

I542. Te Arai South Precinct

I542.1. Precinct Description

The Te Arai South Precinct contains approximately 750ha of coastal land south of Te Arai Point, known as Mangawhai South Forest. The land within the precinct forms part of the Treaty settlement between the Crown and Ngati Manuhiri. The land was purchased by Ngati Manuhiri as part of the commercial redress component of their settlement. The land is within the rohe of Ngati Manuhiri. Appropriate use and development of the precinct land represents a significant opportunity for Ngati Manuhiri, including in partnership with others, to advance its economic, cultural and social wellbeing.

The precinct and surrounds exhibits high quality landscape, biodiversity, and coastal character values. The precinct provisions seek to protect and enhance these values and secure the public's on-going use and enjoyment of the coastal area and nearby lakes, while ensuring the economic, social and cultural well-being of Mana Whenua by enabling sustainable management of this Treaty settlement land through a comprehensive land management approach. The precinct seeks to enable the transition of the land from existing unsustainable and uneconomic land uses, including production forestry, to more sustainable and economically viable land uses. It also seeks to continue and allow further utilisation of a large on-shore sand resource that is significant for the growth and development of Auckland and other regions.

To achieve these outcomes, the precinct provides for a range of appropriate land use outcomes, including subdivision for papakāinga, rural residential and other activities in exchange for a large area of public conservation and reserve along the coast. This reserve will form part of a more extensive network of reserve land extending from the Mangawhai Wildlife Reserve to the Te Arai South Forest that protects in perpetuity some 15 kilometres of coastline, plus stream margins, wetlands and ecological and conservation areas.

The precinct provisions require a public reserve as shown on I542.10.1 Precinct plan 1 to be created with subdivision. This reserve comprises the coastal dunes and a connection to Tomarata Lake and Slipper Lake.

In exchange for these public benefits, a total of 58 rural residential sites (in addition to 2 existing sites) may be created.

The precinct provisions require that the 58 new specified building areas in the rural residential sites are to be located in the three areas identified in I542.10.1 Precinct plan 1 in order to maintain the amenity and natural character values of the coastal environment and surrounding land, avoid impacts on ecological and cultural heritage values of the precinct and enable a design solution which will protect the rural character of the area. The rural and coastal character of the precinct is unique given the attributes and activities above.

The precinct provisions enable the development of an area for papakāinga. The Papakāinga is intended to allow Ngati Manuhiri to undertake a range of activities within the area defined on I542.10.1 Precinct plan 1 that focus on its social, economic and cultural wellbeing.

These provisions recognise that the principles of Te Tiriti o Waitangi require the council to enable the use and development of land acquired by Mana Whenua through Treaty settlement and related legislation.

The zoning of the land within the Te Arai South precinct is Rural - Rural Coastal Zone.

I542.2. Objectives [rp/dp]

- (1) The use and development of the Te Arai South Precinct as Treaty Settlement land is enabled in a manner which recognises its commercial redress purposes and provides for a transition to sustainable land uses, while avoiding as far as practicable, and where total avoidance is not practicable minimising adverse effects on the values of:
 - (a) the high value landscapes and significant natural features within and adjoining the precinct;
 - (b) significant ecological areas and biodiversity; and
 - (c) the special rural character and coastal character values

Where adverse effects on the values identified above cannot be avoided, remediation is required. Where adverse effects cannot be avoided or remediated, mitigation is required.

- (2) Sand mining in specific areas of the Te Arai South Precinct land occurs in a way that utilises the significant resource while avoiding, remedying or mitigating significant adverse effects.

The zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

I542.3. Policies [rp/dp]

- (1) Enable appropriate subdivision, use and development of the precinct by:
 - (a) providing for an appropriate range of land uses to enable the precinct's transition to sustainable land use activities, limited rural residential (low density) housing, papakāinga, commercial, tourism, conservation and recreation activities;
 - (b) providing for subdivision in exchange for a significant coastal reserve and easements which connect to Tomarata Lake and Slipper Lake; and
 - (c) providing for a comprehensive approach to land management that provides for the protection and enhancement of the precinct's special features including the coastal dunes, wetlands, and biodiversity values.
- (2) Protect the high quality landscape by managing the quantity, location, nature and scale of buildings within the precinct.

- (3) Avoid adverse effects of land use and development on threatened or at risk species.
- (4) Protect the natural functioning of waterways and the coastal processes occurring within the precinct by limiting activities such as earthworks, bush and vegetation removal, siting of buildings, and landform modifications in close proximity to the coast and waterways.
- (5) Implement a comprehensive approach to land management to achieve the following outcomes:
 - (a) avoiding as far as practicable, and where total avoidance is not practicable minimising adverse effects on:
 - (i) the outstanding natural features of the dunelands;
 - (ii) outstanding landscapes;
 - (iii) the natural character values of the coastline and related inland area;
 - (iv) significant ecological areas and riparian margins; and
 - (v) biodiversity.

Where adverse effects on the values identified above cannot be avoided, remediation is required. Where adverse effects cannot be avoided or remediated, mitigation is required;
 - (b) the creation of additional significant public reserve land;
 - (c) low density rural residential dwellings;
 - (d) the protection and enhancement of biodiversity; and
 - (e) sand mining within a specific area of the precinct that avoids, remedies or mitigates adverse effects on the surrounding land and the reserve.
- (6) Provide for Māori cultural and commercial activities, including papakāinga.
- (7) Enable sand extraction activities and associated works within a specific area of the precinct, while avoiding, remedying or mitigating significant adverse effects associated with such activities. In order to meet this policy, preference will be given to sea-based transport of sand over land-based transport.
- (8) Require proposals for new sand extraction activities in the precinct to provide adequate information on the establishment and operation of the activity and demonstrate:
 - (a) the size and scale of extraction activities, the expected length of operation and the extent of the market to be served from the extraction site;

- (b) the design and layout of the site, the access roads and supporting facilities and infrastructure such as slurry lines;
- (c) that public access through the sand mining area can be provided for between the coast and the dune lakes;
- (d) include an agreement with the council regarding the rehabilitation and handover of Area D on I542.10.1 Precinct plan 1 (the area where the sand mining area and the reserve area overlap);
- (e) that adequate measures will be used to:
 - (i) manage noise, vibration, dust and illumination to maintain amenity values of the surrounding land uses;
 - (ii) manage traffic generation and maintain traffic safety, particularly measures to manage heavy vehicles entering or exiting the site. Sea-based transport of sand is a preferred method to avoid land traffic effects of sand mining;
 - (iii) avoid, remedy or mitigate any effects on soil and water quality, including impacts on watercourses within the extraction site and the effects of discharges from the site into the neighbouring environment;
 - (iv) maintain land stability;
 - (v) mitigate significant adverse effects on visual and landscape values; and
 - (vi) protect the values of identified heritage or archaeological sites, buildings, places or areas, along with Mana Whenua values;
- (f) options anticipated for the rehabilitation of the site, either by a staged process or at the end of the economic life of the sand mine, having regard to the expected life of the sand mining site; and
- (g) require a management plan to be prepared to address operational matters associated with sand extraction, including management of potential effects and measures to remedy, mitigate or offset these effects.

The zone, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I542.4. Activity table

The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

Table I542.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Te Arai South Precinct pursuant to sections 9(2), 9(3), 11 and 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I542.4.1 Activity Table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Papakāinga	RD
(A3)	Camping grounds	RD
(A4)	Visitor accommodation	RD
Community		
(A5)	Organised Sport and Recreation	P
(A6)	Informal Recreation	P
(A7)	Recreational trails and walkways	P
(A8)	Art works	P
Community		
(A9)	Restaurants and cafes	RD
(A10)	Rural tourist and visitor activities	RD
(A11)	Retail	RD
Industry		
(A12)	Sand extraction and associated structures and infrastructure	RD
Development		
(A13)	New buildings	RD
(A14)	Additions and alterations to buildings (more than 25 per cent of the existing gross floor area or 250m ² whichever is the lesser)	RD
Subdivision		
(A15)	Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016	RD

I542.5. Notification

- (1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) Papakāinga; and
 - (b) Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016.
- (2) Any application for resource consent for an activity listed in Table I542.4.1 Activity table and which is not listed in H1.5.1(1) or above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I542.6. Standards

The underlying zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below.

I542.6.1. Papakāinga

- (1) Papakāinga must be located within the area identified on I542.10.1 Precinct plan 1 as Papakāinga.
- (2) Papakāinga may include, marae complex, cultural activities, tourism activities, care centres including kohunga reo, educational facilities, healthcare facilities, community facilities, spa treatment facility, and a maximum of 10 dwellings.

I542.6.2. Restaurants and cafes, rural tourist and visitor activities and retail

- (1) Restaurants and cafes, rural tourist and visitor activities and retail must be an accessory activity to another activity carried out on the same site.

I542.6.3. Sand extraction and associated structures and infrastructure

- (1) Other than access roads, services and the slurry line for sand extraction, sand extraction and associated structures must be located within the area identified on I542.10.1 Precinct plan 1 as a sand mining area.
- (2) Sand extraction activities must not include any blasting.

I542.6.4. Dwellings

- (1) No more than one dwelling per site.
- (2) Dwellings may not be located on any access or service lots.

I542.6.5. Yards

- (1) The Coastal Protection Yard does not apply in this precinct.

I542.6.6. Subdivision

- (1) For the purpose of this rule, the limits on sites must not limit the creation of access or service lots.
- (2) The specified building areas in the 58 rural residential sites must be located in Area A, B or C on I542.10.1 Precinct plan 1.
- (3) No minimum net site area, minimum average site size or minimum site size applies.
- (4) The 2 sites and dwelling entitlements existing at 15 January 2016 may be relocated within area A, B and C.
- (5) At no cost to the administering body, a public reserve generally as shown on I542.10.1 Precinct plan 1 must be vested at issue of the title for the first rural residential site created under this rule, except as provided below.

- (6) The public reserve must be subject to any fencing requirements by the administering body. Fencing must be undertaken on the boundary of the reserve within the timeframe agreed by the administering body.
- (7) Within the reserve, the staged removal of pine trees and their replacement with native vegetation to enable recreation activities and otherwise protect and enhance Significant Ecological Areas and other ecological values must occur in accordance with the requirements and timeframes of the Vegetation Management Plan.
- (8) The final surveyed boundaries of the public reserve must be generally in accordance with I542.10.1 Precinct plan 1.
- (9) In the area identified on I542.10.1 Precinct plan 1 as Area D (where the sand mining area and the reserve area overlap), the reserve is not required to vest at the issue of the title for the first rural residential site, and may vest within one year of the completion of sand mining and associated rehabilitation within this area. Before this vesting, public access easements must be provided for at least 90% of Area D at any one time. This is to enable public access and use of any reserve area that cannot vest at the issue of the title for the first rural residential site.
- (10) The applicant must provide written advice from the council that the area of public reserve is acceptable for public reserve purposes including:
 - (a) access where this is necessary for the function of the public reserve to be achieved; and
 - (b) the proposed landform and rehabilitation of Area D (the area where the Sand Mining area and the Reserve Area overlap) following sand mining is suitable for public access and recreational use, including a potential camping ground in the vicinity of Tomarata Lake.
- (11) Cats, dogs (except for police dogs, dogs used in conservation management and biosecurity and guide or companion dogs (certified as helpers of people with disabilities), mustelids, goats, rabbits and rodents and any other inappropriate domestic pets are not permitted on any site including any balance titles that are on land included in the precinct.
- (12) Prior to the creation of any site under this rule, a Comprehensive Site Management Plan (CSMP) must be prepared for the precinct by the applicant for council's approval. The CSMP must be for the precinct as a whole (except for the reserve post-vesting). The purpose of the CSMP is to manage the use and development of the rural residential sites, Papakāinga and balance area as a whole, the protection and enhancement of archaeological, landscape and amenity values, ecological values including indigenous biota, soil conservation and reinstatement of sustainable native cover having regard to biota habitat requirements. Any vegetation removal within the proposed reserve area pre-vesting must be in accordance with the approved CSMP or as otherwise approved by council.

- (13) The CSMP must include the following:
- (a) An Ecological Management Plan;
 - (b) A Vegetation Management Plan;
 - (c) methods to ensure that earthworks undertaken are appropriately managed, and where necessary are planted in native species to control erosion;
 - (d) a plan for the management of earthworks to minimise and control sand, dust and sediment run-off from the works; and
 - (e) methods to protect and manage archaeological sites during construction and thereafter, including accidental discovery protocols, and the protection of sites of significance to iwi.
- (14) All titles created (excluding the reserve area) must include covenants or consent notices which prohibit perpetually further subdivision for the creation of residential or rural residential sites greater than the maximum 60 lots across the precinct (excluding the area identified on I542.10.1 Precinct plan 1 as Papakāinga).
- (15) The provision of “One dwelling per hectare with no more than 10 dwellings per site in the rural zones” from E20 Treaty Settlement Land, Activity table E20.4.1(A3), does not apply to the 60 sites provided for by this rule.
- (16) All titles created (excluding the reserve area but including any balance title) must include covenants which require compliance with conditions of consent, which provide for ongoing land management in accordance with the Comprehensive Site Management Plan and other land management plans required under these rules. The covenants must include a prohibition of domestic pets (including but not limited to, cats, mustelids, dogs (except for police dogs, dogs used in conservation management and biosecurity and guide or companion dogs (certified as helpers of people with disabilities), goats, rabbits and rodents) on the sites created and balance land.
- (17) Easements of sufficient width and practically located must be provided over the reserve for the purpose of services, conveying water and access to sites within the precinct.
- (18) Public access easements of 20m in width must be provided generally in accordance with the indicative locations shown on I542.10.1 Precinct plan 1, or in such locations as otherwise agreed with the council. The easements should be established at issue of the title for the first rural residential site created under this rule. Where easements traverse existing or proposed sand mining areas, such easements may provide for changes to the position of public accessways to allow for staging of sand mining and associated rehabilitation. The position of the easements must also be able to be moved including for the purpose of sand mining and associated rehabilitation staging

in agreement with the council. The easements must provide for pedestrian, cycling, equestrian and access for vehicles required for operational and maintenance purposes associated with the reserve, or such other activities otherwise agreed with council.

- (19) Pest plants are not permitted in the subdivision in private gardens or any amenity plantings.
- (20) A full time equivalent conservation ranger must be appointed and permanently employed by the future landowners to implement the Ecological Management Plan.

I542.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I542.8. Assessment – restricted discretionary activities

I542.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zone, Auckland wide, or overlay provisions.

I542.8.1.1. New buildings and additions and alterations to buildings

- (1) The extent to which the siting, design, and external appearance of buildings avoids, remedies, or mitigates adverse effects, including cumulative effects, on the landscape, visual amenity, rural character values and the remote character of the beach.
- (2) The extent to which adequate and appropriate provision is made for protection of the rural and coastal character.
- (3) Whether potential adverse effects on visual amenity arising from the proposed building, alteration or addition are appropriately managed.
- (4) The extent to which landform modification is minimised having regard to the need to provide safe access and stable building sites.
- (5) The extent to which adequate and appropriate provision is made for protection of landscape values.
- (6) Whether adequate provision is made for protection from risks from coastal hazards.

I542.8.1.2. Papakāinga, Camping Grounds, Visitor Accommodation, Restaurants and cafes, Rural tourist and visitor activities, and Retail

- (1) Whether the effects generated by vehicle traffic, including safety, are adequately and appropriately managed.
- (2) Whether adverse effects arising from noise is adequately controlled.
- (3) Whether the effects of the quantity and quality of stormwater discharges are adequately and appropriately managed.

- (4) Whether the disposal of wastewater is adequately and appropriately managed having regard to the environmental values of the Precinct.
- (5) The extent to which adequate and appropriate provision is made for protection of the rural and coastal character.
- (6) The extent to which the development and activities proposed adhere to the requirements of the Comprehensive Site Management Plan.

I542.8.1.3. Sand extraction and associated structures and infrastructure:

- (1) Whether the effects generated by vehicle traffic is adequately and appropriately managed to ensure the safe and efficient functioning of the surrounding road network.
- (2) Whether adverse effects arising from noise and vibration is adequately managed.
- (3) Whether potential adverse effects on visual amenity are appropriately managed.
- (4) Whether adequate provision is made for site rehabilitation on cessation of mining activities including provision of connectivity between dune lakes and the coastal reserve.
- (5) Whether adequate provision is made for ecological buffers around the perimeter of the mining activity.
- (6) Whether adequate and appropriate provision is made for public access.
- (7) Whether adequate provision is made for the protection of indigenous ecological values.
- (8) Whether adequate provision is made for the protection of the natural character of the coastal environment.
- (9) The extent to which the mining activities proposed impact on the public reserve.

I542.8.2. Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016

- (1) The measures proposed to implement the ban on inappropriate domestic pets.
- (2) The extent to which landform modification is minimised having regard to the need to provide safe access and stable building sites.
- (3) The extent to which adequate and appropriate provision is made for protection of the natural quality of waterbodies.
- (4) Whether the location of specified building areas is in accordance with the policies for the precinct.
- (5) The extent to which adequate and appropriate provision is made for protection of landscape values.

- (6) Whether adequate provision is made for protection of the natural character of the coastal environment.
- (7) The extent to which adequate and appropriate provision is made for protection of indigenous ecological values.
- (8) The extent to which adequate and appropriate provision is made for protection of threatened or at risk species, indigenous ecosystems and vegetation types that are threatened in the Auckland region.
- (9) Whether the location and form of vehicle access is consistent with the policies for the precinct.
- (10) Whether the effects generated by vehicle traffic is adequately and appropriately managed.
- (11) Whether the effects of the quantity and quality of stormwater discharges are adequately and appropriately managed.
- (12) Whether provision is made for control of pest plants.
- (13) Whether the development and activities proposed are consistent with the objective of achieving sustainable land management in this precinct.
- (14) Whether potential adverse effects on visual amenity arising from the development are appropriately managed.
- (15) The extent to which the development and activities proposed adhere to the requirements of the Comprehensive Site Management Plan.

I542.8.3. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions.

I542.8.3.1. New buildings and additions and alterations to buildings

- (1) Building siting, design, and external appearance:
 - (a) The extent to which the design and location of buildings, and associated works including landscape works and access works, avoids, remedies, or mitigates adverse effects, including cumulative effects, on the landscape, visual amenity, rural character values and the remote character of the beach. The following aspects are particularly relevant:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding or windows;
 - (iii) landform modification needed for specified building areas and access;
 - (iv) screening from neighbouring sites;
 - (v) views of the buildings from any public road or open space used for recreation, including the beach, coastal marine area, coastline, or regional park; and

- (vi) Exterior lighting, including any street lighting, should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and not adversely affect nesting shorebirds.
 - (b) Whether buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect landscape values when viewed from any road or other public land including the beach, the sea or regional park.
 - (c) The extent to which building finishes, including colours and materials, will be recessive and complement the rural and rural coastal character of the surrounding environment. Whether the exterior finish of the building or structure has a reflectance value of, or less than, 30 per cent as defined within the BS5252 standard colour palette.
- (2) Landscape and landform modification:
- (a) The extent to which the siting of buildings and accessory buildings avoids detracting from the rural and rural coastal character of the surrounding environment by responding sympathetically to natural landforms, landscape features, including where the proposal is within or adjacent to any ONL, ONC, and HNC area.
 - (b) Whether redevelopment does not require extensive landform modification unless for the purpose of recreating natural dune forms.
- (3) The siting of buildings and accessory buildings should demonstrate avoidance of coastal hazards.

I542.8.4. Camping Grounds, Visitor Accommodation, Restaurants and cafes, Rural tourist and visitor activities, and Retail

- (1) Whether noise from fans, ventilators, heaters, or other machines, or from on-site activities will be adequately mitigated.
- (2) The extent to which the design and location of buildings and operation of the activity, and the associated traffic, avoids, remedies or mitigates adverse effects on the road network or traffic safety.
- (3) Whether stormwater runoff from roof and paved areas is discharged in a manner that is hydrologically neutral by excess flows, volumes and timing of runoff in excess of pre-development runoff, being discharged to ground through suitable storage and soakage systems.
- (4) Whether adequate wastewater capacity will be provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.
- (5) The extent to which the operation of the activity avoids, remedies or mitigates adverse effects on rural and coastal character.

- (6) Whether the activity complies with all the requirements of the Comprehensive Site Management Plan.

I542.8.5. Sand extraction and associated structures and infrastructure

- (1) Whether the expected traffic generated by the activity does not adversely affect the safe and efficient functioning of the surrounding road network.
- (2) Whether adverse effects on visual amenity will be mitigated through the use of screening and landscaping.
- (3) Whether noise and vibration from machinery, pumps and on-site activities will be adequately avoided, remedied or mitigated including through limiting the hours of operation.
- (4) Whether methods of site rehabilitation, following cessation of sand extraction, results in ecological connectivity between the dune lakes and the coastal reserve.
- (5) Whether an appropriately sized and planted ecological buffer will be provided between the sand mine and dune lakes.
- (6) Whether public access will be provided/maintained between the coastal reserve and the dune lakes (refer to linkages shown on I542.10.1 Precinct plan 1).
- (7) Whether a mechanism is proposed (e.g. completion certificate from a suitably qualified expert) in which Area D (where the Sanding Mining area and the Reserve Area overlap) is to be vested with council on completion of the sanding mining and associated rehabilitation within this area.
- (8) The extent to which the operation of the activity avoids, remedies or mitigates adverse effects on indigenous ecological values.
- (9) The extent to which the operation of the activity avoids, remedies or mitigates adverse effects on rural and coastal character values of the precinct.
- (10) The extent to which sand mining activities avoids, remedies or mitigates adverse effects on nearby open space.

I542.8.6. Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016

- (1) The extent to which the measures proposed to control horses are likely to be adequate.
- (2) The extent to which the measures to protect shorebirds, lizards and threatened plant species, during earthworks and the construction period and thereafter are likely to be adequate.

Where the measures in (a) – (b) are not provided, the subdivision will be considered inappropriate.

- (3) Whether the subdivision maintains the special character and amenity of the Rural Coastal zone including the extent to which the subdivision will avoid

adverse effects, including cumulative effects, on the rural character anticipated in the zone having regard to the special rural and coastal character values of the Precinct.

- (4) Whether the subdivision, including provision for access and utilities, will not require extensive landform modification and the extent to which the adverse effects on the landscape and amenity values of the particular area will be avoided or appropriately mitigated. Where this is not achievable, the subdivision will be considered to be inappropriate.
- (5) Whether the subdivision and site development, including provisions for access and utilities, will use the existing landform as a basis as far as is practicable so that adverse effects on the landscape and discharge of silt are avoided or appropriately mitigated.
- (6) Whether the subdivision and associated works will not have adverse effects on the natural quality of any waterbodies, including streams flowing to the sea and the sea itself.
- (7) Whether specified building areas identified in the subdivision allow for any house or structure to be built below the brow of any ridge or hill on which it would be sited so that the highest point of any building or structure is below the landform or any existing trees or bush screening the building site, when the site (or sites) is viewed from any public road or public land including any beach or the sea, but excluding any areas of reserve proposed to be vested or regional park. From the latter areas of reserve or regional park, whether specified building areas for future buildings will be integrated into the landscape as far as practicable to avoid adverse visual amenity effects. Where avoidance is not practicable, whether effects will be remedied or mitigated. Where this is not achievable, the specified building area/s will be considered inappropriate.
- (8) Whether exterior lighting, including any street lighting, will be provided in such a way as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and not adversely affect nesting shorebirds.
- (9) The extent to which the subdivision ensures the protection or enhancement of the high landscape values of the area having regard to the local landscape's ability to absorb change in respect of other factors, including the nature and variability of local terrain, the extent and distribution of vegetation cover, and the location and nature of existing development and structures in it.
- (10) The extent to which the subdivision, including the location of specified building areas, ensures the protection or enhancement of the natural character of the coastal environment, and avoids, remedies or mitigates adverse effects on the natural landforms and vegetation cover that contribute to such character and values having regard to:

- (a) current levels of naturalness and the integrity of that part of the coastal environment; and
 - (b) screening and integration potential afforded by natural landforms and vegetation.
- (11) Whether the subdivision and development protects and does not adversely affect in a more than minor way the natural functioning of coastal processes.
- (12) Whether the subdivision and subsequent development does not have a significant adverse effect on indigenous flora and fauna and ecological values and the extent to which any such effects will be avoided or effectively mitigated including the area of land that extends down to the mean high water springs.
- (13) The extent to which subdivision avoids, remedies or mitigates adverse effects on: threatened or at risk species; indigenous ecosystems and vegetation types that are threatened in the Auckland region or are naturally rare; and areas containing nationally and regionally significant examples of indigenous community types.
- (14) The extent to which subdivision avoids significant adverse effects and avoids, remedies or mitigates other adverse effects of activities on: areas of predominantly indigenous vegetation in the coastal environment; habitats that are important during the vulnerable life stages of indigenous species; and indigenous ecosystems and habitats that are found only in the coastal environment and which are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones and saltmarsh, and ecological corridors.
- (15) Whether vehicle access to sensitive areas will be avoided and walkway access limited to a small number of defined walking paths to ensure that any adverse effects on the quality and/or remote character of the precinct and beach environment and the adverse effects on the ecological values of the dunes are avoided. Vehicle access to the beach from the site must not be allowed except for emergency responses or reserve management purposes.
- (16) Whether subdivision retains a rural character and does not create an urban character.
- (17) In circumstances where one or more of the above criteria are not met, the proposal may be considered inappropriate and the council in its discretion may refuse consent, or grant consent to a lesser number of sites, and/or to a different design of subdivision.
- (18) Whether traffic will be managed to ensure that the local road network will function safely and efficiently when subjected to the increased traffic movements associated with any subdivision of the site.
- (19) Whether stormwater runoff from roof and paved areas will be discharged in a manner that is hydrologically neutral by excess flows, volumes and timing of

runoff in excess of pre-development runoff, being discharged to ground through suitable storage and soakage systems.

- (20) Whether measures will be implemented to ban pest plants.
- (21) Whether the density of the proposed subdivision provides for the sustainable land management of the precinct.
- (22) Whether the proposed subdivision includes legally binding mechanisms to ensure adherence of owners and their successors in title to the CSMP.

I542.9. Special information requirements

I542.9.1. Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016

- (1) An application for Subdivision for the creation of up to 58 new house rural residential sites in addition to the two sites existing at 15 January 2016 must be accompanied by a Comprehensive Site Management Plan (CSMP).
- (2) The CSMP must contain the following information, in addition to any information required in the constituent plans below:
 - (a) identify the areas of the site to be developed for rural residential sites, including a landscape and visual assessment of the effects on identified natural heritage overlay values and the rural character and amenity;
 - (b) identify the location of rural residential sites and associated specified building areas, including geotechnical information demonstrating the stability of any proposed building site;
 - (c) identify the location of any archaeological sites;
 - (d) identify the areas of the site to be vegetated or managed to transition from pine to native cover, and how this will be achieved;
 - (e) specify the proposed staging of the subdivision and associated vegetation management;
 - (f) detail the legal mechanisms for achieving the purpose of the CSMP; and
 - (g) identify the location of any fencing agreed with council.
- (3) The Ecological Management Plan must include the following methods to protect ecological values:
 - (a) pest and predator control and monitoring, including establishment of buffer zones on the site to protect ecological values;
 - (b) management of people to avoid shorebird habitats, particularly during the breeding season and management and protection of shorebirds breeding in construction zones;

- (c) management of earthworks and construction activities to avoid shorebird habitats, particularly during the breeding season;
 - (d) management and protection of threatened plant species and associated shorebird and native biodiversity habitat;
 - (e) mechanisms to ensure that the Ecological Management Plan and its requirements are binding on and funded by future landowners;
 - (f) conservation management including pest control, protection of shorebirds from disturbance and habitat restoration;
 - (g) long term monitoring and reporting on shorebird habitat; and
 - (h) a full time equivalent conservation ranger must be appointed and permanently employed by the future landowners to implement the Ecological Management Plan.
- (4) The Ecological Management Plan must contain the following information:
- (a) a review of current information on the status of shorebird species, and ecological values in the area;
 - (b) survey methodologies to gather baseline information on species and ecological values present, the size of populations and the state of their habitats;
 - (c) identification of the threats to local shorebird populations and ecological values;
 - (d) proposed methods for conservation management including pest control, protection from disturbance and habitat restoration;
 - (e) proposed methods for long term monitoring and reporting; and
 - (f) details of how the conservation ranger and other costs will be funded.
- (5) The Vegetation Management Plan must include the following methods to manage vegetation on the land:
- (a) the maintenance of adequate vegetative screening or landform back-drop associated with any subdivision to protect or enhance any significant landscape values of the area;
 - (b) methods to ensure that the degree to which development associated with the subdivision would affect the natural landforms and vegetation cover that affects such character and values is minimised having regards to:
 - (i) current levels of naturalness of the areas in the precinct and the integrity of that part of the coastal environment; and

- (ii) screening and integration potential afforded by natural landforms and existing vegetation; and
 - (iii) the staged removal of pines and their replacement with native re-vegetation to enable recreation activities and protect and enhance SEAs or ecological values in the coastal reserve and in a 50 m riparian buffer extending along the Poutawa Stream from mean high water springs.
- (6) The Vegetation Management Plan must include the following information:
- (a) estimated timeframe and details of the staged pine removal and subsequent revegetation;
 - (b) a pre-revegetation site assessment including:
 - (i) descriptions of the ecosystems present on a plan; and
 - (ii) existing topography, contours, drainage, natural watercourses, vegetation cover and other significant landform or features.
 - (c) a planting plan assessment including:
 - (i) the location and extent of planting on a scheme plan; and
 - (ii) site preparation for planting;
 - (iii) site planting (species to be planted, size of plants and locations for planting, density, sourcing of plants and fertilisers);
 - (iv) maintenance of planting; and
 - (v) Annual monitoring programme (survival rates, size of plants, canopy closure).

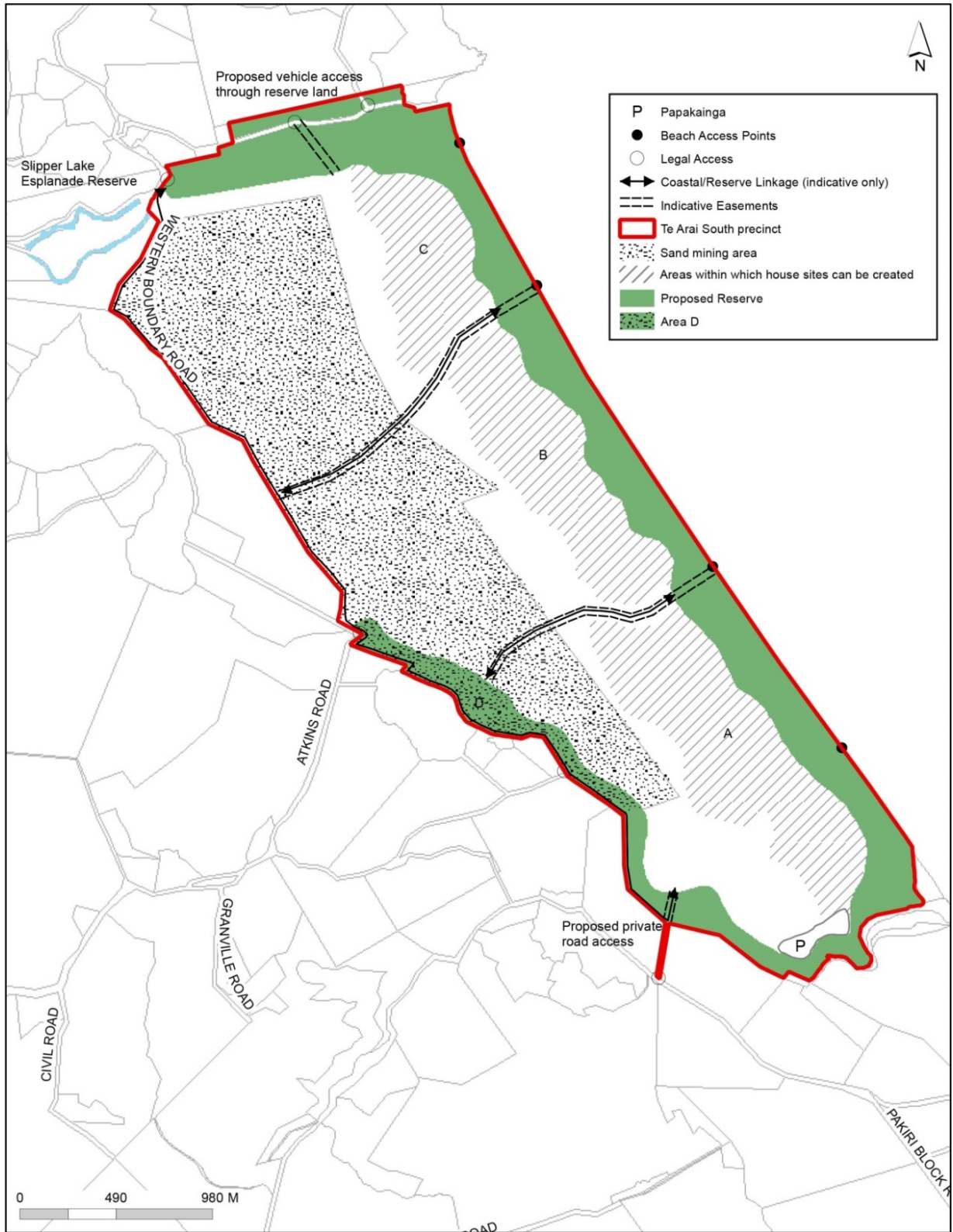
I542.9.2. Sand Extraction

- (1) An application for sand extraction and associated structures and infrastructure must be accompanied by a Sand Mine Management Plan with the following information:
- (a) a site plan indicating:
 - (i) existing topography, contours, drainage, natural watercourses, vegetation cover and other significant landform or features;
 - (ii) site layout, general design and location of buildings and infrastructure (including any slurry pipe for offshore collection);
 - (iii) areas for extraction, storage, stockpiling, processing and distribution;
 - (iv) predicted final contours and drainage; and
 - (v) boundary screening where necessary;
 - (b) a description of current and future operations, including:
 - (i) Vegetation removal and site preparation;

- (ii) sand extraction, processing, storage and distribution;
 - (iii) estimated volumes of sand to be extracted;
 - (iv) estimated timeframe and staging of sand to be extracted;
 - (v) the proposed rehabilitation methodology; and
 - (vi) the method of site access, circulation and parking.
- (c) a description of the methods to:
- (i) manage the effects of dust, noise, glare and vibration on the amenity of residents in the vicinity of the sand mining site;
 - (ii) manage the effects associated with vehicle movements;
 - (iii) protect and maintain areas of ecological importance, existing watertables, outstanding landforms, geologically significant sites and archeological sites;
 - (iv) monitor and report in relation to the above matters;
 - (v) manage any interface with existing or proposed reserves, and public access easements; and
 - (vi) manage the installation and operation of any slurry pipe for offshore collection.
- (d) an erosion and sediment control plan, including calculations to confirm compliance with best practice for sand mining associated activities including overburden removal.
- (2) Any amendments to the Sand Mine Management Plan must be provided to the council and may trigger the need for a new resource consent or variation to existing consent conditions.

I542.10 Precinct plans

I542.10.1 Te Arai South Precinct plan 1



Te Ārai Regional Park

Land status (LGA or RA)	Local Government Act 2002 – Te Ārai South. Reserves Act (scenic 19(1)(b) – Te Ārai North, western area of Te Ārai Point Recreation reserve – eastern areas of Te Ārai Point
Category ¹²²	1 – Natural / cultural (low use) – Te Ārai North 1 – Natural / cultural (high use) – Te Ārai Point and Te Ārai South
Size	450.8ha with a further 26.3ha yet to be vested, so over 477ha in long term
Map 16	Te Ārai Regional Park
Special covenants or legal requirements	As part of the Te Ārai South acquisition there is a public access easement over a 26.3ha area by Tomarata Lake extending through to Slipper Lake. The 26.3ha area is to vest in council in the future. ¹²³



1. Park vision

An expansive coastal park, protecting a number of threatened species and coastal ecosystems. The rich cultural landscape is acknowledged, and the park provides a diverse range of experiences where people can be active and enjoy the remoteness of this special place.

2. Mana whenua associations

Several mana whenua have associations with Te Ārai Regional Park reflecting their connections, occupation and activities over hundreds of years to the present day.

Some of the cultural values of this park important to mana whenua are outlined below, however the council recognises that a number of mana whenua have associations with this park and that further work to strengthen its relationships and partnership will support better understanding of these associations.

¹²² Refer to chapter 4 – Management Framework for the [Park categories](#) descriptions

¹²³ As part of the same acquisition a degree of future proofing has been applied to the parkland stretching along the coastal edge. Council is entitled to a park of a minimum width of 100 metres between mean highwater springs mark and the landward side of Lot 300. This includes the ability to move the park boundary should coastal erosion impact the width of the park. The council is able to acquire land from the vendor where it sits within the open space areas shown marked as V, W, X, Y and Z on the Subdivision Plan.

Working with mana whenua to preserve park values and tell the story of the park is also supported by the management intentions below.

Te Ārai North has been created as a result of subdivision of a former Crown-owned forest. The intent of this subdivision was for Te Uri o Hau to achieve commercial redress under their Treaty of Waitangi Settlement. This plan recognises the gifting of the Te Ārai North parkland from Te Uri o Hau. The addition of this parkland to the regional park was contingent on the approval of the use and development of the adjoining private land as provided for under the Te Ārai North Precinct Plan.¹²⁴

Te Ārai South has also been created as a result of subdivision of a former Crown-owned forest. This management plan recognises the gifting of this southern parkland from Ngāti Manuhiri and that the addition of this parkland was contingent on the approval of the use and development of the adjoining private land as provided for under the Te Ārai South Precinct Plan.¹²⁵ The precinct plan includes provision for papa kāinga development, subdivision and associated housing and commercial development, including sand extraction, camping-style accommodation and recreational activities, and private easements through the park. These activities and development are necessary for Ngāti Manuhiri to achieve commercial redress under their Treaty of Waitangi Settlement, and represent a significant opportunity for Ngāti Manuhiri to advance its economic, cultural and social wellbeing in partnership with others.

The Ngāti Manuhiri Claims Settlement Act 2012 includes a coastal statutory acknowledgment describing the association and connections Ngāti Manuhiri has with Te Ārai, and a statutory acknowledgement of association over the Ngāroto Lakes.

The Te Uri o Hau Claims Settlement Act 2002 includes a statutory acknowledgment over the Mangawhai Marginal Strip adjacent to the park.

The Te Kawerau ā Maki Claims Settlement Act 2015 and the Ngāi Tai ki Tamaki Claims Settlement Act 2018 also include a coastal statutory acknowledgement describing the iwi association with this area of the Hauraki Gulf.

The Ngāti Paoa Deed of Settlement 2021 (still to be enacted) contains a statement of association with the coastal area.

3. Park description

Te Ārai Regional Park covers over 450ha and stretches 11km along the Te Ārai coastline. The park has three distinct areas: Te Ārai Point is the initial central area held as regional park, with two additions of land at Te Ārai North and Te Ārai South as described in section 2 above.

Together with regional parkland at Pakiri, Te Ārai forms part of a wider coastal park network on the north-eastern coast of the region. This network also includes various land areas managed by Department of Conservation (DOC).

Te Ārai North covers 217ha, extending 5km northward along the coast from Te Ārai Point to the southern boundary of the DOC-managed Mangawhai Wildlife Refuge. DOC marginal strips run along the entire coastal edge and along both banks of the Te Ārai Stream which crosses this area of the park about 2km north of the point. The parkland adjoins a 46-lot coastal residential area and private golf course. A public

¹²⁴ Refer to chapter I of the Auckland Unitary Plan, No. 541

¹²⁵ Refer to chapter I of the Auckland Unitary Plan, No. 542

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access easement through private land that is in favour of both the Crown and Council (known as Pacific Road) provides public access to a car park and the coast.

Te Ārai Point consists of 80ha on the Te Ārai Point rock promontory (also known as Eyre's Point). This provides a main arrival area from Te Ārai Point Road and offers expansive views of the coastline. It contains two pristine dune lakes, areas of freshwater wetlands, and is adjacent to a small DOC managed stewardship block.

Te Ārai South currently consists of approximately 153.8ha of land along 5km of the coast south from Te Ārai Point to Poutawa Stream, extending inland. DOC marginal strips run along the entire coastal edge and along both banks of the Poutawa Stream. The parkland adjoins a proposed 60-lot coastal residential development, including papa kāinga housing and golf courses.

Te Ārai South Precinct Plan provides for the western part of the precinct to be used for sand mining and, following the completion of sand mining by a commercial operator, a further approximately 26.3ha of land will be acquired as part of the park. Until the land vests, it is subject to a pedestrian right of way easement and will contribute to the track network (refer to Map 16).

Forestry Road currently provides public access to an arrival area and the coast on its northern edge.

Ecology

The beach and dunes of Te Ārai are part of a larger Mangawhai-Pakiri sand system which is the largest ocean exposed sandy beach on the east coast of the region. The fore-dune and immediate back-dune areas are structurally intact and have relatively natural sand dune communities, including the best example of pīngao-spinifex sedgeland (DN2)¹²⁶ on mobile sands within the Rodney Ecological District.

Further inland, formerly mobile dunes were stabilised with exotic forestry, planted in the 1960s. These forests have been harvested and native vegetation cover is being progressively restored along the fore-dune and other areas of the park.

A number of rare and endangered native shorebirds use the inter-tidal zone along the beach frontage for feeding, and the sand flats and lagoon at the mouth of the Te Ārai Stream and Poutawa Stream for breeding and roosting, including the variable oystercatcher, the northern New Zealand dotterel and the threatened New Zealand fairy tern (a nationally critical species).

The dune ecosystem at Te Ārai is an important habitat for shore skink (an at-risk species) and increasingly rare katipō spiders have also been recorded there.

The western portion of the point contains coastal forest and shrublands dominated by aged pōhutukawa and two small, impounded dune lakes (Little Te Ārai Point Lake and Little Shag Lake). The lakes retain their natural state and are free from pest fish. They are nationally recognised as threatened ecosystems. To the east of these lakes is a wetland mosaic, with raupo reedland (WL19) extending across the valley bottom and interspersed among the raupo are two areas of manuka, greater wire rush, restiad rushland (WL2). This wetland ecosystem type is critically endangered in the Auckland region and only occurs at two locations within the Te Ārai catchment.

To the immediate north of Te Ārai Regional Park is the 245ha Mangawhai Wildlife Refuge (MWR) located on a 3.5 km long sand spit situated between the Mangawhai Harbour estuary and the ocean. The MWR, managed by DOC, is identified in the [Northland Conservation Management Strategy](#) as a priority ecosystem

¹²⁶ Refer to Appendix 6 [at page 476](#) for a description of the indigenous terrestrial and wetland ecosystem types

that DOC considers nationally important, being significant as breeding grounds for the threatened northern New Zealand dotterel and fairy tern.

Cultural heritage

Mangawhai (including Te Ārai) was originally populated by Ngāi Tāhuhu, who descended from Tāhuhunuiōrangī, an ancestor also to Ngāti Manuhiri. Te Uri o Hau and Ngāti Whātua eventually assimilated with Ngāi Tāhuhu and together with Ngāti Manuhiri, Te Uri o Hau have strong spiritual, traditional and historical connections with the area.

Mangawhai (including Te Ārai) was a very important mahinga kai / food gathering area for the Ngāi Tāhuhu people because of its abundant fish and shellfish resources. Permanent and temporary settlement occurred throughout the area, and there are a number of places with special significance to mana whenua including areas of wāhi tapu. This is especially true around the coastal margin of Mangawhai Harbour, the Te Ārai and Poutawa Streams, and the Ngāroto Lakes (Tomarata, Spectacle and Slipper). Middens identified on the site have been carbon dated to 400 years ago which coincides with the arrival of the Ngāi Tāhuhu people to the Mangawhai area.

Te Ārai o Tāhuhu (the shelter of Tāhuhu) is the name of the headland at Te Ārai Point and was the location of the pā of the founding ancestor of Ngai Tāhuhunuiarangi, one of a number of pā that guarded coastal kāinga between Te Ārai and Pākiri. The headland is the only prominent point jutting out into the South Pacific Ocean between Mangawhai (Bream tail) and Omaha (Cape Rodney) and was visited frequently by passing waka. It remains an important tribal boundary marker for mana whenua today.

Te Uri o Hau has many wāhi tapu sites in the north that make this a sacred place to them. There are 25 recorded historic heritage sites within the boundary of Te Ārai Regional Park and a further eight sites in the adjacent land or around the park's periphery. Those within the park include the pā site and a number of midden and pits representing Māori settlement activity; and a historic house site, quarry area and boat shed representing historic European settlement. The archaeological evidence at Te Ārai and surrounds attests to a long and potentially intensive settlement of the area and there are likely many more as yet unrecorded sites located in the accretion dunes.¹²⁷

History of park formation

The first areas of the park were acquired on Te Ārai Point in the 1950s and 1970s by the Rodney District Council. Auckland Regional Council then acquired approximately 50ha on the point in 2008 that formed the basis of the regional park. In 2013 the 28ha of local park at the point was amalgamated into the park.

Extension of the parkland came about a result of two separate gifts of reserve land in the north and the south by mana whenua. Te Ārai North was vested in the council in 2015 and Te Ārai South in November 2021.

¹²⁷ All of the sites in the regional park are protected under consent conditions and are to be protected and managed by Council.



Te Ārai Regional Park (north)

4. Recreation provision

Te Ārai Point has historically been the main arrival area to the popular Te Ārai beach which is a renowned surfing spot. It contains visitor facilities such as vehicle parking, toilets, picnic tables and a certified self-contained vehicle parking area. Tracks have been developed up and around the headland. The top of the headland offers panoramic views along the coast to the north and south. No public access is provided to the freshwater lakes, but the eastern lake can be viewed from the Te Ārai track. The point has two designated hang gliding and paragliding launching sites.

Northern access to the park is off Pacific Road. A small car park is located just behind the fore-dune, while a larger car park has been developed another 1500m back off Pacific Road on the boundary of the park. Existing forestry roads provide walking, biking and horse riding opportunities.

In the south, Forestry Road provides access to the beach. A forestry track on the back-dune provides access along the coast to Poutawa Stream and the southernmost point of the park.

5. Pressures, challenges and opportunities

Climate change

The coastal area is susceptible to the impacts of sea level rise and storm surges. The point, in particular, may experience land instability and the car park has already been pulled back to provide a grassed buffer. This plan proposes pulling this back further from the coastal edge.

These threats from climate change and consideration of the identified 170m coastal hazard zone¹²⁸ will need to be assessed as part of any new park development.

Many of the cultural heritage sites at Te Ārai are in the coastal environment and are particularly vulnerable to the effects of climate change. Further work is required to prioritise sites for protection or recover archaeological information. Cultural heritage also needs to be considered when planning for coastal protection and managed retreat, to ensure sites are not adversely affected by revegetation or unplanned site disturbance.

Catering for increasing visitor numbers

Vehicle counts at Te Ārai Point show visitor numbers nearly doubled between 2016 and 2021, with a peak of 165,000 visitors in 2020, dropping to 131,000 in 2021. This has caused congestion at the car park on busy weekends and good surf days with people parking along Te Ārai Point Road. There have been requests to provide some overflow parking, seal the road, and introduce speed restrictions.

More infrastructure, such as toilets, is required in all three main arrival areas to help cater for visitors. With Te Ārai South joining the regional park, this will vastly increase the capacity of the park to cater for recreation. It will provide another main arrival area to Te Ārai Beach. The South will be the main recreation hub with a trail system catering for walkers, recreational cyclists and horse riders and opportunities to stay on the park in a new campground and self-contained campervan area.

The proposed Pūhoi to Mangawhai Trail is planned to traverse the park from south to north. The shared path would leave Pakiri Block Road and enter Te Ārai park land to arrive at Te Ārai Point. The path around Te Ārai Point would utilise available park land as far north as possible before moving back into the roading corridor around Black Swamp Road.

Vehicles on the beach

Vehicles have been banned from the northern beach for some time but access to the southern beach while discouraged, has been raised as an ongoing issue. Visits to this area are expected to grow exponentially with park visitors and from the adjacent residential development. This plan prohibits all unauthorised vehicle access to the beaches adjacent to the regional park.

Restoration and revegetation

Community volunteer groups have made significant contributions to protecting rare and endangered native shorebirds, including predator control and monitoring of breeding programmes. These efforts have been focused around Te Ārai Stream and the headland. Te Ārai and Poutawa Streams provide opportunities for further habitat restoration.

Further planting along riparian margins will be undertaken, particularly along Te Ārai Stream.

Revegetation of the former exotic forested area has commenced as part of the consent conditions for the subdivisions. This will still need to be supported by ongoing pest control and further planting over the next few years, which will include more diverse species, and some canopy species as vegetation matures.

Some stands of exotic forest will be retained. They will provide for recreational experiences in shade and, in the north, a buffer to adjacent residents. This will be dependent on the age of the trees and any thinning and harvesting requirements to address public safety. Most areas will be progressively revegetated with indigenous species.

¹²⁸ Identified in the Te Ārai Coastal Hazard Assessment prepared by Jim Dahm in 2015.

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Dog walking

The new subdivisions in the north and south have a 'no pets' rule given the high ecological values of the area. Access for dog walking is currently available at Te Ārai Point under the council's [policy on dogs](#) and [bylaw](#).

The development of a subdivision at Te Ārai South will result in an increase in local residents and visitors to the park, some of whom may seek more opportunities for dog access. There may be an opportunity to investigate the possibility of providing controlled dog access into the southern inland part of the park away from the beach when the dog policy and bylaw are next reviewed.

Enhancing mana whenua connections

Both Te Uri o Hau and Ngāti Manuhiri have aspirations to reconnect to the parkland and have greater involvement in its management.

The park has a rich Māori heritage and contains many important sites of significance to mana whenua. There are numerous opportunities to enhance the visitor experience through promoting cultural identity.

Mana whenua seek opportunities to inform visitors and share mātauranga of the land's cultural significance and unique natural features, including the importance of the habitat protection measures. This includes aspirations for a cultural centre and trails through the park and the installation of pou, cultural art and design in wayfinding, such as in track marker poles to reflect their association to the land. There are opportunities to develop interpretation around the significance of the pā site on Te Ārai Point and other important sites.

Mana whenua have requested involvement in conducting shore bird management and monitoring initiatives as well as other recovery programmes associated with the biodiversity of the bush, lakes and streams, including the use of cultural indicators. This includes supplying plants to support the park's revegetation programmes.

Mana whenua have also requested any concessions on the park be limited to small scale operations and that proposed lease or concession opportunities be offered to mana whenua in the first instance.

6. Management focus

Te Ārai North and the western area of Te Ārai Point is managed as Category 1 – Natural / cultural (low use) which also reflects its status as a scenic reserve under section 19(1)(b) of the Reserves Act. The management of this area of the park will recognise, the critical importance of the foreshore as a habitat for rare and threatened coastal bird species such as the fairy tern and NZ dotterel. The need to protect the significant ecological and archaeological values will mean recreational access will be limited to walking, cycling and horse trails. All trails will be directed away from sensitive ecological and habitat areas and where possible avoid known archaeological sites.

The arrival area at Te Ārai Point and Te Ārai South is managed as Category 1 – Natural / cultural (high use) to reflect the current and anticipated future high visitation levels, with people accessing the beach and the recreation hub.

This is the management focus for Te Ārai for the next 10 years.

- Strengthening the council's relationships with mana whenua and exploring ways for more involvement in park management.

- Ensuring that the reserve land is managed in accordance with the primary purposes it is held for under the Reserves Act.
- Continuing and enhancing programmes to manage threatened species and protect the coastal ecosystem, including targeted pest control.
- Incorporating the new parkland into the regional park through developing track connections.
- Identifying and protecting cultural heritage places within the park.
- Developing a new arrival area, visitor facilities and campground in Te Ārai South.
- Managing the impacts of coastal processes on the park, including reconfiguring the arrival area at Te Ārai Point.
- Providing the opportunity for mana whenua to tell their stories.

7. Management intentions

The management intentions listed below are subject to resourcing being available and need to be read alongside the general policies of this plan.

1. Work with mana whenua to explore their involvement in the management of this park and delivery of the following management intentions.

Natural

2. Protect and progressively restore the habitat quality of all existing lakes, stream margins, wetlands and dune seeps, including through riparian planting.
3. Continue to manage the dune systems to improve their natural form and stability, including reshaping and replanting as required.
4. Continue with a targeted pest plant and animal control programme across all areas of the park, integrated with pest control initiatives being undertaken on adjacent public and private land.
5. Protect the dune systems and sensitive ecological areas and habitats from the adverse impacts of development and recreational activity by limiting access to the points and trail systems shown indicatively on Map 16.
6. Provide for and maintain the revegetation of the dunes and de-forested areas in accordance with the Vegetation Management Plans,¹²⁹ ensuring this includes the provision of shade.
7. Retain some areas of the remaining exotic woodlots to provide shade and shelter for recreation activities, while undertaking some thinning and underplanting with native species. As this native planting establishes progressively removing the pines.
8. Support recovery programmes that manage threatened species, including the management of Tara iti / New Zealand fairy tern led by the Department of Conservation.
9. Manage access points to the beach and the development of tracks in the vicinity of the mouths of the Te Ārai and Poutawa streams to minimise the impact of human activity on the shorebirds.

¹²⁹ Vegetation site management plans are a requirement of the Te Ārai North and South Precinct Plans

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10. Provide information on the ecological values of the area and the importance of the shorebird population at all beach access points.
11. Provide opportunities for viewing and interpretation of the shorebird habitat in discrete locations and in a manner that does not disturb the birds.
12. Prohibit unauthorised vehicle access to all dunes and beaches adjacent to Te Ārai Regional Park.
13. Support mana whenua and key stakeholders in monitoring and recording of the productivity of breeding birds at the Te Ārai and Poutawa Stream mouths.
14. Apply more intense management in the following areas to protect the habitats and sensitive ecosystems:
 - a. up to 500 metres from the mouth of the Te Ārai and Poutawa Streams
 - b. over Little Te Ārai Point Lake, Little Shag Lake and the wetland areas on Te Ārai Point.
15. Special management measures may be introduced within the habitat management areas identified in management intention 14 on a temporary or permanent basis to prevent the adverse impacts of human activity, including the exclusion of any recreational activity, if necessary.

Cultural heritage

16. Continue to survey and monitor the state of the cultural heritage places within the park, including defining their spatial extent, and reviewing or developing site specific management actions.
17. Work with mana whenua to identify, protect and interpret Māori heritage.
18. Facilitate the opportunity for mana whenua to tell their stories, including the potential development of a cultural heritage trail and working with them to develop interpretation around the significance of the pā site on Te Ārai Point.

Recreation and use

19. Promote the sealing of Pacific Road and maintain this as an arrival area to Te Ārai North that provides visitor infrastructure in the areas shown on Map 16, including:
 - a. a small parking area close to the beach with visitor information
 - b. a larger parking area off Pacific Road, on the road reserve before the park entrance and within the existing public access easement, with a water supply, visitor information, and shade tree planting
 - c. installing toilets at the eastern intersection of Pacific and Canal Roads.
20. Re-configure the existing arrival area at Te Ārai Point to:
 - a. reduce the vehicle parking closest to the beach and restore the dunes in this area
 - b. consider how best to provide multi-modal access to the park including safe arrival and parking for buses and bicycles
 - c. provide safer access to the beach
 - d. expand the parking area by the toilets to take in the self-contained campervan area which will be relocated to Te Ārai South
 - e. upgrade the toilet facilities and the picnicking areas
 - f. improve visitor information
 - g. provide more shade planting.

