

<b>Date:</b>	20/10/2021	<b>Application Number:</b>	LU-2021-110701-00, LL-2021-110702, NC-2021-110740-00
<b>Reporting Planner:</b>	Todd Whittaker	<b>Site Visit on:</b>	TBA

<b>Applicant:</b>	Gisborne District Council
<b>Property Address:</b>	Tītīrangī Reserve/Kaiti Hill
<b>Legal Description:</b>	Part Lot 1 and 3 DP 5159 RT: GS1D/1379
<b>District Plan:</b>	Te Papa Tipu Taunaki o Te Tairāwhiti – Tairāwhiti Resource Management Plan (Tairāwhiti Plan)
<b>Zoning:</b>	Heritage Reserve Zone
<b>Plan Designations, Limitations or Overlays:</b>	<p>Urban Ridgeline</p> <p>Coastal Environment Overlay (Land)</p> <p>Coastal Environment Management Areas–General Management Area</p> <p>Cultural and Historic Heritage:</p> <p>Heritage Alert Overlay (Overlay 1)</p> <ul style="list-style-type: none"> <li>• Y18/468 Archaeological Site (Overlay 2)</li> <li>• Waahi Tapu Area WY17 (Overlay 3)</li> <li>• P22 Gun Emplacement – Category B</li> <li>• Within the following 100m Archaeological Buffers: <ul style="list-style-type: none"> <li>- Y18/468</li> <li>- Y18/469</li> <li>- Y18/18-WP77</li> </ul> </li> </ul> <p>Land Management Overlay</p> <ul style="list-style-type: none"> <li>• Land Overlay 2 (blue)</li> <li>• Land Overlay 3 (orange)</li> </ul>
<b>Activity Status:</b>	Non-complying Activity
<b>Proposal:</b>	To undertake Tītīrangī summit Stage 2 works, comprising the establishment of the Te Panuku Tū whare on the maunga and its on-going use.

## Report To Delegated Authority for decision

### SUMMARY

The Applicant, in collaboration with Ngāti Oneone, proposes to redevelop the summit of Tīfirangi as part of the Tairāwhiti Navigations Programme. Key drivers of the project are to better link the summit to cultural, spiritual and historical contexts, and to ensure that the summit reflects a functional and quality space for locals and tourists.

Stage 1 of the project has been completed and involved earthworks to create a building platform. The current application is for the establishment of a whare on the Tīfirangi maunga, including construction of the building (and associated access/parking, earthworks, landscaping) and to provide for the use of the building to accommodate a range of activities.

The proposed building is named 'Te Panuku Tū' and has been designed in partnership with Te Kaunihera o Te Tairāwhiti ('Gisborne District Council') and Ngāti Oneone, as a community facility to reinstate the historical significance of the site and enhance the mana of Ngāti Oneone to the maunga.

Given that this proposal is likely to be of significant interest to the Tairāwhiti community, the Applicant has requested public notification.

### SUMMARY RECOMMENDATION

That the Consents Manager

1. **receive the report, and**
2. **Publicly notify the application in accordance with Section 95A(3) of the Resource Management Act 1991.**



Todd Whittaker  
**Consultant Planner**

*Recommendation Approved:*



Sarah Hunter  
**Consents Manager**

# 1.0 INTRODUCTION

## 1.1 Proposal

Gisborne District Council (the Applicant) seeks consent to establish the Te Panuku Tū whare on the maunga and to provide for its ongoing use as a visitor and community facility.

The single-storey whare has a maximum height of approximately 7.3m and a floor area of approximately 769m<sup>2</sup>. The building has been designed so that it is set into the ground, with a structure and roof form that integrates with the natural contours of the surrounds. Non-reflective and natural colours and materials have been proposed to assist with integration into the surrounding natural reserve environment.

The whare has also been carefully designed to incorporate the existing historic World War 2 ('WW2') gun emplacement structure in a manner that protects and highlights its historical values. In particular, it will envelope the rear of the gun emplacement structure and will enable its continued utilisation as a lookout and for interpretation purposes

In terms of the layout of the building, it features a gallery space which comprises a large open room located in the centre of the building, a taonga room with a reception area, a manaakitanga room with a kiosk for the sale of food, an outdoor seating area to the east of the building, and the existing gun battery building. The building will also contain an outdoor-accessible toilet, which will be publicly available

The Te Panuku Tū whare will be a community facility which is intended to be fully accessible and free to the public, accommodating ongoing cultural/tourism activities, a café and public toilet on a day-to-day basis, as well as scheduled community events during both daytime and evenings.

