

MT MESSENGER BYPASS

Minute One: Site Visit Details

I will undertake a site visit on Tuesday the 5th of June 2018 with the intention of seeing as much of the proposed route and the general project area as possible and practicable over the course of this day.

I will be accompanied on the site visit by Mr Philip McKay (Associate, Mitchell Daysh Limited) who will be the Hearing Manager and Ms Laura Buttimore (Senior Planner, Laura Buttimore Planning) who has been engaged by the Councils to assist me during the course of hearing on the local planning context.

I have been liaising with Ms Buttimore, who has developed a schedule for the site visit with input from the applicant to ensure I see everything practicable and that I undertake the necessary safety procedures given the remoteness of the site and the unique characteristics.

We will be guided on the site visit by Mr Oliver Coneglan, a New Plymouth Downer employee who has been working as part of the Mount Messenger Alliance and has been the local site representative arranging landowner access and managing site inductions.

Mr Coneglan is familiar with the area and will brief me on all potential hazards and arrange the necessary landowner access. Mr Coneglan is not a technical expert and I have been informed that he will not be involved in the hearing process. I will not be asking Mr Coneglan for his opinion on any matter but he will be there to ensure safety procedures are followed and the correct viewing areas are accessed.

The proposed schedule for the site visit is attached. This includes some brief background notes provided to Ms Buttimore by the applicant.

If any submitter would like me to view other locations or viewpoints this information should be emailed to julie.straka@npdc.govt.nz by 4p.m. on the 25th of May 2018 and I will assess the merits of these locations and determine if a visit to the proposed location is achievable and necessary.

It is important to note that I will not be discussing the case with any landowners or any other parties on this site visit.



Mr Stephen Daysh

Independent Hearing Commissioner

16 May 2018

Site visit schedule - 5th June 2018 – full day

Starting at the northern end of the proposed alignment

Mangapepeke Valley section of alignment:

- Viewing the proposed route from the Mangapepeke Valley via the new carparking area established on the Pascoe property at SH3.
- Walk up the valley through the Pascoe land and cross into Ngati Tama land and continue to the point where the valley becomes very tight and there is a waterfall effectively making further access difficult and unsafe.

Mt Messenger lookout area:

- Walk down the access road (the driveway to the Beard property). The immediate section from the rest area to about 200 m down the access driveway gives views to the north down the gully to the northern tunnel portal.
- Visit to the Beard property, from which there are views down the Mangapepeke Valley (this is the only accessible 'public' location where there are views down the valley and alignment).

Mimi swamp forest and southern section of alignment:

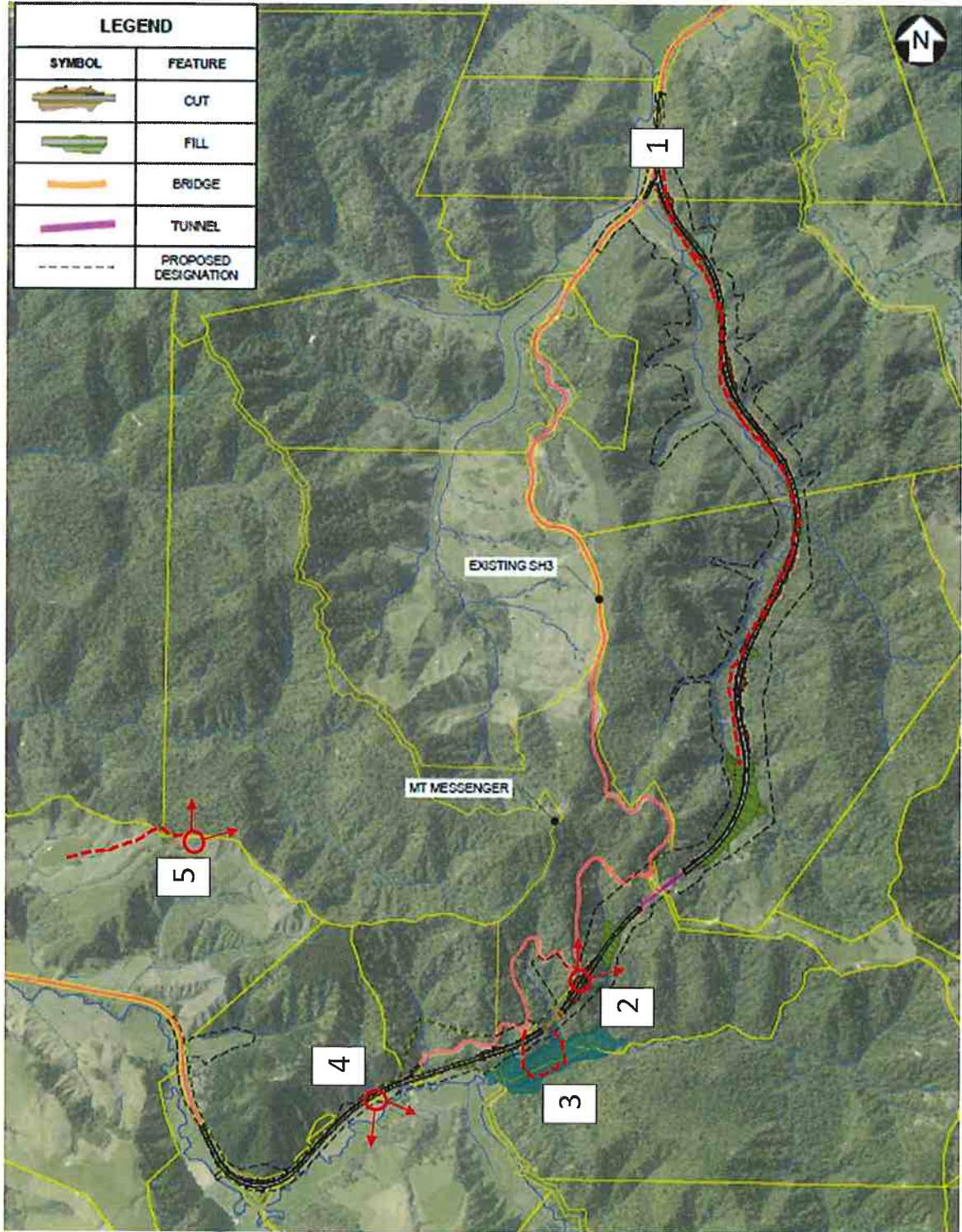
- DOC Kiwi Road walking track. This track traverses the Ngati Tama land on the southern approach to Messenger and passes through the alignment.
- Once down in the bottom of the valley you can get up through the wetland to the location of the bridge. This walk gives a good sense for the wetland area and for the bridge location and terrain to the north and south.

Southern approaches to Messenger (flat rural land adjacent SH3):

- Along the southern flats there are a number of locations where it is possible to pull off SH3 and simply view the adjacent rural land. If you would like access to this land we can arrange it, however, the car window or standing at the fence gives a good sense for the land.

Western Parininihi Land

- The Waipingo Valley to the west of SH3. The western Parininihi land is also Ngati Tama land and is the area where they have invested 10 plus years of pest management. This land has high cultural, biodiversity and landscape values. A number of the longlist and shortlist options traversed this area and the options assessment process resulted in avoiding this land due to its high value. Standing on the edge of the ridgeline looking down into the Waipingo Valley gives a very clear perspective of this value.



1. Mangapepeke Valley section of alignment

- Gives a sense for the alignment, features and for the local environment and terrain

2. Mt Messenger lookout area

- Gives views to the north down the gully to the northern tunnel portal and then beyond down the Mangapepeke Valley

3. Mimi swamp forest and southern section of alignment

- Gives sense for the Mimi swamp forest area and bridge location and the terrain on the southern approach up Messenger.

4. Southern approaches to Messenger (flat rural land adjacent SH3)

- Gives good sense for the local environment and terrain.

5. Western Parininihi Land

- Gives sense for the natural features and terrain of Waipingo Valley

Proposed site visit walking route:

Proposed site visit viewing points:

