

# TE ARAI PARK REVISED PROJECT PROFILE

## Overview

- Tenure: Freehold title.
- Area of site: 616ha's.
- Location of site: Between Mangawhai Harbour and Te Arai Point.
- Drainage catchment of site: Te Arai Stream and Mangawhai Harbour.
- Community Catchment: Mangawhai.
- Length of site: 5.3km fronting Te Arai Beach.
- Width of site: 1.7km at widest.
- Current land use: Production forest owned by Joint Venture.
- Proposed land use: Visitor facilities, forest living, coastal forest living, recreation, production forest.
- Proposed tenure: Freehold and leasehold.

## Coastal Park

- Dune vegetation restoration, reinforcing the “vegetation wedge” between the fore dune and site.
- Enhanced public carparking (Pacific Road).
- Additional points of managed beach access.
- Surf lifesaving control (satellite of Mangawhai Surf Life Saving Club).
- Vegetation and Dune management plan.
- Shorebird management plan with habitat enhancement.
- Community beach care programme.

## Forest Recreation

- Indigenous re-vegetation and biodiversity.
- Ongoing forest and vegetation management.
- Exclusion areas for shorebird and dune protection.
- Interpretation of biodiversity and restoration.
- Forest recreation trails: walking, cycling, bridleways.
- 9 hole championships all year golf course including publicly accessible club house.
- Pitch and Putt 9 hole family golf course.

- Community Sports fields (casual cricket, ball games, children's play).
- Maintenance Facilities – located discretely in the pine forest and accessible to all activity areas.
- Equestrian facilities
- Public/Community Amenities – central location near beach access point.
  - Public parking and drop-off areas
  - Tepid pools
  - Visitor accommodation check-in
  - Small administration offices and community building
  - Toilets and changing facilities
  - Food and beverage café
  - Small store for public consumables

### **Forest Living**

A range of configurations to integrate with the landscape and provide variety for visitors and residents:

- Forest Homes (40) – 1500m<sup>2</sup> to 2000m<sup>2</sup> sites
- Visitor Cottages (60) - 400m<sup>2</sup> to 1200m<sup>2</sup> sites
- Golf Homes (20) - 600m<sup>2</sup> to 1500m<sup>2</sup> sites
- Coastal Homes (60) - 1000m<sup>2</sup> to 2000m<sup>2</sup> sites

All within a forest environment with indigenous vegetation.

Overall density of 1 household unit per 9ha of total zone area.

### **Forest Production**

- Forestry – long term transition to sustainable forest
- Golf Course Extension.
- Walking, Cycling and Bridal Trails.
- Nursery.

### **Water Supply**

- Residential roof water harvesting, tank storage.
- Groundwater potable (treated and reticulated for visitor cottages, public and community facilities).

- Storage and tanker top up filling station
- Groundwater retention for golf course.

### **Wastewater System**

- Several operating options for Council decision; grinders likely
- Preferred system; SAF (Submerged Aerated Filter) and surface and subsurface drip disposal.

### **Fire Fighting**

- Sprinklers in public buildings and visitor cottages.
- Network of tanks and ponds for forest living and forest recreation areas.
- Tanker top up.

### **Utilities**

- Power, telecom, fibre – underground

### **Road Upgrades and Contributions**

- Mangawhai Road/Coal Hill Road intersection.
- Coal Hill Road/Black Swamp Road to entrance.
- Wider road network by development contribution and RDC and KDC Council agreements.

### **Mangawhai Harbour Boating**

- Levy on residences as for Mangawhai, passed to KDC.

### **Residents' Association Management**

- Design Review Board with RDC endorsed design control criteria.
- Vegetation management and coastal park responsibilities.
- Roads (Pacific Road public, remaining roads private).
- Community facilities.
- Open space with RDC/TUOH.
- Shorebird care with DOC/TUOH.
- Coastal care with DOC/RDC/ARC/TUOH.

### **Te Uri o Hau Participation**

- Custodial relationship through partnerships with public agencies and Residents' Association.
- Ownership and responsibility for Cultural and Recreation Education Centre.
  - Leasehold land.
  - Visitor Accommodation.
  - Kaitiaki implementation plan advancing their commercial interests
    - Favoured supplier for selected activities
    - Native plant and tree nursery on site
    - Implementation of revegetation projects
    - Pest management
    - Warden management
    - Customary actions (Rahui)
    - Selected infrastructure construction
    - Site maintenance opportunities.
- Forest management
- Monitoring consent conditions/protocols in terms of resource consents.

### **Commitments to TLA's**

- Legal arrangements which lock in development or financial agreements.

### **Financial contributions**

- Refer application for details of commitments.