Date: Monday 19 February 2018  
Time: 6.00pm  
Meeting Room: Howick Local Board Meeting Room  
Venue: Pakuranga Library Complex  
7 Aylesbury Street  
Pakuranga

Howick Local Board

OPEN MINUTE ITEM ATTACHMENTS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>TABLE OF CONTENTS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.2</td>
<td>Public Forum - Cockle Bay</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Cockle Bay Proposal</td>
<td>3</td>
</tr>
<tr>
<td>9.3</td>
<td>Public Forum - Pohutukawa Avenue Access</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Pohutukawa Avenue Presentation</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>B. Submission</td>
<td>41</td>
</tr>
<tr>
<td>16</td>
<td>Land owner approval for the extension of the Pakuranga Athletics Club building on Lloyd Elsmore Park, Pakuranga</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Pakuranga Athletics Club proposed plan</td>
<td>43</td>
</tr>
<tr>
<td></td>
<td>B. Pakuranga Athletics Clubrooms</td>
<td>45</td>
</tr>
</tbody>
</table>

Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Residents proposal to address erosion issues at Cockle Bay Beach.

Submitted to: Auckland Council, Howick Local Board
Submitted by: Group of concerned residents of Cockle Bay

( Includes beach front residents, most of whom have lived in Cockle Bay for more than 20 years, general and marine engineers, an architect, legal & business professionals and people with significant maritime experience).

Contact: Jan Naish-Walls, Barrister, Ph +64 9 535 3270 Email: j.n.w@xtra.co.nz
John Mackinder, Ph +64 21 985 586, Email: john@blueprintmarketing.co.nz
Executive summary

The purpose of the document is to outline the problem, identify the causes and suggest a viable medium-to-long term solution to the continued erosion of the beach at Cockle Bay.

Our primary objective is to preserve the special qualities of the beach for the many people who use it on a daily basis, not merely those of us who are lucky enough to live close by but also those who travel some distance to enjoy the safe and sheltered beach which also provides easy access to the sand (rather than a rock wall), shade from trees and grass which people enjoy using for relaxing with their friends and families.

It should be noted that Cockle Bay is unique in these qualities in the Howick area.
Executive summary (cont)

We understand the Auckland Council, Howick Local Board is considering various solutions to the erosion problem, but none of these address the root cause which in our view, is the existing solid rock and mortar sea wall that surrounds the park at the North Western end of the beach.

We are strongly opposed to extending this wall further.

It should be noted that the ‘Coastal Management Framework for the Auckland Region’ report prepared for Council in July 2017 states that often the “remedial works” add to the problem. See 1.2.2.2 of that report.

Local residents have made numerous submissions to Council over the years but there has been little or no progress other than moving sand from one end of the beach to the other in order to patch up the problem after a storm.

For the last 2 years or more we have had to put up with dangerous erosion around the end of the sea wall, undermining of the bank and grassed areas and a variety of orange plastic hazard fencing, barrier cones and now 2 metre high cyclone fencing, all designed to keep people away.

Enough is enough and it is time for Council to take some positive, affirmative action to address this issue.

The repeated excuses of there being “nothing in the budget” and a “lack of funding” are not good enough when it is clear the Council are not considering the true, total cost arising from having to constantly carry out remedial repairs due to the cause of the problem not being addressed.

We, the local residents, are happy to work with Council to find the right solution for Cockle Bay beach and we acknowledge that it may not be exactly as we have outlined here. Nevertheless, we believe that by following the actions proposed in this document, it will result in significant long term savings to Council (and ratepayers like us) and ensure that the beach has the best chance of returning to its more natural state.

We look forward to receiving Council’s response.
Background

The Coastal Management Plan identifies Cockle Bay as a specified ‘hotspot’ – defined as: “sites with some degree of urgent management for a number of reasons, such as the pressures of coastal hazards or the condition of coastal structures”.

