Date: Thursday 28 February 2019  
Time: 5.15pm  
Meeting Room: Local Board Office  
Venue: 10 Belgium Street  
Ostend  
Waiheke

Waiheke Local Board  
OPEN MINUTE ITEM ATTACHMENTS

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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.
Waiheke Island
Sustainable Community and Tourism Strategy
2019-2024

Developed by Project Forever Waiheke for the Waiheke Island Local Board and the Waiheke community, 26 February 2019
Outline of the strategy document

Chapter 1 provides a summary of why a Waiheke Sustainable Community And Tourism Strategy was seen as needed and the process through which it has been developed.

Chapter 2 describes the current situation on Waiheke in relation to its communities and rapidly increasing tourism, and how community and tourism interact.

Chapter 3 outlines the vision, principles and key goals of the Waiheke Sustainable Community And Tourism Strategy.

Chapter 4 sets out 14 strategic action areas, including some recommended actions and long-term targets.

Acknowledgements

Project Forever Waiheke's Local Working Group would like to express its thanks to the hundreds of local residents and members of particular interest groups who took part in the community consultation and provided feedback on an earlier draft of this Strategy, providing valuable input and guidance in developing this document. We also wish to thank the Strategy Sub-Committee for the many hours of work that have gone into producing the first ever Waiheke Sustainable Community And Tourism Strategy. We congratulate the Waiheke Local Board for its willingness to collaborate closely with a community group in strategy development.
Chapter 1: Background to developing Waiheke Sustainable Community and Tourism Strategy

**Project Forever Waiheke**

In 2017 *Project Forever Waiheke* was established by a group of Waiheke Island residents as a response to evidence of widespread community concern related to recent major increases in tourism on Waiheke Island and infrastructure developments associated with tourism. The combined impacts of those changes had been perceived by many residents as harmful to the island’s natural/environmental, social/cultural and built environments. In submissions to the Waiheke Island Local Board\(^1\) and a range of protests through the media\(^2\), island residents had been asking for improvements to local management of tourism, so that tourism does not compromise the island’s current and future community and conservation values, but rather that it promotes a visitor experience that is consistent with what residents value in the island experience.

Key objectives of the Project Forever Waiheke initiative are to:

- Collaborate with the Waiheke Island Local Board for improved management of sustainable tourism
- Determine sustainable community and tourism strategy for Waiheke for the next 10-15 years
- Identify priority indicators of tourism impacts on Waiheke, both positive and negative, for monitoring
- Obtain baseline tourism impacts data and monitor impacts trends over the next 3-5 years to both (i) inform continuing sustainability strategy to sustain both community and tourism needs, (ii) provide an evidence base to support such strategy, and (iii) provide evidence to guide planning for Waiheke by Auckland Council.

For further information on the Project’s goals, structure and activities, go to [www.ForeverWaiheke.com](http://www.ForeverWaiheke.com). From the outset, the Project’s Local Working Group (governance group) was composed to include the Chair and Deputy Chair of the Waiheke Local Board, to ensure close collaboration between the Local Board and the community.

**Community consultation 2018**

To inform development of sustainable tourism strategy, *Project Forever Waiheke* undertook a community consultation in February 2018. The key objectives of the community consultation were to:

- Obtain baseline data on community views in relation to current tourism impacts and related development on Waiheke
- Build on earlier planning for Waiheke through the *Essentially Waiheke* programme undertaken over the past 25 years to identify residents’ concerns about and wishes for Waiheke
- Identify priority concerns, needs and preferences

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\(^1\) See for example: [http://infocouncil.aucklandcouncil.govt.nz/Open/2018/02/WHK_20180222_AGN_7834_AT_files/WHK_20180222_AGN_7834_AT_Attachment_57289_1.PDF](http://infocouncil.aucklandcouncil.govt.nz/Open/2018/02/WHK_20180222_AGN_7834_AT_files/WHK_20180222_AGN_7834_AT_Attachment_57289_1.PDF)

Item 9.1

- Provide information and promote awareness amongst the Waiheke community about the Project Forever Waiheke project and its goals.

The community consultation comprised a community-wide survey of residents and a workshop open to all residents, including part-time and occasional residents. A report - *Community views on tourism and development on Waiheke Island 2018* - was published in July 2018 and disseminated to the Waiheke community. In the same month, a separate *Waiheke Community Survey*, commissioned by Auckland Council, reported that key concerns for island residents were tourism and related impacts, in particular road and traffic issues, poor quality infrastructure and Council decision-making in relation to Waiheke. Residents saw these latter issues as exacerbated by rapidly increasing tourism, which was also straining Waihekeans’ quality of life. That report concluded that there was “a strong perception that the local board needs more power, that all parties need to communicate more effectively with the Waiheke community, and that more action is needed to deliver required infrastructure. There was also a cross-cutting theme that Auckland Council and AT need to better recognise and appreciate the ‘unique character’ of the island”.

The *Project Forever Waiheke* consultation identified the development of sustainable tourism strategy for Waiheke as an urgent priority, alongside improved structures for protecting the island’s natural, built and social environments. *However residents viewed such strategy as needing to focus equally on sustainable community.* This approach, combining a focus on sustaining community cohesion and resilience alongside managing tourism for sustainability, is evident in other high volume tourist destinations worldwide, and in some tourism strategies elsewhere in New Zealand (e.g. Catlins and Northland). Hence, the collaboration between the Local Board and *Project Forever Waiheke* has focused on developing *sustainable community and tourism strategy*.

