

Options	(1) Status quo/do nothing	(2) Limited review of concept plan	(3) Comprehensive concept plan review	(4) Process led by Mairangi Bay Surf Life Saving Club
Description	<i>Make no changes to the concept plan and reaffirm the location of the new clubrooms and storage facility as set out in the MBRMP</i>	<i>Develop alternative options for the location of the new clubrooms and storage facility; undertake consultation with Watercare, community and mana whenua; and revise concept plan (and MBRMP) accordingly</i>	<i>Develop options for the treatment of the coastal edge; develop options for clubrooms, park facilities and other infrastructure; undertake consultation with Watercare, community and mana whenua; and revise concept plan (and MBRMP) accordingly</i>	<i>The surf lifesaving club leads process to determine preferred location of clubrooms; undertakes consultation with the local board, Watercare, community and mana whenua; and makes a formal application for a lease</i>
MBRMP objectives				
<i>To ensure that this document reflects the council's goals for the development and management of the reserves as required under the Reserves Act 1977</i>	Information from coastal hazard assessment report which was not available at the time of the development of the MBRMP justifies the need to revisit concept plan and/or objectives and policies in the plan. Local board has discretion to initiate a change to the plan.	Allows consideration of coastal hazard assessment and review of concept plan, and management plan policies as they relate to the surf lifesaving club facilities.	Allows consideration of coastal hazard assessment and impact not just on the surf lifesaving club but other park users including Watercare. It would enable a comprehensive review of the concept plan, and the objectives and policies in the MBRMP (if required).	Management plan or concept plan would not be reviewed. Any lease application would be tested against the existing provisions of the management plan. Local board could choose to review plan at later date if club proposes a different location for the clubrooms or require public notification of the lease application.
<i>To provide for use of the reserves in a way that has limited impact on the natural environment or the enjoyment of park users.</i>	Would result in no change for park users and adjoining neighbours in the short to medium term. Longer-term changes in beach sand levels caused by the need to increase the size of any coastal protection structure would impact on the natural environment and reduce amenity values and enjoyment of park users.	The impact of any alternative locations for the clubrooms on park users and adjoining neighbours would be able to be considered. Locations on Montrose Terrace Reserve land may have an impact on adjoining neighbours. If principle of equivalency is applied there would be no net loss of recreation land.	The impact of surf lifesaving facilities on park users and adjoining neighbours would be able to be more thoroughly considered than option 2. May be challenging to identify alternative sites that do not impact adjoining neighbours. If principle of equivalency is applied there would be no net loss of recreation land.	Any lease application that proposes a different location for the clubrooms would need to consider the impact on park users and adjoining neighbours.
<i>To contemplate leases, licences, easements and events which facilitate the use of the reserves without compromising the function and character of the reserve.</i>	Local board would need to weigh up the plan contemplating the redevelopment and increased lease area of the clubrooms against the information in the coastal hazard assessment report (which suggests that it may not be in conformity with other objectives and policies in the MBRMP).	The impact of any alternative locations for the clubrooms on other third-party uses (leases, licences, easements and events) and Watercare would be able to be considered.	This option would allow alternative locations for the clubrooms together with other third-party uses (leases, licences, easements and events) and Watercare's infrastructure needs to be considered in an integrated way.	Any lease application that proposes a different location for the clubrooms would need to consider the impact on other third-party uses (leases, licences, easements and events) and Watercare.
<i>To promote the integrated development of the reserves for formal and informal recreation, whilst protecting and enhancing the recreational, environmental and visual amenity of the reserves.</i>	Would result in no changes to the physical development of the reserve as anticipated in the concept plan.	Would require changes to the concept plan if the location of the new clubrooms is altered. Limited ability to consider and integrate other elements of the reserve if scope is narrowed to only the surf lifesaving club.	Greater ability to consider and integrate other elements of the reserve (including use of any beachfront reserve area released) and incorporate changes into the MBRMP. Would require changes to the concept plan if the location of the new clubrooms is altered.	Any lease application that proposes a different location for the clubrooms would likely be contrary to the management plan and require public notification. Local board could choose to make consequential changes to plan if the lease application is approved.
<i>To maintain and enhance the natural values of Mairangi Bay beach reserves, and protect ecological and geological significant features.</i>	Coastal hazard assessment report suggests that the proposed redevelopment would compromise the integrity of the natural coastal environment. Coastal structures required to protect the new clubrooms would over time subject the reserve to greater erosion pressures through wave overtopping and reduction in sand levels.	Would allow the local board to consider alternative locations for the new clubrooms which recognise the need to avoid the erosion susceptibility zone identified in the coastal hazard assessment report. Would not foreclose options to change the treatment of the coastal edge but would not explicitly consider them at the same time.	Would allow the local board to consider all buildings and facilities within the erosion susceptibility zone identified in the coastal hazard assessment report. Would allow options for the treatment of the coastal edge to be integrated with decisions on the clubrooms and other facilities and infrastructure in the reserves.	The ability to maintain and enhance the natural values of the reserves would depend on the location chosen for the clubrooms. Alternative locations would not foreclose the ability to meet this objective.

