

ARCHAEOLOGICAL VEGETATION MANAGEMENT AND PLANTING PLAN: BEACHLANDS SOUTH – FAST TRACK

Prepared for Beachlands South Limited Partnership

June 2026

By
Glen Farley, MA (Hons)

Clough
& ASSOCIATES LTD

321 Forest Hill Rd,
Waiatarua, Auckland 0612
Telephone: (09) 8141946
Mobile 0274 850 059
www.clough.co.nz

Contents

Introduction	1
Purpose.....	1
Project Archaeologist	1
Mana Whenua Engagement	1
Vegetation Management Procedures.....	4
Pre-Start Requirements	4
Vegetation Removal Phase	4
Planting Phase	4
Ongoing Maintenance	5
Management Timeframes.....	5
Site Protection and Enhancement Measures	5
Heritage Interpretation Opportunities	7
References	8

INTRODUCTION

Purpose

Beachlands South Limited Partnership proposes to undertake earthworks and construction associated with the Beachlands South Development. The project area comprises 110 Jack Lachlan Drive and 620, 712, 758, and 770 Whitford–Maraetai Road, Beachlands (Figure 1).

An archaeological assessment of the effects for the project has been prepared:

Farley, G. June 2026. Beachlands South Fast Track: Archaeological Assessment. Clough & Associates report prepared for Beachlands South Limited Partnership.

This Archaeological Vegetation Management and Planting Plan (AVMPP) has been prepared in support of the development in accordance with precinct provisions requiring a vegetation management and planting plan for works within the coastal edge of the EPAN identified on Precinct Plan 2.

This plan has been prepared in accordance with the relevant precinct provisions requiring a vegetation management and planting plan that takes into account:

- the location of recorded archaeological sites;
- the potential for additional unidentified archaeological sites to be present;
- opportunities to protect, enhance, and interpret archaeological values; and
- consultation outcomes with mana whenua.

The purpose of this plan is to provide a framework for vegetation establishment, ongoing vegetation management, archaeological site protection, monitoring, and heritage interpretation.

This plan is to be read in conjunction with the Archaeological Management Plan prepared for the Beachlands South Development, which sets out procedures for the management of archaeological sites and the discovery, investigation, and recording of archaeological material.

Project Archaeologist

The ‘Project Archaeologist’ referred to in this plan is the archaeologist approved under section 45 of the Heritage New Zealand Pouhere Taonga Act 2014 to undertake archaeological work associated with the archaeological authority for the Beachlands South Development.

Some of the archaeological work may be undertaken by other qualified archaeologists under the direction of the Project Archaeologist. The general term ‘Archaeologist’ is used to denote either the Project Archaeologist or a qualified archaeologist working under their direction.

Mana Whenua Engagement

Ngāi Tai ki Tāmaki have been engaged as part of the wider Beachlands South Development process and have prepared a Cultural Values Assessment for the project. Vegetation

management, site protection, and any interpretation measures implemented under this plan should be undertaken having regard to the cultural values identified through that process. Future interpretation opportunities should be developed in consultation with mana whenua.



Figure 1. EPAN plan showing enhancement areas, overlaid with archaeological sites

VEGETATION MANAGEMENT PROCEDURES

Pre-Start Requirements

Prior to the start of vegetation management works, the Project Archaeologist will locate the known archaeological sites. The archaeologist will identify and mark the site extents, and these should be fenced prior to commencement of works to protect them from accidental damage. Fencing shall be installed by the Authority Holder or Contractor.

The contractors undertaking activities within the EPAN should meet the archaeologist on site prior to the start of works to discuss the archaeological requirements and work methods.

Vegetation management activities will be undertaken in accordance with the Archaeological Management Plan prepared for the Beachlands South Development. Where vegetation clearance, planting, or associated ground disturbance occurs within or adjacent to recorded archaeological sites, works will be managed in accordance with the requirements of the archaeological authority, including archaeological monitoring where required.

Vegetation Removal Phase

Vegetation removal within the defined extent of archaeological sites must be undertaken under archaeological supervision.

Heavy machinery must not enter defined archaeological sites unless specifically approved by the Project Archaeologist and appropriate protection measures are in place.

Any machinery or vehicles required to undertake vegetation management should have rubber tyres to minimise impacts on the ground surface. Access routes must be agreed with the archaeologist to avoid known archaeological features.

Trees within archaeological sites should be cut down to stump level, with stumps left in situ to avoid disturbance to archaeological deposits.

Where required, archaeological sites should be protected during tree felling through measures such as rubber matting in areas where branches or trunks may fall.

Other vegetation should be cut or sprayed to ground level and treated with appropriate weed control methods. Plants must not be uprooted as this may damage archaeological remains.

Vegetation within buffer areas around archaeological sites should also be managed to avoid impacts. Trees should be felled away from archaeological sites, stumps should remain in situ, and vegetation should be cut or treated rather than uprooted.

Planting Phase

Planting activities within or immediately adjacent to archaeological sites shall be undertaken in accordance with the requirements of the archaeological authority and this plan. Archaeological monitoring may be required where planting involves ground disturbance that has the potential to affect archaeological deposits.

Planting within archaeological sites must be limited to shallow-rooted species only.

Planting should be avoided directly over sensitive archaeological features unless specifically agreed with the Project Archaeologist.

The location of archaeological sites must be identified on planting plans.

Ongoing Maintenance

Ongoing maintenance will be undertaken to manage vegetation regrowth that may adversely affect archaeological features.

The objective of maintenance is to ensure the preservation of archaeological remains while allowing opportunities for future public presentation and interpretation.

Vegetation control within archaeological sites should be undertaken at approximately six-month intervals following completion of initial vegetation removal.

Spraying and cutting methods should be used, with no uprooting of vegetation, to avoid damage to archaeological features.

No vehicles should be permitted within archaeological sites.

Responsibility for implementation of this plan and ongoing maintenance of archaeological sites will rest with the landowner or subsequent asset manager responsible for the EPAN areas. This may include Beachlands South Limited Partnership during development, and any future body corporate, management entity, reserve manager, or other organisation responsible for the long-term management of the land.

Management Timeframes

The condition and state of archaeological sites should be regularly monitored to assess the effectiveness of management measures and identify any emerging threats.

Monitoring records should include:

- site photographs;
- observations;
- recommendations for adaptive management.

Monitoring of the archaeological inventory should be undertaken annually by the Project Archaeologist for the first two years following completion of initial vegetation management works, followed by monitoring every two years for a further three monitoring cycles.

Monitoring should identify threats to archaeological sites, including vegetation growth, natural processes, inappropriate maintenance, or damage associated with human activities.

Identified threats or remedial requirements should be addressed through appropriate management actions.

Site Protection and Enhancement Measures

Protection measures for archaeological sites within the EPAN may include:

- identification of archaeological sites on vegetation management and planting plans;

- establishment of exclusion areas around sensitive archaeological features where appropriate;
- archaeological oversight of vegetation management and planting activities where required;
-
- use of shallow-rooted indigenous species within archaeological sites;
- avoidance of deep cultivation, ripping, stump removal, or other activities that may disturb archaeological deposits;
- ongoing vegetation control to prevent root damage and maintain site visibility
- maintenance of existing landforms and avoidance of activities that may alter archaeological features or their setting.

The objective of these measures is to protect archaeological deposits from direct and indirect impacts while enabling ecological restoration and landscape enhancement.

Enhancement Opportunities

Opportunities to enhance archaeological values within the EPAN include:

- removal of vegetation that obscures or damages archaeological features;
- use of planting design to define and highlight archaeological site locations within the landscape;
- maintenance of sightlines between archaeological sites and associated landscape features where appropriate;
- incorporation of cultural narratives and values identified through engagement with mana whenua;
- provision of interpretive material, cultural markers, artwork, signage, or other educational elements where agreed with mana whenua and the relevant land manager.

Any interpretation should be developed in consultation with mana whenua and should recognise both the archaeological and cultural significance of the area.

HERITAGE INTERPRETATION OPPORTUNITIES

Heritage Interpretation and Education

Heritage interpretation within the EPAN provides an opportunity to communicate the archaeological and cultural values of the Beachlands landscape, while supporting public understanding of past Māori occupation and land use, and the results of archaeological investigations undertaken as part of the development.

Interpretation should be integrated into the design of the vegetation management and open space network, and may be informed by the location and nature of recorded archaeological sites, landscape features (such as ridgelines, terraces, gullies, and coastal margins), and consultation outcomes with mana whenua.

Opportunities for interpretation may include:

- interpretive signage located along pedestrian routes and at key viewing points;
- narratives and place-based stories developed in collaboration with mana whenua;
- landscape design elements that reflect or reference archaeological site locations and former land use patterns;
- digital interpretation tools (e.g. QR codes, web-based content, or mobile platforms) providing layered information on heritage values;
- on-site markers or subtle landscape indicators identifying archaeological areas without causing physical or visual intrusion;
- educational material summarising archaeological findings from the wider Beachlands South investigations;
- acknowledgement of both archaeological and cultural heritage values within the EPAN.

Interpretation should be designed to be legible within the landscape while ensuring that sensitive information is not disclosed. This includes avoiding detailed location data for vulnerable archaeological features, subsurface remains, or any information that may increase the risk of damage or disturbance.

All interpretation content and design should be developed in consultation with mana whenua and the Project Archaeologist, and should reflect agreed cultural narratives and appropriate levels of information sharing. Where interpretation relates directly to recorded archaeological sites, consideration should also be given to how these areas are physically protected and visually integrated into the surrounding vegetation and walkway network.

REFERENCES

- Farley, G. June 2026. Beachlands South Fast Track: Archaeological Assessment. Clough & Associates report prepared for Beachlands South Limited Partnership.
- Farley, G. June 2026. Archaeological Management Plan: Beachlands South- Fast Track. Report prepared for Beachlands South Limited Partnership.