**Collaborative strategy development**

The strategy set out in this document is the product of a close collaboration between the Waiheke Local Board and *Project Forever Waiheke*. The group that undertook development of the strategy included representation from Ngāti Paoa and the Waiheke Island Tourism Forum and *Project Forever Waiheke* Local Working Group members representing sustainability, conservation, environment and community development sectors.

An initial draft of this strategy, in a one-page diagrammatic format (see **Appendix 1**), was distributed widely to key stakeholders and the Waiheke community as large in November for comment, and comments received have been incorporated into this document.

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Chapter 2: Waiheke Island, its community and tourism

About Waiheke Island

Waiheke Island, in the Hauraki Gulf, is a small rural community and home to around 9,000 residents. The Waiheke resident population has approximately doubled in the past 20 years, and roughly a quarter of employed residents commute regularly to Auckland for work. The Waiheke economy is based significantly on a combination of city employment and a large number of home-based small businesses, along with wine production and hospitality.

The island is also one of Auckland’s premiere tourist attractions. Just 35 minutes by ferry from Auckland, it is an extremely popular tourist destination, not only for Aucklanders, but increasingly for overseas tourists, including cruise ship passengers. Tourists flock to the island each summer, expanding the population daily from 9,000 to over 30,000. Waiheke received an estimated 1.3 million unique visitors in 2016/2017, up 18 per cent from 1.1 million visitors in 2015/2016. Those numbers are expected to increase further, and a key goal of the Waiheke Island Tourism Forum is to bring more tourists to the island year-round. The tourism sector relies on seasonal workers, many of them young people from overseas. Due to a major shift in population demographic over the past 15 years, caused by huge increases in the value of Waiheke property, there is now a community of ‘reverse commuters’ who travel from and back to Auckland daily to provide essential staffing of the service and retail sectors on the island.

The ‘special character’ of Waiheke

Protecting the ‘special character’ of Waiheke is entrenched in a range of policy and strategy documents developed by Auckland Council and its predecessors, including the Waiheke Local Board Plans. For the most part, those documents tend to define the ‘special character’ of the island in terms of its attractive physical features – the quaint windy roads following the contours of the cliffs with stunning sea views; the roadsides lined with native trees; tui, kereru and kauri visible at close range in the island’s bush reserves; the gold sandy beaches; the vineyards sprawled across the hillsides.

However what is rarely recognised is that Waiheke’s ‘natural’ beauty – the aspect that attracts both residents and tourists – is no accident of nature. Many hundreds of Waihekeans spend literally hundreds of thousands of hours, collectively, each year engaged in a broad range of activity, mostly voluntary/unpaid, as kaitiaki for the island – taking care of the natural resource, and of the community itself.

The following excerpt from the *Essentially Waiheke Refresh 2016* report encapsulates the character of the island, in the eyes of locals.

> “The Waiheke character is connected to the essence of the island as an entity, to its natural life principle or mauri—which is an essential source of emotions, clearly embodied by residents and visitors alike. Waiheke’s coastline and beaches, native bush cover, informal villages and low-density residential areas all contribute to the island’s strong sense of character. People here have a special connection to the land and this relationship is expressed through the many community initiatives. **Most locals not only live on Waiheke**

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but also for Waiheke. They love the island and its natural resources and they are ready to defend that with passion. The strong sense of environmental awareness in the community has been fostered by the constant commitment of local community groups. … The pace is “quiet, laid-back, relaxed, cool and calm”; a world away from Auckland, the ‘big smoke’, full of the hustle and bustle of traffic and people in a hurry. The desire of “keeping our pace of life” resonates throughout the island and there is a strong desire to maintain it as an essential part of Waiheke’s character. Waihekeans are proud of not having traffic lights or high-speed roads and the aphorism “slow down, you’re here” sums up community feelings perfectly. Yet, as relaxed as they are, people on Waiheke also provide strong examples of civic leadership. They are combative, spirited and opinionated activists, ready to stand strong on any issue that affects them or the nation. … At a local level, numerous groups have worked to protect Waiheke from unwanted development. … The sense of “being independent and having self-determination” possibly stems from the fact that, up until 1989, Waiheke had its own County Council, wrote its own District Plan, and determined its own planning applications developments. The people of Waiheke are resourceful. The island is a hub for multi-skilled people: innovators, entrepreneurs, academics, artists and creative professionals, tradespeople, and a growing sports community. Waiheke’s identity as an artistic community (visual arts, music, theatre, cinema and dance) contributes significantly to the island wellbeing. The community shares a special sense of belonging, an unspoken code. This relatively small and diverse community is proud of their status as Waihekeans. …

“Islanders tend to be more collectivist, they operate in teams to overcome or minimize any obstacles. … There is a high sense of community living.”

During the Essentially Waiheke community workshops, the first question asked was “what do you love about Waiheke?” A clear theme emerged, reinforcing the island’s essential character. “Above all, we love our community and nature. We love the diversity, the creativity and the spirit of the people combined with living in a relaxed, peaceful, friendly and safe paradise.” … (When asked) “what are your concerns about the future of Waiheke?” … one clear theme emerged – the fear of losing Waiheke’s distinctiveness. “We’re concerned about unsustainably development affecting our environment and our community. This includes unaffordable housing, the impact of the cost of living, the growing traffic, litter and pollution, cost and inefficiency of public transport.”

