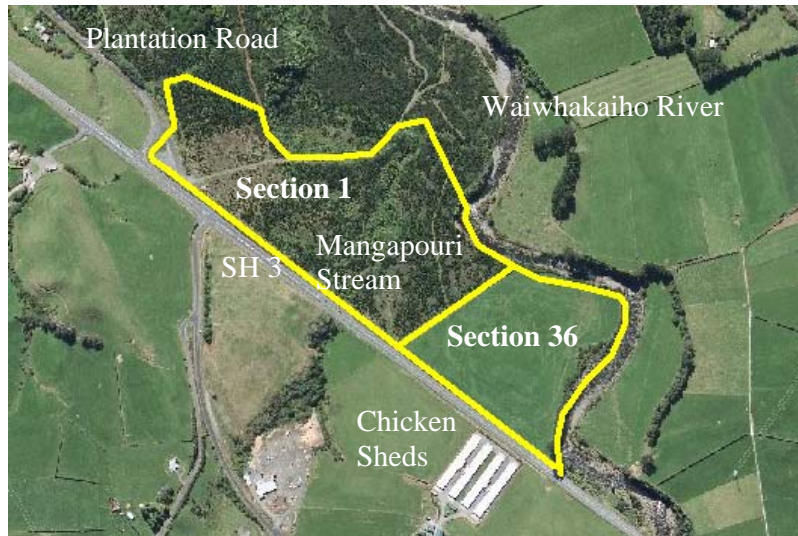


## 6.5 Mangapouri Cemetery

### Description

Location:	Plantation Road, State Highway 3, near Egmont Village
Legal description:	Section 1 Survey Office Plan 438936 and Section 36 Survey Office Plan 323897
Size:	Approximately 20.3 hectares
Reserve status:	Subject to Reserves Act 1977
Reserve classification:	Local purpose (cemetery) reserve



### Physical description

The site is currently undeveloped as a cemetery and comprises of farmland (Section 36) and production forestry associated with Lake Mangamahoe (Section 1), which also includes recreational use. The land is partly obscured from State Highway 3 as the highway is cut down below the ground contour. The land slopes down from its boundary with the highway to the Waiwhakaiho River.

An esplanade strip exists on the opposite side of the Waiwhakaiho River from the cemetery site. A volcanic hazard zone exists on the river bank portions of Sections 36 and Section 1 in the District Plan.

### Tangata whenua interests

This reserve is within the tribal rohe of Te Atiawa Iwi. It is of historic and cultural significance to Puketapu and Ngati Tawhirikura hapu.

### Land status and acquisition history

The new cemetery site comprises of two land parcels that occupy a total of some 20.3 hectares, with some 13.4 hectares taken from the Lake Mangamahoe forestry area (Section 1) and the remaining 6.9 hectares being Sections 36.

Section 36 Survey Office Plan 323897 was acquired for the purpose of a cemetery as recorded in a gazette notice dated 11 January 2007 (page 48), pursuant to Sections 20

and 50 of the 'Public Works Act 1981', by R. J. Sutherland for the Minister of Land Information.

Section 1 Survey Office Plan 438936 was determined in 2011, to designate the area of cemetery reserve which comprises of Section 21 and 22 Survey Office Plan 323897 and part of Part Section 53 Hua & Waiwhakaiho Hundred.

In a gazette notice dated 21 April 2005 (page 1692), R. A. Jolly for the Minister for Land Information pursuant to the Public Works Act 1981, amalgamated the stopped legal road Section 22 and the severed Section 21 (both SO Plan 323897) with Part Section 53.

Part Sections 53, 55, and 161 Hua and Waiwhakaiho Hundred (29.64 hectares) were transferred to the Council from Thomas Cleaver a Tarata farmer in July of 1975 (Certificate of Title C2/1135). The memorandum of transfer document (224064.2) indicates the land was acquired for the purpose of afforestation.

#### Easements

There is an easement in the form of a right of way through Section 1 of the cemetery reserve, in favour of Lot 4 DP 20530 (TrustPower) to the north and is shown as G in DP 316323. The right of way allows access to the water intake pipe to Lake Mangamahoe and was registered in Transfer 5939869.2.