Criteria applied to Cockle Bay:

<table>
<thead>
<tr>
<th>1. Coastal structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unsafe coastal structures that do not comply with legislation OR non-compliant and unconsented structures OR cluster of poor to moderate condition coastal assets identified within the sub-cell through Auckland Council’s Coastal Asset Data Review Project.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Risk of coastal hazard(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coastal hazard(s) affecting the area (including coastal erosion, coastal inundation, land instability and sea-level rise) identified through Auckland Council’s best available information (shoreline monitoring, beach surveying and hazard mapping).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Coastal recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where Council owns a high proportion of coastal greenspace (esplanade reserves and strips) that require a long-term management approach.</td>
</tr>
</tbody>
</table>

Auckland Council’s coastal management framework.

- Coastal erosion and inundation are natural processes which only become a hazard when they affect things we value.
- While hard protections structures such as seawalls and stop-banks have been commonly used in the past to treat the risk, these measures cannot stop the process.
- Resource Management Act 1991 (RMA) promotes the sustainable management of natural resources.
- The Council must give effect to the RMA by addressing the actual or potential effects of any land use, development or protection of land including for the avoidance or mitigation of natural (including coastal) hazards.
- Supporting the RMA, the New Zealand Coastal Policy Statement 2010 (NZCPS) encourages the preservation of the natural character of the coast and discourages the provision of hard engineering structures.

Source: Coastal Management Framework for the Auckland Region, July 2017
Background (cont)

“1.2.2.2 Human modification
In addition to the climatic factors described above, the Auckland coast has changed, and is continuing to change, as a result of modification of the coastal fringe, often undertaken with the intention of mitigating the above issues. As a result, a significant proportion of the coast (including extensive areas of Council landholdings) has been reclaimed, modified (including changing river and flow paths) or armoured.

The scale and extent of modification of the Auckland coast presents a series of key management challenges for Council. Historic coastal protection structures have typically been provided in an ad-hoc manner and are now not necessarily appropriate when taking a more holistic and integrated perspective. For example, some coastal protection responses create localised or wider downdrift erosion issues”.

• This residents group acknowledges and is grateful for the positive action taken by council to protect the trees and remaining beach area at the South Eastern end of the sea wall following the storm of 05 January 2018.
• However we contend that the primary cause of erosion that is eating away the beach, threatening trees, the roadway and potentially underground services is the design of solid stone and mortar wall that runs along the front of the park – herein after referred to as the ‘Park Area’.
• Over the years Council has spent significant amounts modifying and extending this sea wall but has failed to address the route cause of the problem, which in our view is the design of the wall itself.
• We understand Council is now considering new works to further extend the solid stone and mortar wall and ultimately build an additional ‘breakwater sea wall’. We believe none of these actions will return the beach to its natural state and as pointed out in the Coastal Management Framework for the Auckland Region, they are likely to create further “localised or wider downdrift erosion issues”.
• We acknowledge that there is no ‘silver bullet’ to manage the environmental changes we are witnessing, however we wish to suggest an alternative course of action, one that we believe will save Council money and be a more effective and sustainable longer term solution.

Source: Coastal Management Framework for the Auckland Region, July 2017
- old pedestrian ramp in place.
- loose rock seal wall to right of ramp,
- no sea wall to left of ramp.
Cockle Bay is unique. It has a gentle slope with easy access to the water and is generally safe for children. It is one of the few beaches in Auckland that offers expansive grassed areas as well as shade.
How it has been for the last couple of years

Cockle Bay
May 2017

This section of sea wall from the boat ramp was added some time after the construction of the main wall and the erosion problems AT THE END OF THE WALL where it meets the beach have increased dramatically since.
How it has been for the last couple of years

Council have had ample time and opportunity to evaluate the impact and causes of the erosion on the beach at the end of the sea wall. This orange barrier had been in place for months prior to the 05 January 2018 storm.
Waves bounce off and run along the sea wall that surrounds the Park Area.
The way it is today

Recent remedial work carried out to protect trees and land at end of sea wall and ultimately the road and services.
Statement of the problem

Up until about 20 years ago Cockle Bay beach had proved to be fairly resilient to the constant affects of coastal erosion.

There have been two significant developments in Cockle Bay which have impacted on the shape and nature of the beach:

1. Land claimed at the NW end of the beach - the Park Area.
2. Construction of a solid rock and mortar sea wall (in 2 stages) to protect the claimed land.