Tourism on Waiheke

Tourism as a significant part of the Waiheke economy is relatively recent, but visiting the island has been common for several hundred years. The first visitors to the island were Māori, coming to visit related iwi. The island attracted summer visitors from the mainland regularly from the beginning of the 20th century once there was a ferry service. The bach owners of the post-WWII era were the first ‘weekend’ home-owners on the island, and were an integral part of the community. Waiheke has for many decades been a place where city dwellers could escape the city, via a relatively short and enjoyable boat trip, to enjoy the spectacular beauty and recuperative serenity of the island.

Although visitor numbers had been increasing gradually in the past two decades, they

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5 Emphasis added.
reached what many locals saw as a ‘tipping point’ in the summer of 2016/2017. The 2018 Waiheke Community Survey report commissioned by Auckland Council described the emergent issues associated with rapidly increasing tourism as follows:

“Many people have holiday homes on the island that they use regularly and / or rent out to temporary guests via online platforms such as Airbnb and Bookabach. A recent analysis of Airbnb activity in Auckland estimated that 16 per cent of the island’s rental stock (3% of all dwellings on Waiheke) was available for rent on Airbnb ‘full time’. The number of units available for rent temporarily during the peak summer period is likely to be higher. Increasing visitor numbers and population growth has created a range of environmental and infrastructure pressures on the island, including water pollution, litter and pressures on public toilet infrastructure. A lack of a residential reticulated wastewater system means local waterways are vulnerable to pollution from poorly maintained and stressed septic systems. For example, Little Oneroa Lagoon has a long-term no-swim warning in effect due to poor water quality.”

That report, and the consultation undertaken by Project Forever Waiheke, both identified the top concerns of Waiheke residents as (i) increasing and poorly managed tourism, together with (ii) a perceived failure of adequate and appropriate infrastructure development, in particular transport to/from and on the island, and (iii) a lack of managed environmental protections to protect the ‘special character’ of the island from increases in both tourism and the permanent population. Protecting Waiheke’s ‘special character’, as an entrenched Council responsibility, was seen as significantly ignored by Council entities, to the detriment of both residents and the intrinsic features of the island’s natural and sociocultural environments. A key recommendation of both reports was the development of sustainability strategy for tourism. However the Project Forever Waiheke consultation identified a priority need for sustainable community strategy, to address a perceived erosion of community resilience due to the pressures of tourism and a changing population demographic.

Community development, sustainability and tourism

The community and the tourism industry are closely connected, with each now an integral aspect of (if not essential to) the well-being of the other. Up to a quarter of island homeowners rent out part or all of their homes to visitors as a key aspect of their income, and Waiheke tourism now relies on that accommodation source. Up to a quarter of adult summer residents, including seasonal hospitality workers from elsewhere, are employed part-time or full-time in tourism-related work: the industry relies on that employment pool.

Both of the 2018 survey reports acknowledged that tourism is now an important part of the Waiheke economy, and that many locals benefit from tourism to some extent. However they also reported that, in the views of residents, the wealth generated from tourism was not spread equally across the community, and in fact many residents were economically worse off as a result of increasing tourism. A key goal of sustainable community and tourism strategy is to work towards a distribution of tourism wealth to all sectors of the community, and certainly that tourism should not actively disadvantage local communities.

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Recent impacts of tourism leading to concern among residents

Key areas of concern in relation to increasing tourism and its impacts, as summarised in the two 2018 surveys described above, were as follows:

- Pressures on various components of essential island infrastructure, in particular road safety and congestion, insecurity of water supply, inadequate wastewater management, parking issues
- Pressures on the ferry service, resulting in unmanaged congestion and serious disruption for commuters and other residents due to the unreliability of ferry schedules
- Increased pollution and litter – on beaches; noise issues; stressed septic systems
- Stresses on the natural environment, due to overuse of walking tracks, beaches, wetlands
- Stresses on emergency services
- Gentrification, housing insecurity, and the impacts on community cohesiveness and resilience
- Inadequate and inappropriate governance by Auckland Council, and in particular insufficient allocation of power to the Waiheke Local Board.

The draft Strategy set out in Chapters 3 and 4 of this document attempts to address all of the above issues within a sustainability framework.

What is ‘sustainability’? What does it mean for diverse sector interests?

For the island’s natural environments

Sustainability, while a relative concept, is nonetheless reasonably simple to define for the island’s natural environments and is reflected in the ongoing health of their flora, fauna and intrinsic features. Robust structures and resourcing for protecting these environments must be a priority, but that support is at risk from erosion of community resilience, since the island’s natural environment relies heavily on volunteers for its continuing health.

For Waiheke communities

Inevitably, there are tensions between tourism/business development and the sustainability of natural and social/cultural environments. The massive increases in numbers of people using the range of Waiheke facilities - accommodation, ferry capacity, roads and paths, beaches, coasts, cafes, supermarkets, public toilets, and so on - inevitably results in less availability of those resources for locals, especially but not only over the summer months. Most critically this impact has been seen in the erosion of rental housing stock for island residents who need to rent accommodation, in major issues for residents who have to commute to Auckland for work, and in serious challenges to road safety as visitors apply the ‘holiday spirit’ to road use when locals are trying to go about their daily business commitments.

