

I541. Te Arai North Precinct

I541.1. Precinct Description

The Te Arai North Precinct contains approximately 616ha of coastal land north of Te Arai Point, generally known as Mangawhai North Forest. The land within the precinct formed part of the Treaty settlement between the Crown and Te Uri o Hau under the Te Uri o Hau Claims Settlement Act 2002. The land was purchased by Te Uri o Hau as part of the commercial redress component of their settlement. Appropriate use and development of the precinct land represents a significant opportunity for Te Uri o Hau, including in partnership with others, to advance its economic, cultural and social wellbeing.

The precinct exhibits high quality landscapes, biodiversity and coastal character values. The precinct seeks to protect and enhance these values while providing for rural residential, commercial, recreation and conservation activities. The provisions seek to protect and enhance these values and secure the public's use and enjoyment of the coastal area, while ensuring the economic and cultural well-being of Mana Whenua. This is achieved 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.

To achieve these outcomes, the precinct provides for subdivision for limited rural residential sites in exchange for a significantly large area of public conservation and reserve along the coast. This reserve will form part of a more extensive network of reserve land extending to the Te Arai South Forest.

The precinct provisions require a public reserve of minimum 172 hectares to be created with subdivision. This reserve comprises the coastal dunes, a riparian margin along the Te Arai Stream and a connection between the coast and the Coal Hill Road wetland.

The precinct also provides for environmental enhancement through protection in perpetuity of existing wetland, enhancement of the dunelands and the protection and enhancement of endangered native flora and fauna.

In exchange for these public and environmental benefits, 43 new rural residential sites can be created in addition to 3 balance sites.

The precinct provisions require that the specified building areas for the 43 new house sites be located in the three areas identified in I541.10.1 Te Arai North: Precinct plan 1 in order to maintain the amenity and natural character values of the surrounding land, avoid impacts on ecological and cultural heritage values of the site, including endangered shorebirds and enable a design solution which will maintain the special rural coastal character of the area.

The provisions require a comprehensive approach to site management through management plans that provide for appropriate new land uses while avoiding, remedying and mitigating effects on landscape, biodiversity, and rural coastal character values. There is a strong focus on protecting and enhancing the biodiversity values of the coastal area adjoining the precinct in these management plans, given the existence of rare and threatened species, including shorebirds.

These provisions recognise that the principles of Te Tiriti (including the principle of redress and the principle of active protection) require the council to enable the use and development of land acquired by Mana Whenua through Treaty settlement legislation.

The zoning of land within this precinct is Rural - Rural Coastal zone

I541.2. Objective

- (1) The subdivision of the Te Arai North Precinct 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 of the precinct.
- (2) 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.
- (3) The creation of a significant area of public reserve as major component of the long term protection of the values set out in Objective (1) above as well as ensuring appropriate levels of access to enable public enjoyment and appreciation of those values.

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

I541.3. Policies

- (1) Enable appropriate subdivision in the precinct by:
 - (a) providing for subdivision in exchange for a significant coastal and riparian reserve; and
 - (b) 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) Provide for the setting aside of a public reserve of approximately 172 ha with an inland boundary a minimum of 200m wide from mean high water springs with the exception of the transitional area shown near the northern boundary of Lot 1 DP 453130 and located to respect both the physical topography of the land and provide for a public access trail.
- (3) Provide for a public access trail alignment along the back of the foredunes from the public beach access point at the Pacific Road car park, northwards to a beach access point in the reserve near the northern boundary of Lot 1 DP 453130,

- (4) Widen the public easement on Pacific Road to provide for safe pedestrian, cycle and equestrian use and provide for any necessary integration with the existing landform.
- (5) Provide for easements over the reserve for conveying water, telecommunications and power including over parts of Lots 1 and 3.
- (6) Provide a public access easement over Lot 3 DP 453130 to connect the existing reserve on Te Arai Point Road with that part of the new reserve created on the southern side of the Te Arai Stream.
- (7) Avoid adverse effects of subdivision on threatened or at risk species.
- (8) 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.
- (9) 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.
 - (b) the creation of additional significant public reserve land;
 - (c) low density rural residential dwellings; and
 - (d) the protection and enhancement of biodiversity.