Other factors, such as the removal of the lower part of the pedestrian ramp that jutted into the sea from the Park Area have also contributed to the erosion problem.
Statement of the problem (cont)

1. Land claimed at the NW end of the beach – the ‘Park Area’.
   This accommodates a children’s playground and an Auckland Council underground storm water/effluent holding and pumping station.

2. Sea wall to protect the claimed land.
   Initially this was a sloping loose rock wall but sometime in the early 2000’s this was changed to the almost vertical solid rock and mortar wall that exists today.

   The wall was subsequently extended and the lower part of the ramp allowing pedestrian access from the park was removed.

   The erosion problems that have plagued certain parts of Cockle Bay beach have to a large extent been caused by the design and extension of the solid rock and mortar sea wall built to protect the Park Area.
Prior to the reconstruction of the solid rock and mortar sea wall there was plenty of sand right along the beach.
Sand is being washed away and the bank eroded at the end of the sea wall. But the rest of the beach is unaffected.
The result is that we now have no sand and a muddy seabed in this area.
The erosion problems came to a head with the storm and king tides of 05 January 2018. But it was isolated to just one area – where the waves and current run off the end of the sea wall.
In a storm all the rubbish washes up here due to the wave action off the wall.
Situation

- This residents group contends that the primary cause of erosion that is eating away the beach, threatening trees and the roadway and potentially underground services is the design of the solid stone and mortar wall and the extension that runs along the front of the Park Area.
- Being almost vertical, the wall bounces waves up into the air and back into the sea. This creates significant turbulence, stirring up the sea bed. It also creates salt spray which washes across the Park Area, beach front and road.
- Being set at an angle to the beach, the waves approaching the wall are also directed along the wall towards the South Eastern end of the beach. The waves build in strength as they combine and collapse at the end of the solid stone wall where it meets the beach.
- Extending the existing solid stone wall does not address the root cause nor does it mitigate against wave action and current that is generated by the wall and is ultimately destroying the beach.
- The proposed new breakwater sea wall running out into the bay may reduce the impact and further protect the Park Area but this solution is extremely expensive, unnecessary and aesthetically negative.
- Our view is that it would make more sense to fix the cause of the problem by changing the design of the existing solid rock and mortar wall. The simple act of dropping rocks in front of this wall, sloping down to the sea bed, would significantly reduce future erosion-causing waves and better protect the beach front.

“Extending the existing solid stone wall does not address the root cause nor does it mitigate against wave action and current that is generated by the wall and is ultimately destroying the beach”.

Further, we cannot understand why Council is not following the Regional Plan which states they should avoid building more walls.
3 main factors are the cause of erosion at Cockle Bay beach in North Easterly storms.

1. Waves bounce off near vertical rock wall creating extreme short turbulence and washing away sand/shells – dark blue arrow heads.

2. Waves form and roll along wall, building in strength – large light blue arrow.

3. Waves collapse at end of wall eroding where solid wall connects with beach and washing material along beach.

Predominant wave direction in North Easterly storms.
Attachment A

Item 9.2

Solutions under consideration by Council

A. Extension of existing wall

Predominant wave direction in North Easterly storms

A. Extension of solid rock and mortar sea wall by approx. 40m
A. Extension of existing wall

**LIKELY IMPACT:**

1. Offers limited additional protection to existing trees
2. Moves the erosion problem further along the beach
3. Reduces available beach front space and restricts access for public
4. Does not address root cause of the problem created by the solid stone and mortar wall.
B. Construction of up to 200m breakwater sea wall with pedestrian access.
- as described by Dr Jarrod Walker
- exact position and size not known
- estimated cost $2m, plus.

Solutions under consideration by Council
B. New breakwater sea wall reaching into bay
Item 9.2

B. New breakwater sea wall reaching into bay

**LIKELY IMPACT:**

a) True impact not able to be accessed due to lack of available information

b) May well create other erosion problems

c) Significant environmental and aesthetic impact

d) Restricts movement in bay for swimmers, kayakers, paddle boarders and boaters.

e) Does not address root cause of the problem created by the solid stone and mortar wall

f) Likely to be an unnecessary waste of ratepayers money.
An alternative course of action