The common themes emerging from the Essentially Waiheke Refresh 2016 report and the 2018 community consultation report are that longer-term residents see the island’s character, and residents’ enjoyment of that special Waiheke character, as seriously at risk from overpopulation, including tourism, if it is not managed effectively. In particular, residents commented on demoralisation at the changes to the island which are eroding the resilience and health of the island’s natural and community environments. Many people spoke of “hiding” away from the tourists and no longer having reasonable and equitable access to the ordinary amenities that they live here for – the beaches, cafes, roads, walking...
tracks, even the public toilets. The sentiment was that the island was being overtaken by tourism, and that the negative impacts might become irreversible and destroy the very aspects of Waiheke that both locals and visitors love.

For the Waiheke tourism sector
For the local tourism providers, a primary focus is on sustaining business viability and development. A key concern is tourism seasonality and the pressures on the island’s infrastructure and communities of huge influxes of visitors at peaks time of the day, week or year. Many tourism providers, especially small-scale operators, are also residents of the island, and appreciate that rapidly increasing tourism places significant stresses on local infrastructure and community wellbeing. However, having come to rely to varying degrees on income from tourism, they are also invested in developing the sector. The challenge is to achieve a balance that allows for sustainability both economically and environmentally.

Key stakeholders in sustainable tourism
Key stakeholders who need to be involved in planning for sustainable community and tourism broadly include the following:

- Diverse Waiheke communities – defined by geography and/or a diversity of common interests
- Waiheke Island Local Board
- Ngāti Paoa, as mana whenua
- Piriwhai Marae, representing taurahere
- The Waiheke Island Tourism Forum
- Transport providers – Fullers Group; Sealink; taxi and shuttle companies; tourist bus companies
- Auckland Council entities, in particular ATEED and Auckland Transport.
Chapter 3: A Strategic Framework for Sustainable Community and Tourism Development

This chapter summarises the first Sustainable Community and Tourism Strategy developed for Waiheke – its purposes, key principles, goals, and proposed areas for priority strategic action.

**Purpose of the Strategy**

- To guide policy development, decision-making and action by the Waiheke Local Board and various Council entities, including but not limited to Auckland Transport, Auckland Tourism Events and Economic Development (ATEED) and those departments and units that are responsible for protecting Waiheke’s natural and social/cultural environments.
- To direct and enable the development of Waiheke Island community and tourism in parallel and in collaboration, to protect and preserve the island.
- In particular to restore and enhance its native flora and fauna, its iconic footprint - coastal, forest, pastoral - and its community spirit and character.

**Vision**

Waiheke Island is loved and protected for its unique and intrinsic environments, heritage, character and communities, by locals, the tourism industry and visitors alike.

**Key principles**

**Kaitiakitanga**

Kaitiakitanga means guardianship, care, and protection, recognising that: Whatu ngarongaro te tangata, toitu te whenua – People perish, but the land remains. Kaitiakitanga gives a basis for a distinctively New Zealand approach to managing our natural and built environment. It stresses the importance of managing natural, cultural, and built resources for the collective benefit of people now and in the future. It also conveys a powerful message to visitors about the value of the connection that New Zealanders have with their landscape, which is an integral part of our national identity. *All stakeholders in the Waiheke community, including but not limited to the tourism sector, need to understand and support these principles in order to protect Waiheke environments.*

**Manaakitanga**

Manaakitanga is about the concept of caring equally for others as for ourselves, whether that other is another person, creature, or the natural environment, where that care reflects what matters to the other, rather than ourselves. *Aroha mai, aroha ati* – Love is extended, love is given back. In the context of sustaining a community, manaakitanga means that each sector of a community care for all other sectors. In the context of tourism, it means that tourism providers and tourists will genuinely care for the well-being of the community in the destination they are visiting; in return, the community will extend genuine friendliness and hospitality to visitors.

**Whanaungatanga**

Whanaungatanga refers to connectedness. The continuing wellbeing of any ‘destination’ community is a central consideration in sustainable tourism, and this is particularly so for Waiheke Island, because our community has built a strong wairua over time and generations. Tourism can only be sustainable if (i) host communities understand and value the benefits of tourism and therefore remain welcoming to visitors, connecting with them in
both planned/intentional and more informal ways, and (ii) the tourism sector respects the needs of local communities, so that the negative impacts of tourism do not outweigh the positive effects across all sectors of the community. On Waiheke Island, this means that visitors need to know and understand that Waiheke is first and foremost a community, and respect the needs and wairua of the community. Alongside that respect, genuine friendliness and tolerance of tourists by Waihekeans is important to visitor satisfaction. Reciprocally, the tourism sector needs to acknowledge and respect that people who live here or call it home, whether permanently or for shorter periods, need to continue to have priority access to essential resources such as water, light and space.

Motuhaketanga
Motuhaketanga, or self-determination, means that much more control over the island’s direction, development and decision-making needs to be in the hands of the Waiheke Local Board, mana whenua and community organisations, especially in relation to both infrastructure development and community development, but also in relation to tourism direction.

Strategic goals
The island
- Protect precious Waiheke environments and communities from the negative impacts of tourism
- Enable tourism that preserves and enhances Waiheke’s mauri, wairua and taonga
- Focus tourism on conservation and sustainability values, in particular cultural heritage, eco-tourism and community engagement
- Plan for climate change and globalisation

The community
- Vibrant, healthy, cohesive, resilient island communities
- Preservation of the unique features of Waiheke communities – friendly, laid back, conservationist, artistic, village-based, diverse, tolerant, resourceful

The tourism sector
- A cohesive and inclusive tourism provider sector focused on developing sustainable community tourism in line with Waiheke values

Strategic action objectives
The following action areas were identified as needing improved policy and planning for sustainable community and tourism development on Waiheke.