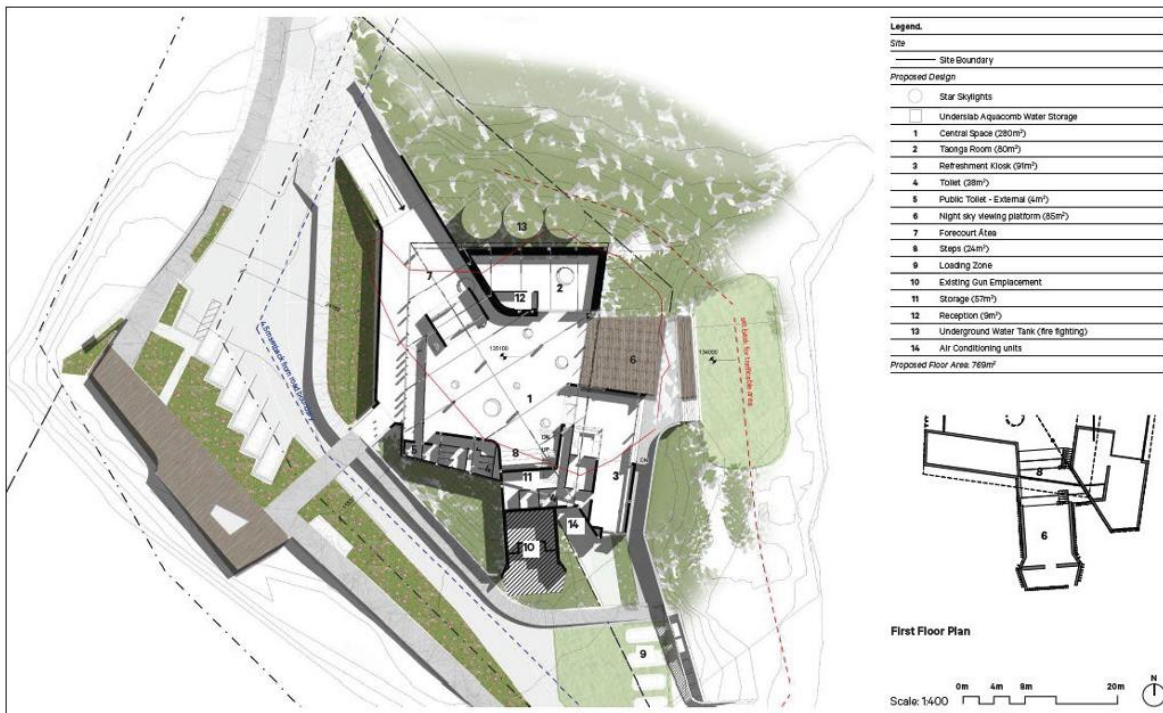


Figure 1: Site Plan

The application material notes that there is a Trust Deed which sets out the terms for use and occupation of the reserve. The Applicant has set out the process to have this Trust Deed amended and this will be pursued as a separate process to the RMA process.

The Applicant has provided a series of reports to support the application. This includes a Traffic Impact Assessment which provides an analysis of the traffic generation and parking requirements for the proposed development and future activities including art events, kapa haka, and astronomical observation events. Given the limited amount of car parking available at the summit, a traffic management plan is proposed for each event with a shuttle service to the summit from the Te Poho O Rawiri Marae.

## 1.2 Description of the Site

The work area is located on Tīfirangi Reserve. Tīfirangi is a significant regional site with deep historical and archaeological importance. The maunga has seen varying occupants in its vast history. Over time, various features have been added; this includes military buildings, tracks, fitness trails, signs, seats, carparks, monuments, statues, an observatory and a playground. Tīfirangi is one of the region's places most visited by locals, and domestic and international visitors. The site is sacred to Ngāti Oneone and provides outstanding views of the city, surrounding area, and across the Bay to Te Kurī a Pāoa/Young Nicks Head.

The works area is located at the summit of Tīfirangi, which is currently occupied by areas of car parking, infrastructure and services, areas of grass and the gun emplacement structure. The summit area is currently in poor condition, with a general lack of quality landscaping and amenities. The existing carpark area contains a few unmarked car parking spaces, with very few pedestrian amenities. The site location is shown in **Figure 2**.



**Figure 2: The site location (Source – Application Material)**

## 2.0 REASON FOR THE APPLICATION

The Applicant has identified the following land use and consent requirements under the Tairāwhiti Plan.

