

Before a Board of Inquiry  
MacKays to Peka Peka Expressway Proposal

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*under:* the Resource Management Act 1991

*in the matter of:* Notice of requirement for designation and resource consent applications by the NZ Transport Agency for the MacKays to Peka Peka Expressway Proposal

*applicant:* **NZ Transport Agency**  
*Requiring Authority*

Statement of rebuttal evidence of **Amos Kamo** (Cultural Heritage Effects)  
for the NZ Transport Agency

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Dated: 25 October 2012

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**STATEMENT OF REBUTTAL EVIDENCE OF AMOS KAMO FOR THE NZ TRANSPORT AGENCY**

- 1 My full name is Amos Te Koeti Kamo.
- 2 I have the qualifications and experience set out at paragraphs 2-9 of my statement of evidence in chief, dated 7 September 2012 September 2012 (*EIC*).
- 3 I repeat the confirmation given in my *EIC* that I have read, and agree to comply with, the Code of Conduct for Expert Witnesses (Consolidated Practice Note 2011).
- 4 In this statement of rebuttal evidence, I respond to the evidence of:
  - 4.1 Sacha Walters, on behalf of the New Zealand Historic Places Trust (*NZHPT*) (submitter 0647);
  - 4.2 Te Kenehi Teira, on behalf of the *NZHPT* (submitter 0647);
  - 4.3 Benjamin Rameka Ngaia, on behalf of the Takamore Trust (submitter 0703);
  - 4.4 Ani Ngamati Parata (submitter 0625); and
  - 4.5 Hariata Mei Higgott (submitter 0297).
- 5 Consistent with my *EIC*, I have referred to the MacKays to Peka Peka Expressway Project as "the Project" in this rebuttal evidence.

**EXECUTIVE SUMMARY**

- 6 In my *EIC*, I recognise that the Kāpiti Coast is highly valued by tangata whenua who maintain cultural, traditional and spiritual relationships within their respective rohe.
- 7 I identified the sources of information available to me to understand the potential effects of the Project on iwi cultural values. From these sources, I summarised the concerns regarding adverse effects. These sources of information included the Assessment of Environmental Effects (*AEE*), Technical Report 11 – Te Runanga o Āti Awa ki Whakarongotai Inc – MacKays to Peka Peka Expressway Cultural Impact Assessment 2011, and Technical Report 12 – Takamore Trust, MacKays to Peka Peka Expressway Cultural Impact Assessment 2011. I have also met with tangata whenua on many occasions, as set out in my *EIC*.
- 8 I have reviewed the evidence of those that comment on the engagement process with tangata whenua and effects on cultural values. This includes submitters with kaitiaki responsibilities, as

well as those with particular statutory functions for the protection of heritage sites and places in New Zealand.

- 9 Many of the adverse cultural effects raised in the evidence of the submitters are similar to those I identified in my EIC. These matters have been and continue to be addressed through engagement with mandated iwi stakeholders in accordance with sections 6(e), 6(f), 7(a), and 8 of the Resource Management 1991 (RMA), and affected Maori land owners under the Public Works Act 1981 (PWA) and Te Ture Whenua Maori Act 1993.
- 10 In addition to this, I have assisted the Alliance in its engagement with the NZHPT to address heritage impacts and compliance with the Historic Places Act 1993.
- 11 Concerns about the appropriate mitigation of effects on cultural values have been addressed through a combination of consent conditions and mitigation proposals which, until recently, were subject to confidential negotiations between the NZTA and tangata whenua. I referred to these mitigation proposals in my EIC as *Restoring the Mauri* and the *Takamore Masterplan*. It is my understanding that the NZTA will now ask the Board of Inquiry to consider this cultural mitigation as part of the Project. **Mr Robert Schofield** explains in his rebuttal evidence how this will be achieved.

#### **REBUTTAL EVIDENCE**

- 12 I have organised my rebuttal evidence by issue as follows:
- 12.1 Statutory planning documents and provisions;
  - 12.2 Relevant provisions of Part 2 of the RMA;
  - 12.3 Mitigation proposal; and
  - 12.4 Matters for clarification.
- Statutory planning documents and provisions**
- 13 In my EIC, I described cultural effects as encompassing environment, heritage and spiritual values. Chapter 14 of the AEE titled "Tangata Whenua and cultural heritage" addresses these impacts and the holistic methodology employed to assess them, particularly those relating to wāhi tapu, cultural landscape, water quality, ecological values, significant flora and fauna, mahinga kai and kaitiakitanga.
- 14 The AEE acknowledged that iwi concerns, whilst similar to those of others concerned about these matters, are embedded in deeper meaning from an iwi cultural context.