<table>
<thead>
<tr>
<th>Table 1: Strategic action objectives for Waiheke sustainable community and tourism development</th>
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<tbody>
<tr>
<td>1. Mandate governance and management functions for the implementation of this Strategy at local and Auckland Council levels</td>
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<tr>
<td>2. Foster low impact and eco-tourism development aligned with Waiheke community values and vision</td>
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<tr>
<td>3. Promote the real interests and needs of diverse Waiheke communities and cultures, in particular indigenous partners and vulnerable groups</td>
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<td>4. Advocate for regulation that protects Waiheke resources and taonga</td>
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**Table 1: Strategic action objectives for Waiheke sustainable community and tourism development (continued)**

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<td>5.</td>
<td><strong>Regularly monitor tourism impacts</strong> - visitor experience, community satisfaction and concerns, tourism industry well-being and environmental impacts</td>
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<td>6.</td>
<td><strong>Facilitate infrastructure development that protects</strong> fragile island environments for current and future residents and visitors</td>
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<tr>
<td>7.</td>
<td><strong>Promote engagement of locals, tourism operators and visitors</strong> in activities to restore and preserve Waiheke taonga</td>
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<td>8.</td>
<td><strong>Develop sustainable systems and equitable sharing of essential island resources</strong> – water supply, ferry services, road and beach use, housing, seas and forests</td>
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<td>9.</td>
<td><strong>Identify and promote visitor targets and limits</strong> that take into account Waiheke’s environmental, community and infrastructure capacity constraints</td>
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<td>10.</td>
<td><strong>Promote visitor opportunities that enhance visitor engagement in protecting precious Waiheke environments &amp; conservation values</strong></td>
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<td>11.</td>
<td><strong>Focus tourism development by value</strong> - longer-stay visitors and those who share and support Waiheke values and taonga</td>
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<td>12.</td>
<td><strong>Develop tourism and associated education, employment, business and career opportunities for locals</strong>, including youth, Māori, seniors and people with disabilities</td>
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<td>13.</td>
<td><strong>Identify and promote social equity and wealth-sharing opportunities</strong> for social enterprise tourism and support for small and “cottage” tourist operation</td>
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<td>14.</td>
<td><strong>Build and maintain a publicly accessible repository of information, data and knowledge about Waiheke Island</strong> features, including tourism impacts</td>
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The Strategy is illustrated in diagrammatic form in Appendix 1.
**Chapter 4: Draft strategic action plan**

Each of the short-term and longer-term actions set out in this chapter were proposed by Waiheke community members.

<table>
<thead>
<tr>
<th>Action objective</th>
<th>Short-term actions</th>
<th>Longer-term actions</th>
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<tbody>
<tr>
<td>1. Mandate governance and management functions for the implementation of this</td>
<td>Establish and mandate a governance group of key stakeholders to drive the implementation of the strategy, as follows:</td>
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<tr>
<td>Strategy at local and Auckland Council levels</td>
<td>• Initially for 12 months</td>
<td>Review strategy annually and create annual action plans in alignment with Local Board plans and strategy and Auckland and national tourism strategy frameworks</td>
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<td>• Group to include key influencers with proven track record of community leadership and engagement</td>
<td>Continue to monitor the integrity of the decision making of Auckland Council and the CCOs in alignment with national and Auckland tourism strategies, the Waiheke Sustainable Community and Tourism Strategy and associated strategy and governance documents, and take action as needed to address misalignment</td>
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<td>• Establish key relationships with Council, ATEED and other relevant organisations (e.g. tourism industry, mana whenua and other community reps)</td>
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<td>Engage the community and tourism industry through roadshows, workshops and other communication activities to create shared understanding of what it means for them and their engagement with implementation</td>
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<td>Appoint a Project Co-ordinator to drive the implementation of the strategy</td>
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<td>Continue to lobby for the expanded decision-making powers of the Local Board, in particular around transport, infrastructure, environment and community development</td>
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<td>Monitor the integrity of the decision-making of Auckland Council and the CCOs in alignment with national, Auckland and Waiheke sustainable community and tourism strategies and associated strategies</td>
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<td>2. <strong>Foster low impact &amp; eco-tourism development aligned with Waiheke community values and vision</strong></td>
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<td>strategy</td>
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<td>Engage community and the tourism sector in creating a shared vision of what the island and our tourism industry will look like as leaders in sustainable tourism</td>
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<td>Work with Auckland Transport and ATEED to ensure eco tourism / low impact tourism activities and operators are given priority and support at island gateways (Matiatia and Kennedy Point) and throughout the island</td>
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<td>Develop a local programme to support tourism businesses, large and small, to change to lower impact tourism, in alignment with the national <em>Tourism 2025 and Beyond</em> revised framework and ATEED’s <em>Destination Auckland 2025</em> and the UN Sustainable Development goals – for example, eco-tourism, use of solar power, electric vehicles, achieving carbon zero status, clean-up and environmental protection activities, zero waste, tree planting &amp; track maintenance, weeding and land and marine conservation activities</td>
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<tr>
<td>Work with community, tourism sector and institutional partners to (i) monitor and provide data on tourism impacts (e.g. economic impacts and equity of benefits, waste generation, water use, transport, environmental damage, community cohesiveness, etc), and (ii) minimise potentially damaging impacts</td>
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<table>
<thead>
<tr>
<th>3. <strong>Promote the real interests and needs of diverse Waiheke communities and cultures, in particular indigenous partners</strong></th>
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<tr>
<td>Regular monitoring of community needs and concerns via community surveying and workshops</td>
</tr>
<tr>
<td>Advocate for infrastructure and facilities that will meet the needs of Waiheke residents (e.g. water supply; wharf, ferry and road transport; access to essential services; access to recreation; mana</td>
</tr>
</tbody>
</table>