### DD5 Heritage Reserves Zone:

- Consent is required as a **Non-Complying Activity** under Rule DD5.6.1C(15) for the establishment of a building in the Heritage Reserve Zone (which is a land use activity not provided for) and the temporary infringement of long-term construction noise standards during its construction.

### C3 Coastal Management

- Consent is required as a **Restricted Discretionary Activity** under Rule C3.14.3(10) for land disturbance exposing more than 50m<sup>2</sup> and 50m<sup>3</sup> in a three month period (a land disturbance area of approximately 4000m<sup>2</sup> and net cut/fill area of approximately 1094m<sup>3</sup> is proposed), in the Coastal Environment Overlay.
- Consent is required as a **Restricted Discretionary Activity** under Rule C3.14.3(11) for the erection of the whare on a site in the Coastal Environment Overlay.

### C4 Cultural and Historic Heritage

- Consent is required as a **Discretionary Activity** under Rule C4.1.12(7) for land disturbance within the buffer area of a site listed in Schedule G3 with a WY Waahi Tapu number (WY17).
- Consent is required as a **Discretionary Activity** under Rule C4.1.12(14) for the alteration to the heritage fabric of a Category B heritage item (the gun emplacement structure) listed in Schedule G5: Post European Contact Schedule.

### C7 Land Management

- The proposal involves land disturbance totalling approximately 1,094m<sup>3</sup>, and therefore greater than 50m<sup>3</sup> land disturbance in Land Overlay 2 and is a **Controlled Activity** under Rule C7.1.6(16).
- The proposal involves land disturbance totalling approximately 1,094m<sup>3</sup>, and therefore greater than 10m<sup>3</sup> in Land Overlay 3 and is a **Restricted Discretionary Activity** under Rule C7.1.6(30).

### C9 Natural Heritage

- Consent is required as a **Restricted Discretionary Activity** pursuant to Rule C9.1.6(53) for the establishment of a whare building which exceeds 2.5m in height (maximum 7.3m proposed) and projects above a prominent ridgeline, in the Urban Ridgeline Overlay.

### C11.1 Signage

- Consent is required as a **Restricted Discretionary Activity** pursuant to Rule 11.1.6(7), for the establishment of two 10m<sup>2</sup> naming signs.



### C11.2 Noise and Vibration

- The proposal temporarily and intermittently infringes the long-term construction noise limits for the Heritage Reserve Zone, up to 35m from the works area, and this has the same activity status as the activity in the zone and is therefore a **Non-Complying Activity** under Standard 11.2.15.2A.

In addition the Applicant has identified that the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES – Soils) apply as the proposal involves the disturbance of potentially contaminated soils. The application therefore seeks a **Controlled Activity** under regulation 9(1)

## **3.0 SECTION 95A-G ASSESSMENT FOR THE PURPOSE OF NOTIFICATION**

Section 95A(1) of the Resource Management Act 1991 (RMA) states that the consent authority must follow the steps set out in that section, in the order given, to determine whether to publicly notify an application for resource consent.

### **3.1 Step 1: Mandatory public notification in certain circumstances – s.95A (2-3)**

The applicant has requested that the application be notified.

Therefore, the under s95A(3) mandatory public notification is required.

It is noted that Ngati Oneone has been statutory recognised as a customary marine title group under the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.

From the application material, it is evident that Ngati Oneone supports and endorses the application and the proposed development on Tīfīrangī. In statutory terms, Ngati Oneone is an affected party in accordance with Section 16 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.

As the applicant has requested public notification, no further assessment of the notification or limited notification steps is required.

## **4.0 RECOMMENDATION 95A AND 95B OF THE ACT**

### UNDER DELEGATED AUTHORITY

Pursuant to Sections 95A and 95B of the Act, the Non-complying application by Gisborne District Council to undertake works on the Tīfīrangī summit, comprising the establishment of the Te Panuku Tū whare on the maunga and its on-going use, be processed on a publicly notified basis, including;

1. Public notification in the Gisborne Herald,
2. Service specifically to the following parties;
  - Te Runanga o Turanganui a Kiwa
  - Ngati Oneone

- Ngai Tamanuhiri
  - Rongowhakaata
  - Te Runanga o Ngati Porou
  - Te Aitanga A Mahaki
  - Ngai Tawhiri
  - Te Whanau A Kai
  - Nga Ariki Kaiputahi
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- Department of Conservation
  - Heritage NZ
  - Gisborne Astrological Society
  - Eastland Port
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- Landowners (refer **Appendix 1**)

Reporting Officer:



Todd Whittaker

Independent Planning Consultant

Date 20/10/21

Appendix 1: Landowner map for service of parties