#### **History and cultural values**

##### Determining land for the new cemetery

The need for a new cemetery has been apparent since 1997 as Awanui and Inglewood Cemeteries neared capacity. The Council approved on 6 December 2005, the purchase of land (Section 36 SO 323897) to be developed as a cemetery to service the future needs of the New Plymouth District. On 27 May 2008, the Council approved the draft master plan for the new cemetery as a draft for public consultation.

Written submissions to the Draft Master Plan resulted in the Council on 9 December 2008, requesting a supplementary report relating to all matters raised at the meeting to be prepared in consultation with submitters.

The Council resolved to re-evaluate the site selection process for a new district cemetery on 10 Mar 2009; the re-evaluation was to follow the processes and criteria set out in the report presented to the Council. After re-evaluation of the process used for determining a site for a new cemetery, the Council on 1 June 2010, confirmed the Plantation Road site as the site of the new district cemetery.

Section 1 and 36 were declared and classified as local purpose (cemetery) reserve by the Council on 12 April 2011, pursuant to section 14 of the Reserves Act 1977

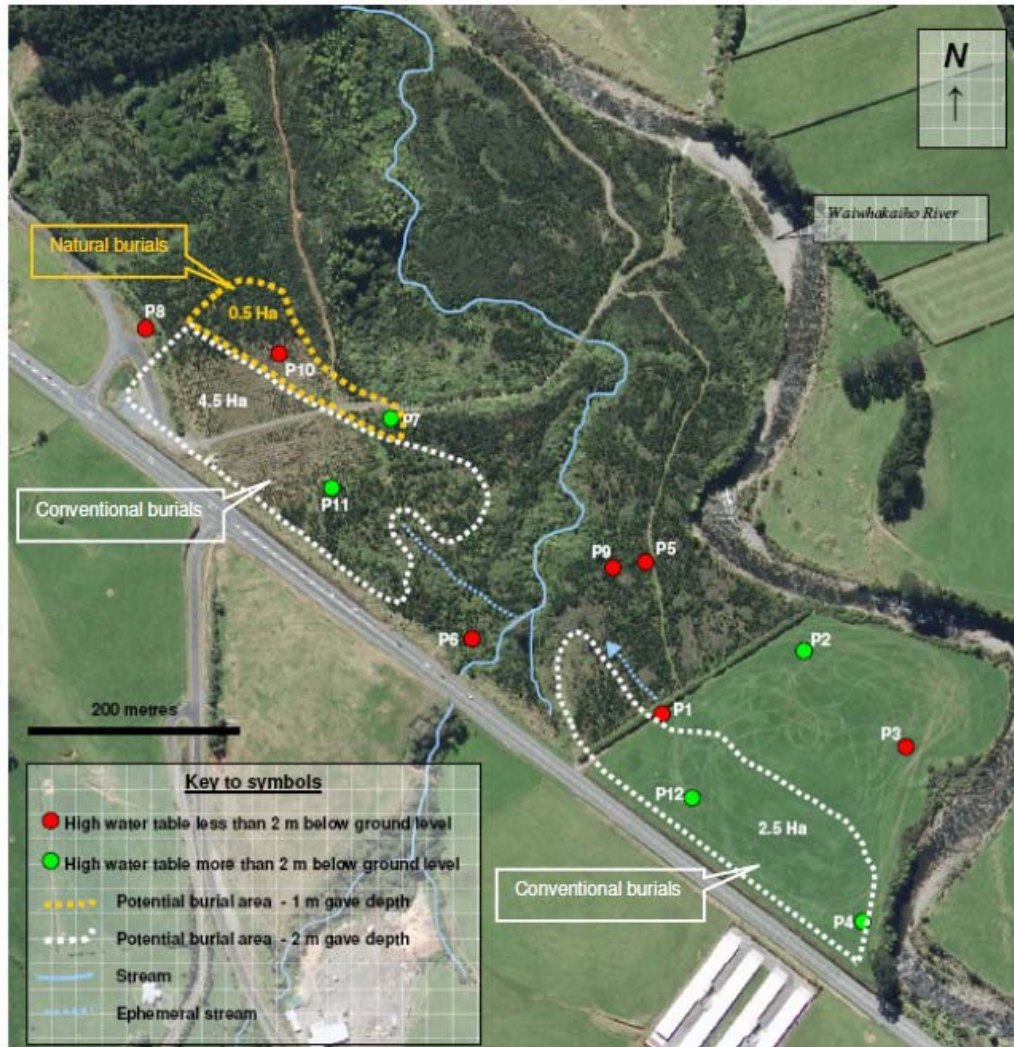
##### Testing the site's suitability for burials