15 Ms Walters (on behalf of the NZHPT)<sup>1</sup> considers that there has been an inadequate assessment of cultural heritage provisions of the GWRC Proposed Regional Policy Statement 2009, and the Kāpiti Coast District Plan. Ms Walters suggests a lack of regard for the following statutory plan provisions:

- Objectives 15 and 45 of the GWRC Proposed Regional Policy Statement 2009;
- Objectives C8.1.0 general heritage, Kāpiti Coast District Plan;
- Policies c.6.1.1.4, Kāpiti Coast District Plan; and
- C.7.3.3, heritage criteria, Kāpiti Coast District Plan.

16 I can confirm that consideration was given to the above statutory provisions. **Mr Schofield** addresses this further in his rebuttal evidence.

**Relevant provisions of Part 2 of the RMA**

17 In my EIC, I addressed sections 6(e), 6(f), 7(a) and 8 of the RMA, in particular the impacts of the Project on cultural values. In my opinion, the NZTA has adequately assessed the impacts of the Project on cultural values and provided sufficient regard to the relationship of Te Āti Awa ki Whakarongotai and their culture and traditions within their tribal rohe.

18 To that end, the proposed designation and resource consent conditions are aimed at avoiding, remedying or mitigating the effects of the Project on the factors that I understand underpin the iwi relationship to the environment. Any physical adverse effects are expected to be localised, meet acceptable environmental standards, and not create wider-scale effects for the integrity of the cultural landscape, water bodies, and mahinga kai areas. The proposed conditions allow for early engagement and input into the preparation of key project management plans that will allow for potential impacts to be identified, appropriately monitored and managed.

***Recognising and providing for tangata whenua and their relationship with the land – section 6(e)***

19 The NZTA relationship agreement with Takamore Trust and draft agreement with Te Āti Awa ki Whakarongotai set out the nature of the relationship between the agency and iwi stakeholders, and establishes agreements for a close working relationship. The NZTA has committed to working collaboratively with Te Āti Awa ki Whakarongotai and the Takamore Trust to recognise and provide for the relationship of their culture and traditions with their ancestral

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<sup>1</sup> Evidence of Sacha Walters, paragraphs 75 to 116.

lands, water, sites, wāhi tapu, and other taonga within the Project area.

***Kaitiakitanga – section 7(a)***

- 20 The NZTA’s relationship with Te Āti Awa ki Whakarongotai and the Takamore Trust has resulted in proposed designation and resource consent conditions and mitigation proposals that strongly support their kaitiaki role within the cultural landscape. The majority of the proposed mitigation exists within the Takamore area as it is here that cultural effects are felt the most.
- 21 I acknowledge the evidence of Mr Ngaia that Takamore Trustees are the kaitiaki of the Takamore wāhi tapu. Mr Ngaia believes that adverse effects of the Project in this area cannot be remedied or mitigated.<sup>2</sup>
- 22 I consider that the proposed conditions of consent will provide for Te Āti Awa ki Whakarongotai and the Takamore Trust being closely involved with the preparation, review and ongoing adaption of management plans for the Project and with associated monitoring and reporting.
- 23 In addition to this the NZTA has prepared two mitigation proposals to address the impacts of the Project on the cultural landscape and provide for kaitiakitanga to be exercised. These mitigation proposals provide practical provision for the relationship of local iwi to sites of significance within the cultural landscape.

***Treaty of Waitangi***

- 24 My EIC addresses how I consider the NZTA has taken into account the principles of the Treaty of Waitangi. I acknowledge the efforts of the NZTA in developing and maintaining its relationship with Te Āti Awa ki Whakarongotai and the Takamore Trust, including early engagement with iwi stakeholders in the development of this Project.
- 25 I consider that these efforts by NZTA constitute a commitment to active engagement and appropriate levels of consultation with tangata whenua. I agree with Mr Ngaia however, that consultation is a “means to an end” and does not in itself avoid, remedy or mitigate adverse effects.<sup>3</sup>
- 26 In my view, the principle of active protection can be provided for by involving iwi in the proposed monitoring and adaptive management conditions. In terms of active protection of environmental conditions valued by iwi, I consider that NZTA has gone to considerable lengths to ensure sound investigation has been undertaken of the effects of the Project on cultural values, to ensure the integrity of environmental outcomes.