1. For the time-being, do nothing further, other than perhaps add some additional rocks (and/or sand bags) to the area where remedial work has just been carried out.
2. Extend the loose rock wall into the sea by say 5 to 10m to create a buffer to the beach.
3. Re-instate the lower part of the pedestrian access way from the park to enable people to walk safely down into the water or onto the mud flats. This will also help reduce and deflect the wave and current generated by the solid rock and mortar wall.
4. Place additional loose rock in front of the existing solid rock and mortar wall at an angle sloping down to the sea bed.
5. Re-instate the sea bed by placing sand and shell back in front of the Park Area and running along to where the existing wall meets the beach.
6. Monitor and review the situation in 3, 6 & 12 months. Note: Loose rock walls will move over time and may need some re-positioning after major storms, but the cost of this will be significantly less than building a new solid structure.
An alternative course of action

Recently completed remedial works include placement of Geotech cloth and large loose rock boulders around exposed tree roots, reinstate soil around trees and to beach.

1. For the time-being, do nothing further. Other than perhaps add some additional rocks to the area where remedial work has just been carried out.
2. Extend the loose rock wall into the sea by say 5 to 10m to create a buffer to the beach.
3. Reinstate the lower part of the pedestrian access way from the park to enable people to walk safely down into the water or onto the mud flats. This will also help reduce the wave and current generated by the solid rock and mortar wall.

4. Place additional loose rock in front of the existing solid rock and mortar wall at an angle sloping down to the sea bed.

An alternative course of action
5. Re-instate the sea bed by placing sand and shell back in front of the Park Area and running along to where the wall meets the beach.

6. Monitor and review the situation in 3, 6 & 12 months.
On behalf of the many thousands who come to enjoy Cockle Bay, we thank you for your time and look forward to getting our beach back.
DANGER!

Emergency Access only until Council repairs are started following this landslide on 6 July 2017.
Thank you for the opportunity to speak this evening. I would like to address the problem of the lack of repair work to the public pathway and steps down to Shelly Park beach and the Mangemangeroa walkway from the end of Pohutukawa Avenue.

A large slip occurred on this access route on 6th July 2017 wiping out the bottom half of the walkway. The slip was caused by a blocked storm water drain at the end of the road following very heavy rain fall. The infrequent clearing of the roadside gutter by Council contractors was without doubt a contributory factor.

We informed the council emergency line that evening and requested signage be placed at the top of the pathway to warn members of the public of the danger. This eventually was done and access sealed off with a metal fence. The council officers told me that repair work would be a priority.

As well as the current lack of public access to the beach at Shelly Park, the path and steps serve as the only foot access to the road for three houses on the Esplanade Reserve. Numbers 65, 61 and my house at 63 Pohutukawa Avenue.

Lacking a route to the road I decided to make some temporary steps around the slip. I thought that they would only be needed for a couple of weeks but here we are eight months later and no repair. The council contractors had closed the pathway at the road level with a metal fence which meant that my wife and I had to scramble through the undergrowth at the top of the track to reach our garage on Pohutukawa Avenue. Members of the public also became frustrated with the lack of access to the beach and repeatedly cut loose the fence so that they could come down the track. I had erected signs at the temporary steps warning of danger and stating that they were only for emergency access. We have been very patient, realising that the repair of the steps is not a quick fix but eight months with no sign of any action or any communication on when a repair would take place has raised our frustration levels. The council appears to have a lack of care. This is very disappointing.

In conclusion I request that the steps be repaired as a matter of urgency:
- Firstly to allow public access to the beach and walkway
- Secondly three houses rely on this pathway for foot access to Pohutukawa Avenue
  I have lived there for forty years and in the past the Council has always taken good care of this important access way
- Thirdly this is a health and safety matter. If there is a fire at one of these houses the fire brigade have no ready access. If someone requires medical treatment there is no easy access
- Fourthly winter is approaching and the area of the slip will only get worse

I also request some assistance on gaining feedback on progress towards the repair. For example

- Have engineers already done their report?
- Has the job been approved?
- Do we have a date for a start?

We are happy to assist in any way and would be pleased to meet on site with any members of the Board or Council who wish to view the damage.

I look forward to hearing from you with some feedback as soon possible with a definite and clear plan.
9.2 Proposed Pakuranga Athletics Club Bulk and Location Plan
Current leased building to be surrendered on approval.