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<i>To work collaboratively with mana whenua representatives who have a customary interest in the reserve land on issues of importance to Māori.</i>	The coastal impact assessment report contains information that if not taken into account, would negatively impact on mana whenua's aspiration to foster the sustainable management of the natural environment.	Would allow mana whenua the opportunity to contribute to decision-making on the preferred location of the clubrooms.	Would allow mana whenua the opportunity to contribute to decision-making on the preferred location of the clubrooms and other facilities and infrastructure in the reserves.	Would allow mana whenua the opportunity to contribute to decision-making on the preferred location of the clubrooms. Impact on mana whenua's values would be able to be considered.
<i>To foster involvement of the local community and schools with the management of the Mairangi Bay beach reserves.</i>	An opportunity would be missed to share the information in the coastal hazard assessment report and seek feedback on how development of the reserve could appropriately respond in a way that meet's the community aspirations.	Would support the objective of seeking community input on development decisions affecting the reserves. The findings of the coastal hazard assessment would be of interest to the public.	Would support the objective of seeking community input on development decisions affecting the reserves. The findings of the coastal hazard assessment would be of interest to the public.	Would support the objective of seeking community input on development decisions affecting the reserves. The findings of the coastal hazard assessment would be of interest to the public.
<i>To support the creation of design standards for the Mairangi Bay beach reserves that acknowledge and reinforce its coastal character and integrate design and design standards.</i>	Some of the design principles – protect and reinforce natural character; and integrate with the coastal character – would potentially be compromised by a decision to retain the clubrooms in the current location.	Would enable the design principles to be further explored in the context of alternative options for the location of the clubrooms. Would be more challenging to achieve a cohesive design between the clubrooms and other built elements.	Would enable the design principles to be further explored in the context of alternative options for the location of the clubrooms. Increased ability to achieve a cohesive design between the clubrooms and other built elements.	Would enable the design principles to be further explored in the context of alternative options for the location of the clubrooms. Would be more challenging to achieve a cohesive design between the clubrooms and other built elements.
Benefits	<ul style="list-style-type: none"> Represents option with least amount of change (in the short to medium term) for park users, the community, mana whenua and Watercare. 	<ul style="list-style-type: none"> Enables the local board to engage with park users, the community, mana whenua and Watercare about the coastal hazard assessment and its impact on the proposed location of the clubrooms. Provides for possible clustering of the surf lifesaving club's clubrooms and storage facility. Allows for early planning for predicted sea-level rise and increased inundation. 	<ul style="list-style-type: none"> Enables the local board to engage with park users, the community, mana whenua and Watercare about the coastal hazard assessment. Allows for a more holistic review of the concept plan rather than just being focused on the surf lifesaving club's facilities. Provides for possible clustering of the surf lifesaving club's clubrooms and storage facility. Seawall is reaching end of its economic life so able to consider full range of options for treatment of the coastal edge. Allows for early planning for predicted sea-level rise and increased inundation. 	<ul style="list-style-type: none"> Enables the surf lifesaving club to decide how it will engage with park users, the community, mana whenua and Watercare about options that may be different to the MBRMP. Enables the local board to consider options and lease application at 'arm's length' with advice from council staff (perception of neutrality).

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Risks	<ul style="list-style-type: none"> Compromises the ability to start planning early for predicted sea-level rise and increased inundation. Commits council to retaining coastal protection structure in its current location. Potential higher insurance costs for MBSLSC. Will be difficult to achieve aspiration to protect and enhance the natural coastal environment. Park users, the community, mana whenua and Watercare are not given the opportunity to consider the information in the coastal hazard assessment. May ultimately compromise the objectives of the MBRMP to the extent they will not be fully achieved. 	<ul style="list-style-type: none"> May not be able to find a suitable alternative if other reserve elements are not considered at the same time. Single focus on surf lifesaving club facility could increase the risk of it becoming a polarising issue within the community (perception of winners and losers). Consultation fatigue arising from review of RMP so soon after it has been adopted. May be difficult to successfully engage the community about the long-term risks of sea level rise and inundation. 	<ul style="list-style-type: none"> Potential for polarised views on alternative locations for surf lifesaving club's clubrooms and storage facility. Consultation fatigue arising from review of RMP so soon after it has been adopted. May be difficult to successfully engage the community about the long-term risks of sea level rise and inundation. 	<ul style="list-style-type: none"> May not be able to find a suitable alternative if other reserve elements are not considered at the same time. Single focus on surf lifesaving club facility could increase the risk of it becoming a polarising issue with the community (perception of winners and losers). Potential for process to be derailed by community opposition.
Conclusions	<p>This option would provide the least amount of flexibility to adapt to rising sea levels and increased coastal inundation, and would potentially incur greater costs to council and MBSLSC over time. Whilst it would confirm the spatial layout agreed with park users, mana whenua and the community through the MBRMP review process, over time it would compromise other plan objectives. These include the ability to enhance the coastal environment, and protect and enhance recreational and amenity values.</p>	<p>This option would enable the location of the MBSLSC clubrooms/storage facility to be reviewed in light of the coastal hazard assessment. Park users, mana whenua, the community and Watercare would be able to provide feedback on the alternative locations. The ability to identify suitable alternative locations would be constrained by dealing with the clubrooms/storage facility in isolation from other reserve elements e.g. carparks, seawall. Would allow options for the location of the clubrooms/storage facility to be considered against the objectives in MBRMP.</p>	<p>This option would allow a more complete and holistic review of the implications of the coastal hazard assessment on the reserves. It would enable the layout of MBSLSC clubrooms/storage facility and all other reserve elements to be considered together. Park users, mana whenua, the community and Watercare would be able to provide feedback on alternative options for the concept plan. Would better enable objectives in MBRMP to be appropriately balanced than if the clubrooms/storage facility were considered in isolation. This is the preferred option.</p>	<p>This option would entrust the MBSLSC to explore alternative options for the location of the clubrooms/storage facility and to engage park users, mana whenua, the community and Watercare. The ability to identify suitable alternative locations would be constrained by dealing with the clubrooms/storage facility in isolation from other reserve elements e.g. carparks, seawall. Would require assessment against the objectives in the MBRMP and public notification of the lease application if a location different to the MBRMP is chosen.</p>