Significant geological and groundwater research was undertaken prior to committing to the site's development. The issue of ground water contamination from the burial site being of prime concern. The site is bound on two sides by the Waiwhakaiho River and is in the vicinity of an intake pipe that supplies Lake Mangamahoe, the source of New Plymouth city's water supply.

Investigations were conducted using a number of ground water piezometers, installed to measure and monitor ground water movements and depth. Further, a ground penetrating radar survey and test digging was undertaken, to assess what geological formation would limit burial activity - for example the presence of rock.

The outcomes of this work show the upper terrace of the site as suitable for burial and eliminated the practical use of the lower level of the new cemetery site for burial (half the site). However this land is suitable for ash interment and complementary recreational activity.

**Potential burial areas and monitoring well locations<sup>1</sup>**



Forestry and recreational use

Section 1 has been in forestry from C. 1975 and includes mountain bike trails managed by the New Plymouth Mountain Bikers Club.

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<sup>1</sup> From 'Groundwater levels at a proposed cemetery site near Egmont Village', February 2009: Karl Browne, Geosearch Limited Geological Consultancy.

### Naming the cemetery

Enquiries to mana whenua (Puketapu and Ngati Tawhirikura hapu) requesting a name proposal resulted in a query as to what names were associated with the area in the old land maps. The plan of the Paritutu Survey District 1903<sup>2</sup> gave a name to the stream passing through the middle of the cemetery, which had previously been labelled as an unnamed tributary. The stream's name is Mangapouri.

The name Mangapouri Cemetery was presented to the hapu who were in support of the name. A possible translation of Mangapouri is 'sad stream', which seems an appropriate name associated with a cemetery.

The Council resolved on 14 December 2011 that the name for the district cemetery be Mangapouri Cemetery, subject to one month's public notice and consideration of any objections. No objections were received.

### **Existing improvements**

There are no existing improvements on the cemetery site. The development plan for the burial areas, the development of roads and other ancillaries for activities anticipated at the new cemetery are being progressed and involve the removal of most of the pine trees in the new reserve. The current sketch plan for the reserve is attached at the end section of this management plan.

### **Neighbouring activities**

Immediately to the south of Section 36 of the cemetery is a poultry chicken farm owned by the BN Baker Trust (the chicken farm). The chicken farm has been in operation for approximately 60 years. Currently the farm is leased to Tegel Foods Limited to rear breeding stock. The chicken farm currently consists of four sheds located about 46 metres from the cemetery boundary across a road cut on the opposite side of State Highway 3. The chicken farm is lawfully established and has resource consents from the Taranaki Regional Council to operate with up to 120,000 chickens, for either breeder or broiler purposes, until 1 June 2026 (when the current resource consents expire). The owners of the chicken farm may wish to seek new resource consents for the chicken farm in 2026.

Concern has been raised by the owners of the chicken farm and Tegel Foods Limited that the existing lawfully established chicken farm activities, although appropriately located in a rural environment, may at times (such as when cleaning out the chicken farm sheds) cause odours that could be considered offensive and objectionable by some users of the cemetery. That could result in complaints from some public, which ultimately could result in a 'reverse sensitivity' effect if the chicken farm is required, for example, to curtail or cease operations. The owners of the chicken farm are also concerned that if such issues arise there might be opposition to any applications for new resource consents in 2026.

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<sup>2</sup> Paritutu Survey District: drawn by J Homan 1879, corrections and additions W Gordon 1903; John Mackay Govt Printer; ARC2004-344 Puke Ariki Collection. The stream is identified in the 1903 map but not the 1879 map.