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<sup>2</sup> Evidence of Ben Ngaia, paragraph 8.

<sup>3</sup> Evidence of Ben Ngaia, paragraph 9.

- 27 In addition, the mitigation proposals developed to date, discussed below, will provide for the active protection of remnant features in the cultural landscape, for example:
- 27.1 Protection of the natural springs (Te Puna o Rongomai/Waikaukau);
  - 27.2 Restoration of wetlands west and east of the Takamore urupā; and
  - 27.3 Native plantings.
- 28 The proposals also provide for a suite of proposed environmental and ecological mitigation that appropriately addresses NZTA's duty to take into account the principles of the Treaty of Waitangi. In addition, the extension of the designation footprint, as discussed by **Mr Schofield**, will provide for a wider consideration of mitigation measures to be considered with the agreement of the Takamore Trust, as I shall now discuss.

### Mitigation Proposals

- 29 The NZTA has been working with Te Āti Awa ki Whakarongotai and the Takamore Trust to develop two mitigation proposals: *Restoring the Mauri* and the *Takamore Masterplan*. Copies of these proposals are attached to my rebuttal evidence as **Annexure A** and **B** respectively. These proposals relate to land within the Takamore cultural precinct. The rebuttal evidence of **Mr Schofield** addresses how the designation boundary can be amended to incorporate additional land for protection. I will outline the detail of the proposals that continue to be discussed with Te Āti Awa ki Whakarongotai and the Takamore Trust.
- 30 I note that Ms Walters for the NZHPT refers to these details in her evidence. At the time of writing my EIC, the NZTA and Te Āti Awa ki Whakarongotai and the Takamore Trust were in negotiation over these measures, hopeful of reaching an agreement. The rebuttal evidence of **Dr James Bentley** attaches recent correspondence with the Takamore Trust.
- 31 *Restoring the Mauri* was prepared in 2011 with Te Āti Awa ki Whakarongotai and the Takamore Trust. The proposal provides for a broad range of environmental, ecological and cultural heritage site enhancements within the Takamore cultural precinct.
- 32 The *Restoring the Mauri* proposal was developed in response to the Takamore Trust's initial feedback in February 2011 where the Trust outlined their concerns with the Project as the following:
- 32.1 Immediate impacts on burials associated with the Takamore urupā, Maketu Tree and Tuku Rakau village;

- 32.2 Activities that contaminate or significantly affect water quality standards;
  - 32.3 Irreversible impacts on the environment, biodiversity and ecology; and
  - 32.4 Activities that adversely affect customary activities i.e. mahinga kai.
- 33 In developing the *Restoring the Mauri* proposal, the NZTA took cognisance of the matters articulated by the Takamore Trust, this included:
- 33.1 Avoidance of direct impacts on the Takamore urupā and known burial sites;
  - 33.2 Measures to ensure sufficient water quality standards are met (i.e. stormwater discharge, sedimentation controls);
  - 33.3 Protection and enhancement of mahinga kai; and
  - 33.4 Protecting biodiversity.
- 34 The NZTA has also prepared a Masterplan for the Takamore cultural precinct (the *Takamore Masterplan*) that provides for the reinstatement of kaitiakitanga, rangatiratanga and partnership with Crown in the management of wāhi tapu lands adjacent to the Takamore urupā.
- 35 The *Masterplan* features the construction of a new wharenuī for the use of tangata whenua. It includes the adaptive reuse of existing buildings; for example, the reuse of the two storey structure on site for the benefit of tangata whenua, and potential reuse of the glasshouses for commercial purposes, such as a nursery. The Masterplan also provides for the creation of a formal accessway to the landlocked Takamore urupā and future cultural complex. The proposal includes restoration of the Takamore wetlands west of the urupā, some of the last remaining Manuka wetlands on the Kāpiti Coast. Other amenities such as landscaping and planting programmes for cultural harvest walking tracks and ecological enhancements are also proposed.
- 36 I note that there has been discussion with Te Āti Awa ki Whakarongotai and the Takamore Trust about the possibility of the land, now proposed to be included for protection in the designation, being vested as Historic Reserve under the Reserves Act 1981. A joint management and administration regime would then be put in place between the Department of Conservation and the Takamore Trust.
- 37 Discussions on these proposals are continuing. As outlined by **Mr Schofield** in his rebuttal evidence, the proposed extension of

the designation in this area would ensure that provision for mitigation can occur under this statutory mechanism.

### **Matters for clarification**

#### ***Takamore wāhi tapu area***

38 In Ms Walters' evidence she states that the route of the Expressway will pass through the registered Takamore wāhi tapu area.<sup>4</sup> I wish to clarify that, at the time the primary assessment of effects of the Project was undertaken, the route affected only a small proportion of the registered area (i.e., the 1995 boundary of the registered wāhi tapu area).

39 My EIC discussed the NZTA's involvement in the request by Takamore Trust to extend the boundary of the wāhi tapu area. The boundary was proposed to be extended in December 2011, and, as I understand, is still under appeal to the High Court by El Rancho (Waikanae Christian Holiday Camp). Much of the planning for the Project was undertaken before this time. I note that Ms Walters fails to clarify this in her statement of evidence. The rebuttal evidence of **Mr Roderick James** attaches the relevant correspondence between the NZTA and NZHPT on the proposed extension of the registered wāhi tapu.

40 Ms Walters also comments on the issue of severance between the Takamore urupā and Maketu tree, and suggests construction of a pedestrian bridge between the two sites as appropriate mitigation.<sup>5</sup> In response, the NZTA did recognise this severance during the early design stages of the Project and prepared a concept plan for a footbridge between the two sites. This proposal was discussed with the Takamore Trust in 2010 and rejected on the basis that:

40.1 The Maketu tree is landlocked and not a place that iwi regularly visit or undertake rituals or ceremonial activities; and

40.2 Iwi would rather see mitigation provided in other locations within the cultural landscape.

41 It was on that understanding that the focus of mitigation shifted to include the areas immediately affected by the Expressway and west of the Takamore urupā.

#### ***Quantum of mitigation***

42 I do not agree with the assertions of Ms Walters that the mitigation proposed is not commensurate to the effects of the expressway proposal.<sup>6</sup> In my view, the proposed mitigation proposals provide for the direct amelioration of effects of the Project to land and water

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<sup>4</sup> Evidence of Sacha Walters, paragraph 147.

<sup>5</sup> Evidence of Sacha Walters, paragraph 60.

<sup>6</sup> Evidence of Sacha Walters, paragraph 67.

bodies in the immediate area. As **Mr Schofield** notes in his EIC it is difficult to fully mitigate effects on cultural value as they are difficult, if not impossible to measure or quantify. Planting plans are proposed to reinstate native vegetation and cover, and cultural markers provide for the recognition of iwi history and traditions within the cultural landscape. The construction of a cultural complex west of the Takamore urupā provides potential for the reinstatement of Te Āti Awa ki Whakarongotai settlements in the cultural landscape not seen since the relocation of the Tuku Rakau settlement and Pukumahi Tamariki house to Waikanae.

43 It is my opinion that the quantum of mitigation as proposed in the two mitigation proposals – *Restoring the Mauri* and the *Takamore Masterplan*, as well as the proposed conditions of consents for the balance of the Expressway route provide an appropriate level of mitigation for effects on cultural heritage values within the Takamore cultural precinct.

44 Mr Teira, in a similar vein to Ms Walters, is of the opinion that the current mitigation proposed does not go far enough to protect the heritage of the Takamore wāhi tapu area. However, neither Mr Teira nor Ms Walters articulate what appropriate mitigation would entail.

#### **Consultation**

45 As I noted above, the evidence of Mr Ngaia states that my EIC focuses mainly on consultation with Takamore Trustees.<sup>7</sup> Mr Ngaia rightly states that consultation is a means to an end and does not avoid, remedy or mitigate adverse effects.

