proposed pavement and stone marker, in order to acknowledge and visualise the values of Waimanu Pā adjacent. Consistent.</p>



CE-P15 - Promote restoration and rehabilitation of natural character, indigenous vegetation and habitats of indigenous fauna, cultural landscape features, dunes and other natural coastal features or processes.	The proposal adds indigenous vegetation to the site, and restores some visibility of Waimanu Pā to this landscape. Consistent.
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Overall and on balance, the proposal is considered to be consistent with the relevant provisions of the PDP.