Throughout consultation between the parties the Council has acknowledged the potential for such issues to arise, and accordingly policies have been introduced to this plan to assist both parties to avoid, remedy or mitigate (as far as reasonably possible) the potential effect of the chicken farm odour on cemetery users.

### **Development of the cemetery**

Development of the cemetery will involve the clearance of pine trees, contouring of the ground and establishment of roads and pathways to access the burial areas on the site. Additionally the aesthetic qualities of the cemetery are to be enjoyed through the creation of open spaces that enhance the natural landscape and vistas available at this site. Areas such as along the Waiwhakaiho River are planned to be developed into a formal walkway, linking through to Lake Mangamahoe and other areas.

Resource consent are required from the New Plymouth District Council to satisfy that provisions have been made in the development plans to provide sufficient car parking and that traffic generated by the cemetery doesn't adversely affect the roading network. A resource consent is also required from the Taranaki Regional Council.

The cemetery is proposed to be developed for burials in four main stages (see sketch plan), commencing at the northern end and progressing southward. The clearance of pine trees for stage 1 and 2 will be required along with some contouring of the land prior to the development of roads and access paths. A bridge will be installed to span the unnamed tributary at the southern end of Section 1 as stage 2 of the development nears capacity, facilitating the development of stage 3 and 4 for burials.

The planned road network will give provision to service vehicles accessing water supply and power generation infrastructure, along with production forestry activities.

The clearance of pine trees in the area comprising stage 1, 2 and 3 has the option of being cleared in one operation or the area associated with stage 3 being left to mature for harvest, with the ground being prepared for cemetery purposes after the harvest. The decision on these options requires a cost/benefit analysis to inform on the most beneficial option.

Investigation into ways of mitigating odour emanating from the chicken farm located on the opposite side Junction Road (SH 3) from Section 36, considered the options of earth bunding and vegetative barriers. It was concluded that an earth bund along the road boundary of Section 36 would not perform effectively. This is due to the nature of the terrain and that examples of effective earth bunds occur at locations close to the source of discharge.

The development of a vegetative barrier or shelter belt has been concluded as the best action to mitigate any odours emanating from the chicken farm.

It is also suggested that the chicken farm be screened by vegetation as its visibility may enhance perceived odours and that the chicken farm be advised to increase its vegetative planting along its boundary with Junction Road.

### **Management objectives and specific policies**

- This cemetery is to be developed and managed as the district cemetery.

- A resource consent is to be attained for car parking and traffic generation due to the change of use of this site.
- During development of the cemetery, access through the site must be provided to TrustPower and staff from the NPDC Water Treatment Plant to carry out their duties.
- A new right of way easement will be created in favour of TrustPower as the development plan for the cemetery is determined. An easement exists through the cemetery providing a right of way access through Council owned land to the entrance of the intake pipe transporting water from the Waiwhakaiho River to Lake Mangamahoe, to the owners of Lot 4 DP 20530 (TrustPower).
- The undeveloped parts of the cemetery currently held in production forestry (stage 1 and 2) will continue to be managed as forestry and the undeveloped parts of stage 3 and 4, currently held in grazing, haymaking or silage, will continue to be held in this manner until these areas are required for development.
- Consideration of other vegetation such as native forest for existing production forest areas that are outside of the burial zone will be undertaken once the pines have been harvested.
- The buffer area between the burial zone and the Mangapouri Stream will be planted out to achieve permanent vegetative cover, such as native bush.
- The cemetery will be developed for burials commencing in the northern part of the cemetery and graduating, incrementally to the south of the cemetery in accordance with the indicative development sketch on the following page. It is intended that the areas of cemetery closest to the chicken farm will be the last stage of the cemetery to be developed for burials.
- A suitable portion of the cemetery will be allocated for natural burials.
- There will be an integration of recreational activities into the overall development of the cemetery, including walkways and cycle ways along the river area. The strip of cemetery reserve along the Waiwhakaiho River will become part of the proposed Waiwhakaiho Pathway.
- A buffer area consisting of a tree planting (shelter belt) and service/maintenance vehicle access path along the road boundary of Section 36 is to be established and maintained. The shelter belt will retain key view shafts of the mountain where possible but at the same time screen the view of the chicken farm, noting that more than 70 per cent of Section 36 is below the sightlines of the chicken farm buildings. An existing 6m shelter belt has been initiated and further investigation to increasing the width of this shelter belt to improve any mitigation of odour emanating from the chicken farm will be investigated. Also modification to the shelter belt, to consider introducing multi height rows, a higher density planting and long lasting plant species. The shelter belt and service vehicle access path will not encroach on the area determined for burials.
- Investigation into earth bunding for this site undertaken through a site visit by the landscape architect involved in the cemetery's development and a Tegel consultant concluded that bunding would be of no benefit and a vegetative shelter belt would best achieve the mitigation of any odour from the chicken farm.
- The Council recommends that the chicken farm owners increase tree planting along the road boundary of their farm to screen the chicken farm building from the new cemetery.
- The Council will develop an agreement with the owners and managers of the chicken farm and where possible, the timing of burial services and/or the cleaning