46 I would like to clarify that I consider the consultation and engagement process employed by the NZTA to date meets the requirement of consultation as a principle of the Treaty of Waitangi under section 8 of the RMA. The principles of rangatiratanga, kaitiakitanga, partnership and active protection are better addressed through the proposed mitigation proposals and conditions.

#### **Tuku Rakau Village**

47 Mr Ngaia states that there has been little attention paid to the sites of cultural and archaeological significance in the Tuku Rakau area.<sup>8</sup> Mr Ngaia states that the Pukumahi Tamariki house site will be affected as it lies in the path of the Expressway. I note that the physical structure (the whare) was relocated to Waikanae in 1884 and that Mr Ngaia's reference is to the former house site as being affected. I do not recall this issue being raised in meetings held with the Takamore Trust.

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<sup>7</sup> Evidence of Ben Ngaia, paragraph 9.

<sup>8</sup> Evidence of Ben Ngaia, paragraph 11.

48 In his evidence, Mr Teira states that the Tuku Rakau village will 'cease to exist as it will be destroyed'.<sup>9</sup> I have read the rebuttal evidence of **Ms Mary O'Keeffe**, where she states that the main part of Tuku Rakau village is to the east of the proposed Expressway alignment. This location has been established both from the location of the existing kauri tree, which was planted by Wi Parata when the village was relocated, and also from historic survey plans.

***Access to the urupā***

49 Mr Teira also states that Te Āti Awa ki Whakarongotai access to their urupā would be restricted by the Project.<sup>10</sup> I note that the Takamore urupā is currently landlocked, with no existing legal access. In responding to this, the NZTA proposes to construct a new accessway to the urupa from Te Moana Road (see **Annexure B - Takamore Masterplan**).

***Mandate of Te Runanga o Āti Awa ki Whakarongotai Inc***

50 Ms Parata and Ms Higgott in their evidence both question the mandate of Te Runanga o Āti Awa ki Whakarongotai Inc to represent Te Āti Awa ki Whakarongotai. In 2010 the Alliance, on behalf of the NZTA, met frequently with the Te Āti Awa ki Whakarongotai Kaumatua Committee to seek direction on engagement with the iwi. Since 2010, in accordance with direction from the Kaumatua Committee, the NZTA and the Alliance have engaged with Te Runanga o Āti Awa ki Whakarongotai Inc.

51 The role and function of the Runanga is described in their submission as follows:

*Te Runanga o Ati Awa ki Whakarongotai Inc is the mandated iwi authority for Te Ati Awa ki Whakarongotai and the administrative body of iwi estates and assets. Te Runanga deals with political and public issues of national and local interest through the management of relevant activities such as, fishing activities, health and medical services, vocational training, resource management, and relationships with central and local government.*

52 The mandate of Te Runanga o Āti Awa ki Whakarongotai Inc is also acknowledged in the submission of Mr Ngaia on behalf of the Takamore Trust:

*The Takamore Trust are recognized by Te Rūnanga o Te Āti Awa ki Whakarongotai Inc and Te Āti Awa ki Whakarongotai Kaumātua Council as the mandated iwi authority over the area referred to by the New Zealand Transport Agency (NZTA) as the Takamore Wāhi Tapu Precinct.*

<sup>9</sup> Evidence of Te Kenehi Teira, paragraph 11.

<sup>10</sup> Evidence of Te Kenehi Teira, paragraph 12.

- 53 I acknowledge the recent restructure of iwi governance arrangements and that the Charitable Trust has now assumed governance functions on behalf of Te Āti Awa ki Whakarongotai. I can confirm that NZTA has met with and will continue to engage with mandated representatives of the Charitable Trust.

### **CONCLUSION**

- 54 The NZTA is working constructively towards mitigation agreements with Te Āti Awa ki Whakarongotai and the Takamore Trust for the Takamore cultural precinct and the balance of the Expressway corridor. Te Āti Awa ki Whakarongotai and the Takamore Trust both acknowledge this in their submissions:

*Te Ati Awa ki Whakarongotai Expressway Committee is working towards a comprehensive mitigation agreement to offset the impacts of the proposal within our tribal takiwa.*

*The Takamore Trust has been working closely with the NZTA and the Alliance in respect to mitigation proposals. These proposals have been without prejudice. Takamore Trust will continue to consider mitigation proposals in good faith.*

- 55 In addition to the mitigation proposals the NZTA has proposed designation and resource consent conditions that provide for the active participation of iwi in the preparation of a broad range of the Project's management plans.




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**Amos Te Koeti Kamo**

25 October 2012



**ANNEXURE A – RESTORING THE MAURI**

# Takamore Cultural Heritage Precinct: Restoring the Mauri

Revision B

30-11-2011

## Purpose

In March 2011 the Alliance prepared a draft set of mitigation proposals titled *Restoring the Mauri*, the purpose of which was to address impacts of the proposed M2PP Expressway on cultural heritage values in the Takamore area, in Waikanae. The proposal has been subject to negotiation and revision throughout 2011.

This revised mitigation proposal establishes actions that are proposed to be implemented by the Alliance in order to enhance the cultural, heritage and ecological values of the *Takamore Cultural Heritage Precinct*. The mitigation proposal outlines mitigation goals which will serve as a basis for informing discussions and negotiations between the Alliance and Takamore Trust. While the mitigation plan will serve as a basic guide for further negotiations, it may be modified to address wider project negotiations (i.e. property acquisitions) that are anticipated.

The Alliance acknowledges that the proposed M2PP Expressway may impact on the cultural heritage value of the Precinct, either through direct ground disturbance during construction, or indirectly through the imposition of a new road and the associated volumes of vehicles within a highly valued cultural landscape.

The route of the proposed M2PP Expressway may impact the following features:

- The registered Takamore Wahi Tapu Area
- The Takamore urupa – visual, noise, vibration, etc;
- Sacred springs;
- Maketu tree;
- Tuku Rakau kainga/village;
- Tuku Rakau cultivation area;
- Dunes and wetlands.

The goal of this revised mitigation proposal is to restore and enhance the integrity of the *Takamore Cultural Heritage Precinct*, and to provide for a long-term management plan that will insure the integrity of the

spiritual values (mauri) of this area in perpetuity.

The mitigation measures proposed to achieve this include:

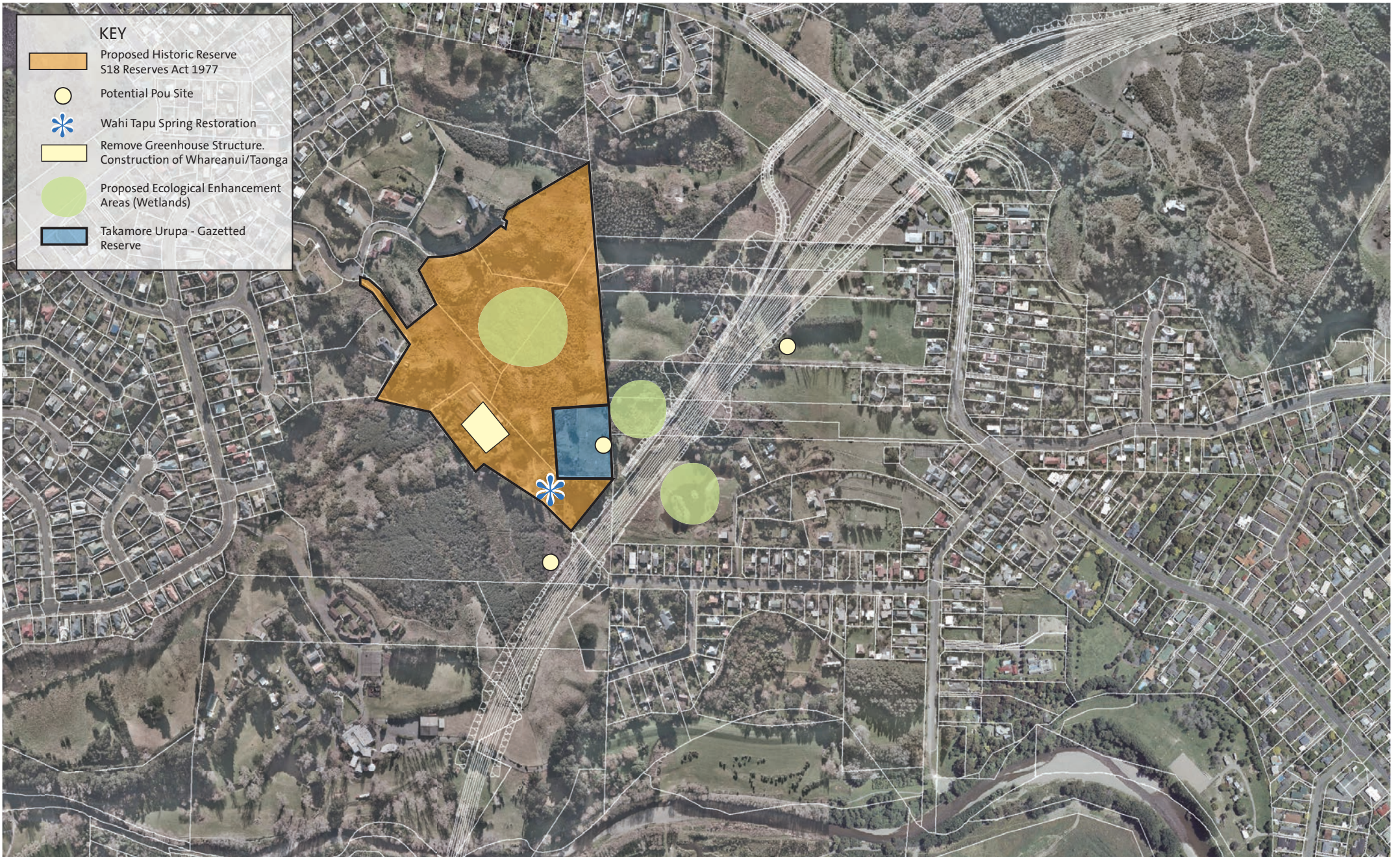
1. Setting aside some or all of the NZTA and KCDC land under s18 of the Reserves Act as a “Historic Reserve” and establishing the Takamore Trust as the administering body.
2. Establishment of a whare taonga/whare nui
3. New accessway to the Takamore urupa
4. Erection of pou (cultural identifiers)
5. Environmental/ecological enhancement:
  - Wahi tapu spring restoration
  - Wetland creation
  - Planting
  - Landscape design

The mitigation measures described herein are subject to further consultation/negotiation between the Alliance and Takamore Trust. Legal advice will also be sought before ratification from the NZTA Board.

Note: The Public Works Act 1981 requirements are pivotal in deciding the appropriate course of action for any proposed land transfers.







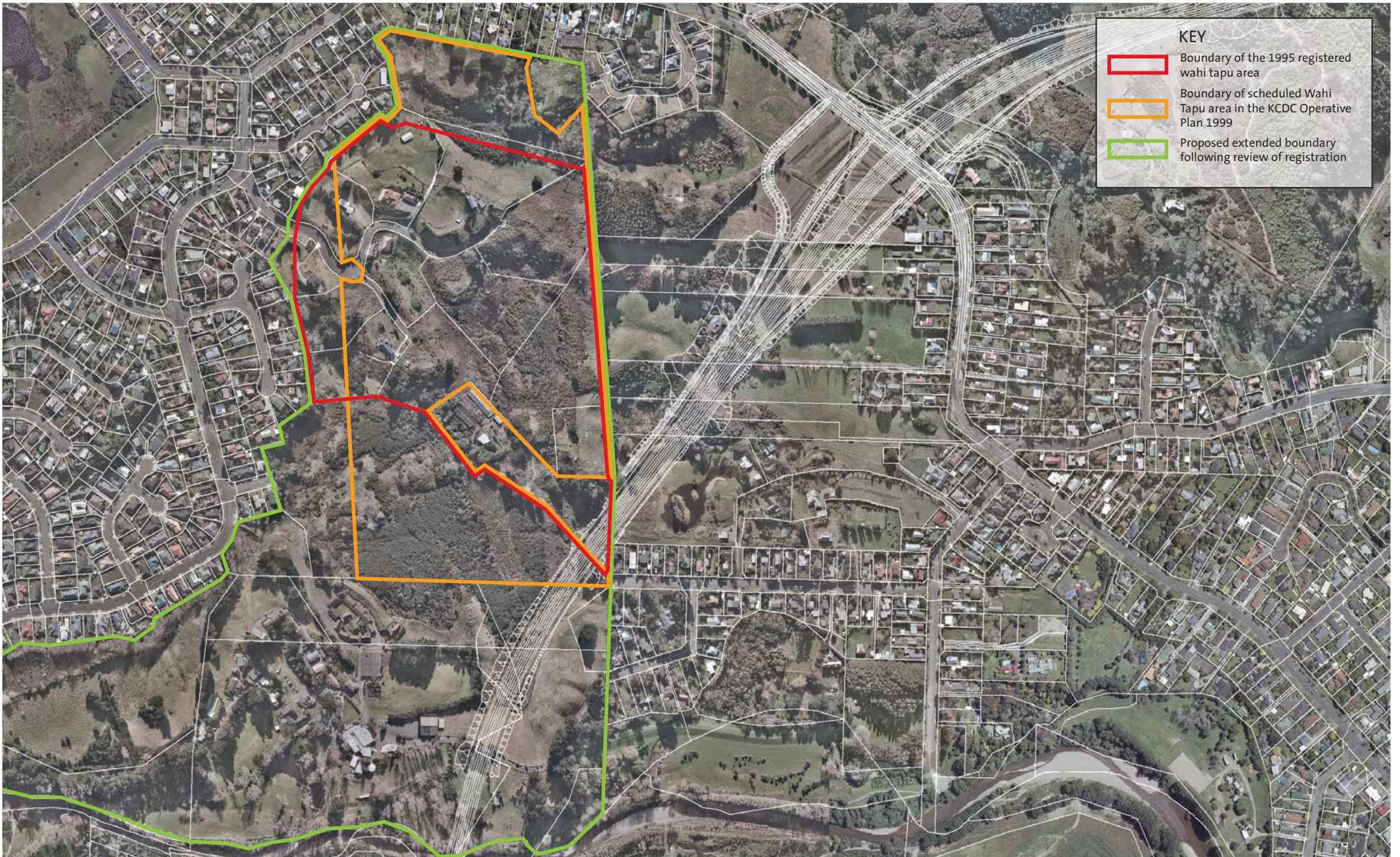


INDICATIVE ONLY - FURTHER DESIGN REQUIRED



Takamore Urupa looking south





**KEY**

- Boundary of the 1995 registered wahi tapu area
- Boundary of scheduled Wahi Tapu area in the KCDC Operative Plan 1999
- Proposed extended boundary following review of registration





**ANNEXURE B – TAKAMORE MASTERPLAN**



# Takamore Masterplan Cultural Complex Conceptual Design

## Introduction

The Takamore Masterplan has been prepared to demonstrate viable options for the future development of the Takamore cultural heritage precinct. It provides spatial arrangements for existing structures as well as the newly proposed Takamore cultural complex. In addition to this, the Masterplan sets out options for a new accessway from Te Moana Rd interchange, this includes walking tracks through the manuka wetland, native plantings and wetland restoration, cultural heritage/ecological interpretation and new accessways to the Takamore urupa.