| Continue to ensure community concerns and priorities are reflected in annual action plans |
| Report developments to the Waiheke community and tourism sector on an annual basis |
| 4. Advocate for regulation that protects Waiheke resources and taonga | Work with partners to require all ferry and road transport operators to operate under the Public Transport Operating Model (PTOM)  
Implement improved dog bylaws to provide increased protection to wildlife in vulnerable areas  
Support the implementation of the Hauraki Gulf Marine spatial plan to protect coastal waters and marine ecosystems | Continue to advocate for competitive and appropriate ferry, freight and other transport services for reliable, affordable and sustainable access by all sectors of the Waiheke community, and visitors  
Work to ensure pest eradication is part of property owners’ responsibility  
Complete audit and protection of Māori historical sites and wahi tapu  
Implement actions to protect/enhance our marine ecosystems in alignment with the Hauraki Gulf Marine Spatial plan and community priorities |
|---|---|---|
| 5. Regularly monitor tourism impacts - visitor experience, community satisfaction and concerns, tourism industry well-being and environmental impacts | Develop an agreed monitoring and evaluation framework in agreement with research partners such as WRT  
Develop a community scorecard and targets in alignment with the strategy and commence reporting to all stakeholders, including the wider community  
Commission baseline visitor perception/ experience survey (why do they visit, top reasons, issues)  
Commission local tourism industry research to identify barriers to sustainable development in alignment with the Tourism 2025 and Beyond Sustainable Tourism Framework | Implement on-going monitoring and evaluation plan, use research findings to inform strategy updates and report progress to all stakeholders including the wider community  
Complete biannual surveys for visitors, tourism industry and community perceptions  
Monitor and report progress against targets, impacts and progress on action plans |
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<tr>
<th>6. <strong>Facilitate infrastructure development that protects</strong> fragile island environments for current and future residents and visitors</th>
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<tr>
<td>Resurvey community perceptions in alignment with the strategy</td>
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<tr>
<td>Commission regular surveys of wildlife to monitor increase/declines in native fauna and flora, land and marine</td>
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<tr>
<td>Commission further research and protection for Māori wahi tapu and other historical sites</td>
</tr>
<tr>
<td>Ensure Local Board plans and agreements (see Local Board Plans) reflect the strategic objective of protecting Waiheke environments – natural, social, cultural, built – and the ‘special character’ of the island for current and future residents, and visitors</td>
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<tr>
<td>Work to ensure the protection of trees and other native flora and fauna in the Council reserves, road reserves and on private property</td>
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<td>Develop action plans with Healthy Waters and other key stakeholders to minimise negative impacts of run-off into land and marine environments (e.g. flooding, slips; pollutant run-off; etc)</td>
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<tr>
<td>Continue to support the on-going work programme of the Waiheke Island Transport forum to drive sustainable transport on the island for residents and visitors alike</td>
</tr>
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<td>Monitor the integrity of the decision-making of Auckland council and the CCOs in alignment with national, Auckland and Waiheke sustainable tourism strategies and associated strategy and governance documents</td>
</tr>
<tr>
<td>Continue to monitor the integrity of the decision making of Auckland council and the CCOs in alignment with national, Auckland and Waiheke sustainable tourism strategies and associated strategy and governance documents and challenge/take action when out of alignment</td>
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<tr>
<td>7. <strong>Promote engagement of locals, tourism operators and visitors</strong> in activities to restore and preserve Waiheke taonga</td>
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<tr>
<td>Engage key stakeholders including the tourism sector and community representatives to develop a Waiheke <strong>Kaitiaki Pledge</strong> (care code) and make it available digitally, in Waiheke brochures, and all other key channels in readiness for the 2019/20 summer season. Engage and brief Waiheke Island Tourism Forum (WITF) members and tourism businesses in the Kaitiaki Pledge and how they can implement that in their businesses.</td>
</tr>
<tr>
<td>Waiheke Kaitiaki Pledge is reviewed and updated every 3 years. Ensure on going promotion of the Waiheke Care Code including being reflected in public signage, on council website, newzealand.com and on tourism businesses websites and collateral and in Tourism Waiheke brochure and specific care code brochures (available in key places). Waiheke Kaitiaki Pledge guides all tourism businesses in their operations as well as visitor behaviour (outcome). Community understands the Kaitiaki Pledge and are advocates and champions for it (outcome). Waiheke tourism focus/ activity continues to evolve in alignment with the Kaitiaki Pledge (outcome).</td>
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</tbody>
</table>
| 8. Develop sustainable systems and equitable sharing of essential island resources – water supply, ferry services, road and beach use, housing, seas and forests | Advocate with Government, Auckland Council and Auckland Transport to improve ferry service reliability, accessibility to commuters (priority boarding) and other residents, affordability, and support increased competition.  
Regulate to ensure bore allocation and tanker delivery gives priority to residents in times of drought.  
Support the development of public transport services for locals and tourists that are not tied to the ferry timetable and that meet residents’ and visitors’ needs.  
Work with key stakeholders including Auckland Council, the Affordable Housing trust to support and advance initiatives to ensure housing is affordable for locals.  
Establish an affordable rentals agency which increases supply of affordable housing through (i) facilitating the increased use of empty holiday homes and (ii) assisting house owners to repair and insulate homes to make available for long term rentals for locals at rents 80% or below the market. | Advocate with Auckland Council for changes to the District Plan which will enable either land to be freed up or increased housing supply options with a focus on affordable/social housing (e.g. ability to build on council land, increased ability to build minor dwellings, requirement of vineyards and farms to build worker accommodation etc). |
| --- | --- | --- |
| 9. Identify and promote visitor targets and limits that take into account Waiheke’s capacity constraints – environmental, community and infrastructure | The Local Board to require regular data provision from the ferry operators (Sealink/ Fullers) to monitor usage patterns and their impacts, on an on-going basis.  
Commission research and publish findings, to identify (i) impact patterns of visitors/tourism on the island, (ii) limits to its carrying capacity, including (but not limited to) water resources, health and emergency services, Police services, waste, roads and transport, paths and tracks, beaches, etc), and (iii) management strategies to protect island environments | Include data/ forecasts in future planning/strategy review.  
Include baseline data in future planning/strategy review. |
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<tr>
<td><strong>10. Promote visitor opportunities that enhance visitor engagement in protecting precious Waiheke environments &amp; conservation values</strong></td>
<td>Create plan for improved interpretation (i.e. storytelling) of both our natural assets (land based and marine wildlife, natural features, ecosystems) and the people and community groups that care for them to promote their protection and appreciation and to engage our visitors in our conservation stories and values. Support the tourism sector to develop and implement strategy that promotes the engagement of visitors in activities that contribute proactively to environmental protection and community cohesiveness (e.g. tree-planting; wetland reclamation; carbon capture projects such as kelp reaforestation Citizen Science projects; participation in local community and sustainability events; etc.). Create increased engagement and storytelling through signage and other digital/physical collateral/media/communications in alignment with the plan.</td>
</tr>
<tr>
<td><strong>11. Focus tourism development by value - longer-stay visitors and those who share and support Waiheke values and taonga</strong></td>
<td>Work with ATEED, and WITF and tourism accommodation providers to develop (i) agreed positioning as longer-stay destination and (ii) strategies to facilitate longer stays (e.g. collaborations between accommodation providers, Fullers and other visitor activity providers; marketing campaigns etc.). Implement with ATEED and WITF specific promotional and destination marketing activity based on longer stay destination positioning.</td>
</tr>
<tr>
<td><strong>12. Develop tourism and associated education, employment, business and career opportunities for locals, including youth, Māori, seniors and people with disabilities</strong></td>
<td>Source and fund tourism operator training in sustainable tourism – including product development, business coaching and mentoring, in alignment with national and local sustainable tourism strategy. Work with the high school and tourism operators to develop training and placement opportunities to train youth in tourism. Work with Be Accessible to accredit more businesses to Be Welcome. Tourism training is available for owners and for staff to ensure they understand sustainable tourism, the Waiheke care code and what it means for them.</td>
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<td>Item</td>
<td>Description</td>
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| 13. **Identify and promote social equity and wealth-sharing opportunities** for social enterprise tourism and support for small and ‘cottage’ tourist operations | Establish a fund for social enterprise tourism and innovative product/business ideas.  
Hold an innovation ‘challenge’ to identify ideas from the community for funding (similar to Foundation North GIFT fund). |
| 14. **Build and maintain a publicly accessible repository of information, data and knowledge about Waiheke Island features, including tourism impacts** | Support the ongoing availability and development of the *Project Forever Waiheke* website as an information repository. |
Appendix 1: Waiheke Sustainable Community and Tourism Strategy