out of chicken sheds will be scheduled to occur at differing times, to avoid issues of high odour associated with clearing out of the chicken sheds, noting however, that families are free to choose the time of burial service most suitable to their requirements.

- Vehicle access to the site will be restricted to within daylight hours. This will be achieved through the installation of an entrance gate.
- The cessation of storing road metal on land with the previous appellations of Sections 21 and 22 SO Plan 323897, now included in Section 1 SO Plan 438936 will be required.
- Pine trees in Section 1 will be removed from stage 1 and 2 of the cemetery reserve as indicated in the development plan, with the timing of pine removal from stage 3 being determined through a cost/benefit analysis.
- In accordance with the Council's policy P04-008 'Forestry', the primary use of this land will be cemetery purpose, with forestry being secondary where economic.
- Additionally the following policy 2.2.4, taken from the Council's "General Policies for Council Administered Reserves" September 2006, indicates the Council's approach to development and certain activities occurring on properties that neighbour Council administered reserves, that require resource consent:

#### **2.2.4 Council as an affected party to neighbouring activities requiring resource consent<sup>3</sup>**

##### ***Comment/Explanation***

Under the Resource Management Act 1991, the Council may be considered an affected party where a development or activity proposal on land adjacent to a reserve or potentially affecting a reserve requires resource consent under the District Plan. The main concern of the Council is that adverse effects on reserves or users of reserves are avoided, remedied, compensated for or mitigated. In these circumstances, the Council department involved with administering the resource consent process (currently the Customer and Regulatory Services Team) must consult with the Council department involved with administering parks and reserves (Parks) on matters affecting reserves.

##### ***Objectives***

To ensure Council consent to a development proposal as an affected party takes into account adverse effects on reserves or prescribed users of reserves.

##### ***Policies***

- 1. The Council will comment, as an affected party, on all development activity proposals that are adjacent to or potentially affecting a reserve and requiring a resource consent and/or building consent under the District Plan.**
- 2. Before giving its permission as an affected party, the Council will generally require to be satisfied that any adverse effects on reserves or users of reserves are able to be avoided, remedied, compensated<sup>4</sup> for or mitigated.**

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<sup>3</sup> Policy 2.2.4 from Council's "General Policies for Council Administered Reserves" September 2006.

<sup>4</sup> Compensation will not be sought from parties that are renewing existing resource consents or seeking new consents for existing activities.



STAGE ONE  
12 YEARS CAPACITY  
(APPROX)

STAGE TWO  
13 YEARS CAPACITY  
(APPROX)

STAGE THREE  
14 YEARS CAPACITY  
(APPROX)

STAGE FOUR  
10.5 YEARS CAPACITY  
(APPROX)

BAKER TRUST  
SHEDS

NEW PLYMOUTH DISTRICT COUNCIL: NEW DISTRICT CEMETERY SKETCH PLAN  
21st October 2011 - FOR MANAGEMENT PLAN

PATRICK CORFE  
Landscape Architects Ltd