This Masterplan also identifies the boundary of the proposed historic area; and includes adaptive reuse options for existing structures i.e. a nursery, temporary accommodation, and storage facility. This document also includes conceptual designs for the proposed cultural complex.

It should be noted that the features in this Masterplan are conceptual and therefore subject to change following further engagement with key stakeholders including, The New Zealand Transport Agency (NZTA), the Takamore Trust, Te Ati Awa ki Whakarongotai, Department of Conservation (DoC) and Kapiti Coast District Council (KCDC).

## Features

1. Construction of cultural complex at base of dune feature.
2. Retained structures: two story house, shed, glasshouse for adaptive re-use.
3. New access to Takamore urupa includes new public car parking area with connecting walkway to the wetland.
4. Scenic loop through the manuka wetland.
6. Native planting (cultural harvest)
7. Cultural interpretation – memorial pou at base of Takamore urupa, cultural markers at both ends of the expressway marking entrance and exit in Takamore cultural heritage precinct. Interpretation panels in local area outlining the significance of the area to local iwi.

## Cultural Complex:

1. Final design pending.
2. Scale is 200m2.
3. Function is cultural/multipurpose.
4. Additional use - temporary accommodation.
5. Land Designation - marae reserve as opposed to historic reserve.
6. Services – connection to existing stormwater, sewer, telco, power connections.