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

I541.4. Activity table

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

Table I541.4.1 Activity table specifies the activity status of subdivision activities in the Te Arai North Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I541.4.1 Activity Table

Activity		Activity status
Subdivision		
(A1)	Subdivision for the creation of up to 43 rural residential sites in addition to the 3 sites existing at 30 September 2013.	RD

I541.5. Notification

- (1) Any application for resource consent for an activity listed in Table I541.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) 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).

I541.6. Standards

The zone, Auckland-wide and overlay standards apply in this precinct unless specified below. Activities listed in Table I541.4.1 Activity table must comply with the following standards.

I541.6.1. Dwellings

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

I541.6.2. 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 43 new rural residential sites must be located in Area A, B and C and identified on I541.10.1 Te Arai North: Precinct plan 1 as "Areas in which New House Sites Can be Created" in the following manner:
 - (a) No more than 5 new specified building areas must be located in Area A of which no more than 1 specified building areas is to be located in Area A1.
 - (b) No more than 38 new specified building areas must be located in Area B of which no more than 5 new specified building areas must be located in Area B1.
 - (c) No more than 4 new specified building areas must be located in Area C.
- (3) There must be no more than 43 new specified building areas created in Areas A, B and C.
- (4) Residential buildings in Areas A1 and B1 must be set back 50m from the reserve boundary shown on the Reserve Plan as 'reserve boundary setback'.

- (5) Up to 3 specified building areas provided by existing entitlements may be located outside of Areas A, B and C but not in Area D or the proposed reserve.
- (6) Buildings must not be erected in Area D apart from building associated with land management or water storage facilities (e.g. fencing, pipelines, reservoirs, etc).
- (7) No minimum net site area, minimum average site size or minimum site size applies.
- (8) At no cost to the administering body, the full area of public reserve of a minimum of 172 hectares and generally as shown on I541.10.1 Te Arai North Precinct plan 1, must be vested at issue of the title for the first house site created under this rule.
- (9) The public reserve must be subject to any fencing requirements by the administering body.
- (10) The final surveyed boundaries of the public reserve must be generally in accordance with I541.10.1 Te Arai North: Precinct plan 1 and subject to:
 - (a) Being of sufficient width to allow for a public access trail along the back of the foredunes in Lot 1 DP 453130;
 - (b) The inland reserve boundary in lot 1 DP 453130 shown on I541.10.1 Te Arai North: Precinct plan 1 must be a minimum of 200m wide from mean high water springs with the exception of the transitional area shown near the northern boundary of Lot 1 DP 453130 and located to respect both the physical topography of the land and provide for a public access trail alignment that:
 - (i) protects ecological values and revegetation of the foredunes and the buffer areas referred to below;
 - (ii) provides a buffer between the foredunes and the public access trail to protect the foredune structure; and
 - (iii) provides a buffer between the public access trail and the adjacent boundary of a site created under these rules.
- (11) At no cost to the administering body additional reserve may be provided in Lot 1 DP 453130 in the blue hatched area shown on I541.10.1 Te Arai North Precinct plan 1 where such reserve is required to meet the objectives above.
- (12) At no cost to the administering body additional reserve may also be provided on lot 3 DP 453130 in the blue hatched area shown on I541.10.1 Te Arai North: Precinct plan 1 where such reserve is required by the administering body to provide better connections to the existing reserve at Te Arai Point Road.
- (13) The following must be undertaken in the reserve:
 - (a) A public access trail alignment must be provided for by the Applicant along the back of the foredunes from the public beach access point at the Pacific Road car park, northwards to a beach access point in the reserve near the northern boundary of Lot 1 DP 453130,