Project Forever Waiheke - Draft Waiheke Sustainable Community and Tourism Strategy
Overview July 2018

Vision
Waiheke Island is loved and protected - first, foremost and forever - for its unique and intrinsic environment, heritage, character and communities, by locals, the tourism industry and visitors alike.

Purpose of the strategy
To direct and enable the development of Waiheke Island community and tourism in parallel and in collaboration, to protect and preserve the island.
In particular to restore and enhance its native flora and fauna, its iconic footprint - coastal, forest, pastoral - and its community spirit and character.

KATIAKTANGA
Guardianship

MANAAKTANGA
Protection and care

Core principles

WHANANGATANGA
Connection

MOTUIAKATANGA
Local direction and decision-making

Goals

THE ISLAND

- Protect precious Waiheke environments and communities from the negative impacts of tourism.
- Enable tourism that preserves and enhances Waiheke's maori, wairua and taonga.
- Focus tourism on conservation and sustainability values, in particular cultural heritage and eco-tourism & community engagement.
- Plan for climate change and globalisation.

THE COMMUNITY

- Vibrant, healthy, cohesive, resilient island communities.
- Preservation of unique features of Waiheke communities - friendly, laid back, community based and tourism driven.

Working in harmony

THE WAIHEKE TOURISM SECTOR

- Cohesive inclusive tourism provider sector focused on developing sustainable communities, tourism in line with Waiheke values.