21. Investigate locations to install automatic gates on Pacific Road, Te Ārai Point Road and Forestry Road to manage vehicle access to the park.
22. Provide a place in Te Ārai North or at the Point to inform visitors of the land's cultural significance and unique natural features, including the importance of the habitat protection measures.
23. Develop a network of tracks in accordance with the general layout shown on Map 16, that:
 - a. provides for walking, running, tramping, recreational cycling and horse riding
 - b. provides a series of loops, connecting the new areas of the park with Te Ārai Point and provides access to the beaches and Tomarata and Slipper Lakes
 - c. avoids ecologically sensitive areas and provides buffers between the tracks and the fore-dunes and/or park boundary
 - d. recognises in the south, tracks through the golf courses and future sand mining operations area, may need to be occasionally realigned to respond to movement in the sand mining operations and golf course activities, in accordance with the provisions of the Te Ārai South Precinct Plan
 - e. provides for connections to other regional trails such as the Pūhoi to Mangawhai Trail.
24. Direct all recreational activities such as walking, running, tramping, recreational cycling, horse riding, and camping onto designated trails and sites. Prohibit off-track activity.
25. Prohibit horses from within 200m of Te Ārai Stream, except at a designated crossing point and 50m from Poutawa Stream.
26. Ensure all new park infrastructure, with the exception of car parking or temporary structures, is not constructed within the 170m coastal hazard zone¹³⁰ and that existing infrastructure is removed when practicable.
27. Consider authorisations for a limited number of small-scale commercial activities that enhance the use of the park, such as a surf school, ensuring these are appropriately located in the vicinity of arrival areas and do not compromise the remote visitor experience.
28. Add design features to the new Te Ārai Stream bridge that address public safety and ensure the bridge fits more aesthetically with the park environment.
29. Consult with the local surf lifesaving clubs about facilitating mobile surf lifesaving services at Te Ārai Point if the need arises.

8. Special management zone¹³¹

Te Ārai South Recreation Hub SMZ

The parkland off Forestry Road is relatively expansive and provides opportunity to develop facilities that support a range of active and passive recreation. This will provide access to the beach, Slipper Lake and a network of tracks. The recreation tracks will not be confined to the south of Forestry Road and may extend over inland and coast parks of Te Arai Point to north of Forestry Road.

Some of the area will be retained in exotic forest.

¹³⁰ Vegetation site management plans are a requirement of the Te Ārai North and South Precinct Plans

¹³¹ Refer to chapter 4 Management Framework – [General and special management zones](#)

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Access into this area may be achieved off Forestry Road or through a new entrance off Atkins Road.

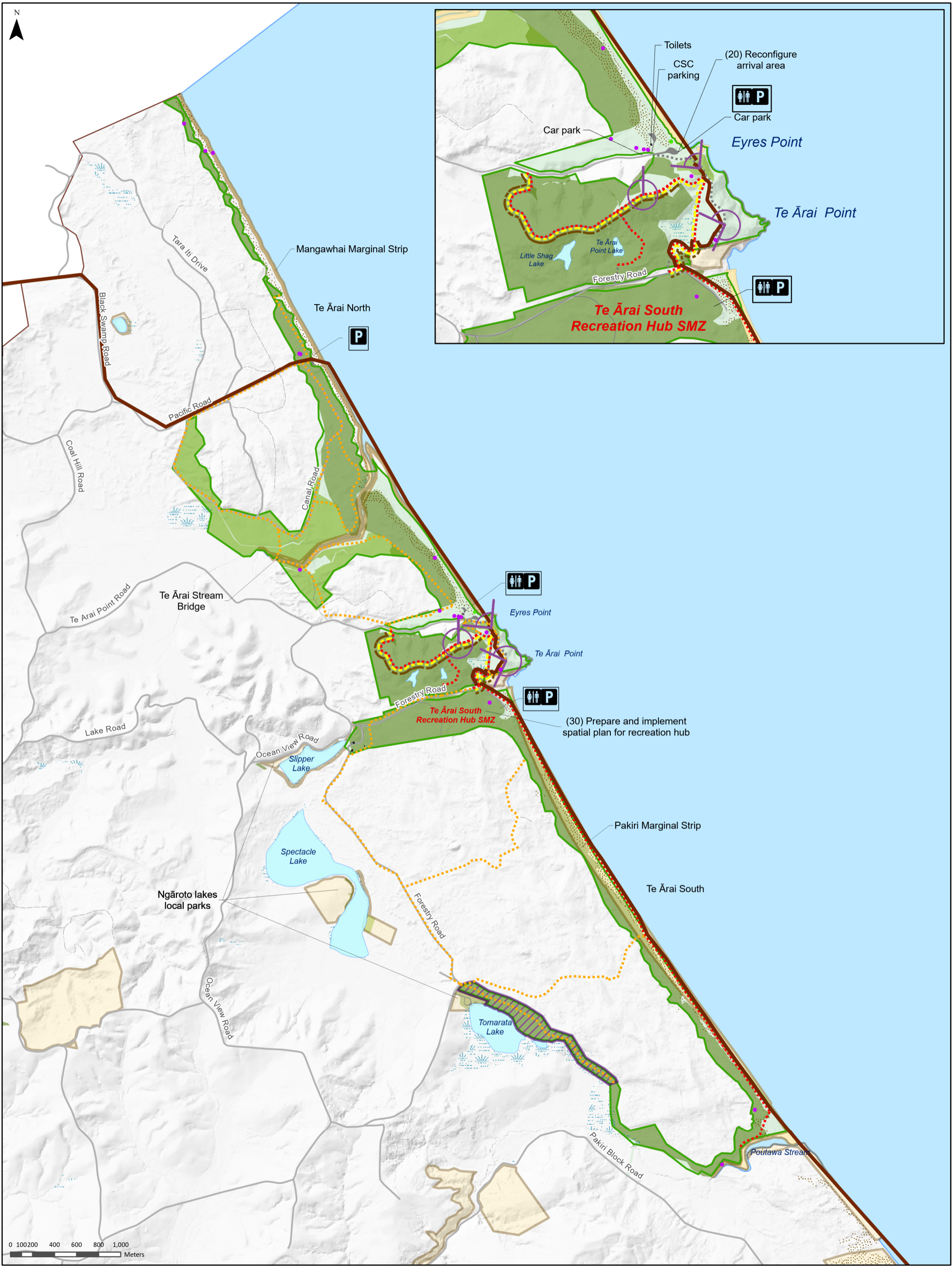
Management intentions

30. Prepare and progressively implement a spatial plan for the Te Ārai South recreation hub that includes the development of:
- new arrival areas as you enter the park and at the beach end of Forestry Road providing parking, water supply, toilets and visitor information
 - a vehicle-accessible campground with water supply and toilets
 - a designated parking area for certified self-contained vehicles
 - parking for horse floats
 - a network of tracks
 - a park depot and ranger station.

9. Key stakeholders

In addition to supporting partnerships with mana whenua, the council also seeks to work with many other community and governmental groups and volunteers in preserving important park taonga and improving parks. Key stakeholders include the regional stakeholders listed in Appendix 4 and:

Key stakeholders	Activity or interest
Mangawhai Surf Lifesaving Club	Potential satellite operation at Te Ārai
Matakana Coast Trail Trust	Development of connections to local / regional trail networks, including the Pūhoi to Mangawhai Trail
New Zealand Fairy Tern Charitable Trust, the Dotterel Care Group, Shorebird Trust and Birds NZ (Ornithological Society of NZ)	Research, predator control and coastal habitat restoration to protect threatened birdlife. Implementation of wider community conservation plan for predator-free buffer zone from Mangawhai to Pakiri north
Tara Iti Residents Association, Te Ārai South Owners Association, Te Ārai Links, and adjacent landowners	Represent local communities' interests; as landowners, interests in boundary management, park use impacts, pest control
Te Ārai Beach Preservation Society and Save Te Ārai	Retention of the wilderness character and scenic quality of the park, maintenance of access to Te Ārai North, protection of birdlife
Te Ārai North Ltd (TANL) and Te Ārai South Holdings Ltd (TASL)	Management agreements relating to ecological restoration and enhancement and provision of public/private easements through the park



The numbers in brackets (3) are management intentions – refer to the Park chapter for details.