- (b) In Lot 1, the existing public easement over Pacific Road must be widened to an average width of at least 50 metres to provide for safe pedestrian, cycle and equestrian use. The widened public easement may be subject to realignment for better integration with the existing landform. At the Council's election, the widened public easement on Pacific Road may be vested as public road.
 - (c) Easements of sufficient width and practically located must be provided over the reserve for conveying water, telecommunications and power including over parts of Lots 1 and 3 as generally shown on I541.10.1 Te Arai North: Precinct plan 1.
 - (d) A public access easement of up to 30m in width generally as shown on I541.10.1 Te Arai North: Precinct plan 1 or otherwise agreed with Council or other administering body must be provided over Lot 3 DP 453130 to connect the existing reserve on Te Arai Point Road with that part of the new reserve created on the southern side of the Te Arai Stream.
- (14) The applicant must provide written advice from the council that the area of public reserve is acceptable for public reserve purposes including access where this is necessary for the function of the public reserve to be achieved.
- (15) Domestic pets (including, but not limited to, cats, mustelids, dogs, goats, rabbits and rodents) are not permitted on any site created under this rule including any balance titles that are on land included in the precinct.
- (16) The applicant must continue to maintain the minimum of 4.26 ha of wetland plus a minimum 1.4 ha buffer area as identified on I541.10.1 Te Arai North: Precinct plan 1 as "Protected Wetland Area", and must be protected in accordance with the following:
- (a) The applicant must provide a Comprehensive Weed and Animal Pest Control Plan. The Plan must demonstrate how weeds and invasive plants (including climbing asparagus) and pest animals (including pest fish, feral pigs, rats, possum and mice) are to be eradicated or controlled in the protected area(s) on an on-going basis. Any chemical control to be used must be suitable for the purpose and for the environment in which it is to be used.
 - (b) The applicant must clearly and accurately provide a Planting Plan for the 1.4 ha wetland buffer area identified on I541.10.1 Te Arai North: Precinct plan 1 which meets the standards set out in E39 Auckland-wide Subdivision Rural under E39.6.4.5 (5) to (7).
 - (c) A stockproof fence as specified in one of clauses 6, 7, or 8 of the Second Schedule of the Fencing Act 1978 must be constructed around the perimeter of the wetland and buffer to be protected. The fence must be a minimum of 10 metres from the edge of the wetland (except where

constrained by property boundaries). No gates are to be installed in the fence.

- (d) Completion Certificate Requirement: All weed and pest control planting and fencing required by (a) – (c) above must be completed prior to issuing the section 224(c) certificate for the first rural residential site. For the purpose of this rule “control” means weed populations are reduced to a level whereby the landowner may remove re-infestations by using chemical or non-chemical control up to three times a year.
 - (e) Protection of Wetland and Buffer Area: All conditions for protection of the wetland and buffer area must be complied with on a continuing basis by the subdividing owners and all subsequent owners and must be the subject of consent notices to be registered under the Land Transfer Act 1952.
 - (f) The wetland must be protected in perpetuity through a covenant.
- (17) Prior to the creation of any site, a Comprehensive Site Management Plan (CSMP) must be prepared for the precinct by the applicant for council's approval.
- (a) In preparing the CSMP the applicant must consult a Community Liaison Group established for Te Arai comprising Auckland Council, the Department of Conservation, the Environmental Defence Society, the Royal Forest and Bird Protection Society of NZ, Te Uri o Hau, Te Arai Beach Preservation Society, the Ornithological Society of New Zealand and the New Zealand Fairy Tern Charitable Trust.
 - (b) The CSMP must provide for management of the Precinct area (with the exception of the reserve post vesting).
 - (c) The purpose of the CSMP is to manage the use and development of the rural residential sites and balance area to ensure over the site 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 must be in accordance with the approved CSMP or as otherwise required to comply with the conditions of vesting of the proposed reserve.
 - (d) The CSMP must include the following management plans below to achieve its purpose and the CSMP and other management plans must take into account and be consistent with the management plans prepared in accordance with conditions of resource consents relating to the golf course:

- (i) A Shorebird Management Plan consistent with the ecological management plan and conservation management plan required for the golf course under conditions of its resource consent.
 - (ii) A Vegetation Management Plan.
 - (iii) A Conservation Management Plan that includes methods to protect and enhance ecological values consistent with the ecological management plan and conservation management plan required for the golf course under conditions of its resource consent.
 - (iv) Methods to ensure that earthworks undertaken are appropriately managed, and where necessary are planted in native species to control erosion.
 - (v) A plan for the management of earthworks to minimise and control sand, dust and sediment run-off from the works and ensure compliance with the Soil Conservation Covenant on the land under the Crown Forests Assets Act 1989.
 - (vi) Methods to protect and manage archaeological sites during construction and thereafter, including accidental discovery protocols, and the protection of sites of significance to iwi.
 - (vii) Measures to manage that part of lot 3 adjoining the public access easement to ensure a rural and remote walking experience is maintained.
 - (viii) A Community Consultation Plan to provide for ongoing consultation with the Community Liaison Group on the use and management of the land in accordance with the CSMP.
- (18) All titles created under this rule (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 46 house sites.
- (19) All titles created under this rule, (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, goats, rabbits and rodents) on the sites created and balance land. The Queen Elizabeth the Second National Trust and the Department of Conservation must be invited to be parties to and beneficiaries of such covenants in respect of the balance land inside and outside Areas A, B, C and D on I541.10.1Te Arai North: Precinct plan 1.
- (20) The work required in relation to the reserve under the Vegetation Management Plan must be completed within the five years of the vesting of the reserve.

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

I541.7. Assessment – controlled activities

Not applicable in this precinct.

I541.8. Assessment – restricted discretionary activities

I541.8.1. 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.

I541.8.1.1. Subdivision for the creation of up to 43 new rural residential sites in addition to the 3 sites existing at 30 September 2013

- (1) The measures proposed to implement the ban on inappropriate domestic pets.
- (2) The extent to which adequate and appropriate provision is made for protection of shorebirds and threatened plant species.
- (3) The extent to which landform modification is minimised having regard to the need to provide safe access and stable building sites.
- (4) The extent to which adequate and appropriate provision is made for protection of natural quality of waterbodies.
- (5) Whether the location of specified building areas is in accordance with the policies for the precinct.
- (6) The extent to which adequate and appropriate provision is made for protection of landscape values.
- (7) Whether adequate provision is made for protection of the natural character of the coastal environment.
- (8) The extent to which adequate and appropriate provision is made for protection ecological values.
- (9) 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.
- (10) Whether the location and form of vehicle access is consistent with the policies for the precinct.

- (11) Whether the effects generated by vehicle traffic is adequately and appropriately managed.
- (12) Whether the effects of the quantity and quality of stormwater discharges are adequately and appropriately managed.
- (13) Whether provision is made for control of pest plants.
- (23) Whether the development and activities proposed are consistent with the objective of achieving sustainable land management in this precinct.
- (24) The extent to which the development and activities proposed adhere to the requirements of the Comprehensive Site Management Plan.

I541.8.2. 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.

I541.8.2.1. Subdivision for the creation of up to 43 new house sites in addition to the 3 sites existing at 30 September 2013

- (1) The adequacy of measures proposed to ban cats and dogs and other inappropriate domestic pets.
- (2) The extent to which proposed measures to protect shorebirds, lizards and threatened plant species, during earthworks and the construction period and thereafter are adequate and appropriate .
- (3) Where the measures in (1) – (2) are not provided, the subdivision will be considered inappropriate.
- (4) Whether the subdivision s maintains the special character and amenity of the Rural - Rural Coastal zone including whether the subdivision will avoid adverse effects, including cumulative effects, on the rural character anticipated in the zone.
- (5) The extent to which the subdivision, including provision for access and utilities, avoids extensive landform modification and appropriately manages potential adverse effects on the landscape and amenity values of the particular area. Where this is not achievable, the subdivision will be considered to be inappropriate.
- (6) The extent to which the subdivision and site development, including provisions for access and utilities, uses the existing landform as far as is practicable so that adverse effects on the landscape and discharge of silt are avoided or appropriately mitigated.

- (7) The extent to which the subdivision and associated works avoids adverse effects on the natural quality of any waterbodies, including streams flowing to the sea and the sea itself.
- (8) 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.
- (9) Whether sites viewed from excluding any areas of reserve proposed to be vested for regional park allow specified building areas for future buildings to be integrated into the landscape as far as practical to avoid adverse visual amenity effects or 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.
- (10) The extent to which exterior lighting, including any street lighting, is to be provided so as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and the extent to which such lighting avoids adversely affect nesting shorebirds.
- (11) Whether 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.
- (12) Whether 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 contributes 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.
- (13) The extent to which the subdivision and development should protects and does not adversely affect in a more than minor way the natural functioning of coastal processes.

