

Te Mataora Precinct

Overview

Te Mataora Precinct applies to land, which was formally part of the Bay of Islands Hospital owned by Health NZ and will be returned to Ngāti Hine as Mana Whenua. The Precinct is adjacent to the Bay of Islands Hospital in Kawakawa and recognises the social, cultural, environmental and economic development aspirations of Ngāti Hine.

The Precinct responds to the identified ecological features within the site, being indigenous vegetation and natural inland wetlands. The Precinct enable's Ngāti Hine to restore and enhance ecological features within the site and surrounding environment while enabling housing and community development for that supports the cultural and social wellbeing of its people.

The Precinct enables Ngāti Hine's intent to provide housing and community facilities that support the wellbeing of their people, particularly given the site's proximity to the Bay of Islands Hospital and existing community services. The Precinct provisions therefore enable residential development in locations that are suitable from an environmental perspective while ensuring that the ecological features are appropriately protected, restored, and enhanced. This integrated approach supports both the economic, environmental, cultural and social aspirations of Ngāti Hine.

Objectives

PRECxx-01 Ngāti Hine Cultural Values

The enduring relationship and association of Ngāti Hine people to the land within Te Mataora Precinct is recognised, provided for and respected.

PRECxx-O2 Development and Environmental Enhancement

Enable development while ensuring the protection, enhancement, and long-term management of ecological values within the Precinct, where practicable.

PRECxx-O3 Protection of Indigenous Biodiversity and Habitats

Protect significant values of ecological features, including natural inland wetlands and indigenous vegetation to ensure adverse effects of subdivision, use and development is managed.

PRECxx-O3 Ngāti Hine Housing and Community Outcomes

Provide for Ngāti Hine-led residential development and associated community facilities in a manner that maintains and enhances the ecological and cultural values of the site.

PRECxx-O4 Restoration and Enhancement

Ecological features within the precinct are protected, restored and enhanced where practicable.

Policies

PRECxx-P1 Development and Protection Areas

Identify suitable area for development of residential activity and wetland protection areas where the adverse effects of development are avoided, minimised, remedied or mitigated through the application of the effects management hierarchy, where practicable.

PRECxx-P2 Management of Wetlands

Manage subdivision, use and development to ensure there is no loss of extent and ecological values of any wetlands, except as provided by the effects management hierarchy.

PRECxx-P3 Restore and Enhance Indigenous Vegetation and Habitat

Require, at the time of subdivision, use and development, restoration of indigenous vegetation and habitat within wetland areas, including the removal of pest plant species and enhancement of ecological habitats.

PRECxx-P4 Recognise Cultural Values and Kaitiakitanga

Recognise the relationship of Ngāti Hine with the site by enabling iwi-led residential development and associated community facilities while enabling the restoration, monitoring, and management of the natural inland wetlands incorporating Te ao Māori design and implementation of development and ecological enhancement.

Rules

PRECxx-R1 Indigenous vegetation clearance and any associated land disturbance

Activity Status: Permitted

Where:

PER-1

1. It does not exceed 1,000m².

Activity status where compliance not achieved with PER-1: Discretionary

Commented [B&A1]: The 1000m2 threshold is based the Reporting Officer for Hearing 4's Right of Reply Recommended Amendments to rules IB-R2, PER-1(7) and IB-R2, PER-2(2).

Information Requirement Rules

PRECxx-REQ1 Ecological and Restoration Plans

1. Any application for a resource consent must include an ecological report prepared by a suitably qualified and experienced ecologist which shall address the following matters:
 - a. Identifies all ecological features in accordance with PRECxx-P1 and takes into account Māori cultural values and matauranga Māori;
 - b. An assessment of the effects of the potential development on the indigenous vegetation including but not limited to:
 - i. Location and proximity of proposed *sites* and *building* platforms to the natural inland wetlands ;
 - ii. Orientation of light, noise, reflective sources to minimise impact on resident fauna
 - iii. Access, in particular the vehicle *accessways* through the areas to be protected and any proposed crossing design over the *stream* (e.g. bridge, culvert, ford);
 - iv. Earthworks;
 - v. Services, including *stormwater*, *wastewater*, water supply, *telecommunications* networks, and energy (electricity or gas) networks;

- vi. Pets, farmed animals, pests, weeds, garden escapes and green waste dumping.
- c. An ecological restoration plan for proposed revegetation planting which considers and identifies:
 - i. The appropriateness and practicability of the proposed replanting:
 - a) To be native vegetation which is sourced from the Whangaruru ecological district and to be appropriate for the soil, aspect, exposure and topography;
 - b) To reflect the composition of former natural vegetation likely to have occupied the *site* and include appropriate native species that will enable natural processes of succession.
 - ii. Reflects a plant species that are consistent with Ngāti Hine's cultural values and matauranga Māori.
 - iii. The ecological district of the *site*.
 - iv. The characteristics of the soil (i.e. clay, silt, loam etc.).
 - v. Soil drainage.
 - vi. Topography of the area to be planted.
 - vii. Aspect of the area to be planted.
 - viii. Presence of plant and animal pests.
 - ix. Any restrictions on planting, such as safety, existing access issues, and fire risk where adjacent to proposed *residential activities*.
 - x. The purpose of the planting in relation to the surrounding environment (including buffering, corridors, linkages).
 - xi. The location and extent of planting.
 - xii. *Site* preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control, including the removal or management of all invasive weed species.
 - xiii. Site planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants.
 - xiv. Maintenance plan of planting, including releasing plants, *fertiliser*, plant and animal pest control and mulching and replacement of plants which do not survive, and a management plan for animal and plant pest control.
- d. Any additional protection and on-going management methods including but not limited to methods of weed and pest management and measures to control cats, dogs, rabbits, rats, mustelids, possums and freshwater pests.