- (14) The extent to which the subdivision does not have significant adverse effects on wildlife, flora and ecological values and any such effects are avoided or effectively mitigated.
- (15) The extent to which the subdivision and subsequent development does not adversely affect any flora or fauna species including threatened or endangered species on the site or in the surrounding area, including the area of land that extends down to the mean high water springs.
- (16) The extent to which the 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.
- (17) Whether the 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.
- (18) The extent to which vehicle access to sensitive areas is 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. This includes measures to prevent vehicle access to the beach from the site except for emergency responses or management purposes.
- (19) Whether the subdivision retains a rural character and does not create an urban character.
- (20) The extent to which measures at the time of subdivision ensure that buildings on the new site created in Area A on I541.10.1 Te Arai North: Precinct plan 1 as “Areas In Which Rural Residential New Sites Can Be Created” are not visible from Te Arai Point Road, Te Arai beach, and existing local and regional reserve land (excluding any new public reserve on land in the Precinct). Where this occurs, buildings will be considered inappropriate.
- (21) 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.

- (22) Whether traffic is to 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.
- (23) Whether stormwater runoff from roof and paved areas is to 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.
- (24) Whether the measures to be implemented to ban pest plants are adequate and appropriate to achieve the policies of the precinct.
- (25) Whether the density of the proposed subdivision provides for the sustainable land management of the precinct.
- (26) Whether the proposed subdivision includes legally binding mechanisms to ensure adherence of owners and their successors in title to the CSMP.

I541.9. Special information requirements

- (1) An application for Subdivision for the creation of up to 43 new house sites in addition to the 3 sites existing at 30 September 2013 date 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 house 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.
 - (g) Identify the location of any fencing agreed with Council.
- (3) The Shorebird Management Plan must recognise the critically endangered status of the New Zealand Fairy Tern/Tara Iti, and the endangered status of the

Northern New Zealand Dotterel and include the following methods to protect shorebirds:

- (a) Pest and predator control and monitoring, including establishment of buffer zones on the site to protect shorebird habitats.
 - (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 Shorebird 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.
 - (h) A full time equivalent conservation ranger must be appointed and permanently employed by the future landowners to implement the Shorebird Management Plan.
- (4) The Shorebird 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;
 - (f) Details of how the conservation ranger and other costs will be funded;
 - (g) Communication and public education plans.
- (5) The Vegetation Management Plan must include the following methods to manage vegetation on the land:

- (a) The maintenance of adequate vegetative screening or land form back-drop associated with any subdivision to protect or enhance the high 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 area in the Precinct and adjoining areas and the integrity of that part of the coastal environment; and
 - (ii) Screening and integration potential afforded by natural landforms and existing vegetation.
 - (c) Revegetation of the area marked “Northern Boundary Planting” on I541.10.1 Te Arai North: Precinct plan 1. Subject to obtaining agreement with the Department of Conservation, the Northern Boundary must be fenced and planted in accordance with I541.10.1 Te Arai North: Precinct plan 1 to achieve a 60m corridor that connects the foreshore reserve with the wetland. Such planting may be provided on either side of the boundary.
 - (d) The staged removal of pine trees and their replacement with native vegetation in the areas identified below:
 - (i) The entire coastal section of the reserve, including the area of the reserve abutting the Te Arai stream up to a line 500 metres inland from and perpendicular to MHWS;
 - (ii) The riparian edge, being a 50m corridor to both sides of the Te Arai stream.
- (6) The Conservation Management Plan and ecological management component of such plan must include the following methods to protect and enhance the ecological values of the precinct area:
- (a) An assessment of ecological values, a detailed scheme of protection for habitats and species of ecological significance covering all of the land, including mitigation measures, a programme for implementing such measures and methods for monitoring the impacts of any works. In particular methods to protect and enhance the following areas:
 - (i) The coastal dunes and beach on the site between the site and mean high water springs;
 - (ii) Marsden Road Wetland;
 - (iii) Harbour Road Wetland;
 - (iv) The boundary with the Mangawhai Wildlife Refuge; and
 - (v) The Te Arai Stream Mouth.

- (b) Methods to control invasive weed species and animal pest control on the site including methods to manage the use of pesticides.
- (c) The demarcation and protection of the areas of ecological value on the site.
- (d) Identification and protection of any nests of Threatened or At-Risk shorebirds.

I541.10. Precinct plans

I541.10.1. Te Arai North: Precinct plan 1