Strategic action objectives

1. Mandate governance and management functions for the implementation of this strategy at local and Auckland Council levels.
2. Foster low impact & eco-tourism development aligned with Waiheke community values and vision.
3. Promote the real interests and needs of diverse Waiheke communities and cultures, in particular indigenous partners and vulnerable groups.
4. Advocate for regulation that protects Waiheke resources and taonga.
5. Regularly monitor tourism impacts - visitor experience, community satisfaction and concerns, tourism industry well-being and environmental impacts.
6. Facilitate infrastructure development that protects fragile island environments for current and future residents and visitors.
7. Promote engagement of locals, tourism operators and visitors in activities to restore and preserve Waiheke taonga.
8. Develop sustainable systems and equitable sharing of essential island resources - water supply, ferry services, road and beach use, housing, seas and forests.
9. Identify and promote visitor targets and limits that take into account Waiheke's capacity constraints - environmental, community and infrastructure.
10. Promote visitor opportunities that enhance visitor engagement in protecting precious Waiheke environments & conservation values.
11. Focus tourism development by value - longer stay visitors and those who share and support Waiheke values and taonga.
12. Develop tourism and associated education, employment, business and career opportunities for locals, including youth, Māori, seniors and people with disabilities.
13. Identify and develop more social equity and wealth-sharing opportunities for social enterprise tourism and support for small and ‘cottage’ tourist operation.
14. Build and maintain a publicly accessible repository of information and knowledge about Waiheke Island features including tourism impacts.
Thank You

The Waiheke Walking Festival wouldn’t exist without the ongoing support and funding provided by the Waiheke Local Board. Thank you.

The following slides summarise the 2018 Festival and outline our funding needs and activities. We see a partnership with the Waiheke Local Board as essential to the continued success of this much loved community event.
Waiheke Walking Trust – 2 years in

The Waiheke Walking Trust was borne to provide enhanced sustainability of the Festival:
Continued focus on revenue streams.

✓ 2018 saw a significant increase in ‘Friends of the Festival’ registrations – a total of 100
✓ New major sponsor secured – Treescape; and continued support from Fullers & Ray White
✓ Our Patron base continues to be strong

Succession planning.

✓ After 6 years at the helm Denise Whitfield delivered her final Festival as Event Manager in 2018
✓ Anna Reinstein has been appointed Festival Manager and shadowed Denise at the 2018 Festival
✓ Denise remains as a valued Trustee

Enhanced expertise across the suite of skills required to deliver a professional event.

✓ New Trustee Mandy Hudson brings a wealth of health & safety expertise from an engineering business background
✓ New Event Manager with global event experience
✓ Festival Coordinator being appointed to support the Event Manager
✓ Growing team of committed volunteers, ambassadors and advisors

2018 Event – Key Achievements

• $27,500 contributed to local businesses as part of Festival walks (lunches, transport to and from walks etc) – this does not represent the total economic benefit to the island, as it does not include visitor spend on accommodation, additional transport, ferry travel, restaurants etc during their stay.

• Kauri Dieback Disease prevention and education emphasised across all walks on the programme - 2018 being a crucial time for communication about this issue. Auckland based biosecurity team attended and supported the festival and were highly complimentary of our procedures.

• Relationship with Ngati Paoa strengthened further & first time access to Waiheke Station as well as a special naming ceremony at Te Matuku

• New registration reports increased health & safety safeguards

• Booking & payment system with local vineyards, cafes and transport operators continued to work well

• Monthly Walk Series provided volunteers with pre-event training and local participation

• First Aid training refresher course for 40 local volunteers in October

• Zero medical incidents requiring follow up treatment

• Continued to strengthen relationships with key community groups and support local initiatives
2018 Event – Who attended?

2,200 registrations
40% were brand new to the Festival.

- 59% locals (increase from 56% in 2017)
- 33% wider Auckland (stable)
- 4% other NZ regions (down from 9% in 2017)
- 3% international (stable)

- This aligns perfectly with our goal to grow sustainable tourism on Waiheke.
- The Festival continues to be a much loved event.
- Overwhelmingly positive feedback from walkers, volunteers, guides, landowners, partner businesses and sponsors.
- Encouraging locals to use our public walkways and be physically active.

2018 Event – Who saw us?

We continue to support sustainable tourism to Waiheke in the shoulder season, through the promotion of the Walking Walking Festival. 2018 saw a concerted effort through PR to reach a wider audience and promote the accessibility of the island’s tracks.

TV
- Breakfast TV – showcasing Day One of Te Ara Hura group (21st Nov)

PRINT
- Sunday Star Times (4th Nov)
- New Zealand Photographer
- Viva, Herald (24th Oct)
- North & South (Nov)
- Good Health Choices (Sept)
- Kia Ora (Oct)
- Urban List (online)
- Gulf News / Waiheke Weekender

SOCIAL MEDIA REACH
Facebook followers: over 1500

RADIO
- Slots across NZME radio stations through Aug - mid-Sep (FOC)
- Estelle – The Hits – Full Moon Walk & general festival taster

Further coverage confirmed for 2019:
PRINT
- Good Magazine
- Next Magazine
- Stacey Morrison (The Hits) – Travel Feature, The Herald
2019 Waiheke Walking Festival – 10th Anniversary!

FRI 15 - SUN 24 NOVEMBER

- Celebrating the Festival’s 10 years
- Celebrating and acknowledging Festival Ambassadors and Founders
- Increasing to a 10 day event from 9 days
- Question marks around track closures – especially Te Ara Hura
- Bringing back the 10 most popular walks over the years
- Introducing new walks to the programme

What will it cost to deliver the 2019 event?

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<td>WWF Manager</td>
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<td>WWF Coordinator</td>
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<td>Website</td>
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<td>Programme design and brochure print</td>
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<tr>
<td>Volunteer training and support</td>
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<tr>
<td>Advertising and promotion</td>
<td>$7,000</td>
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<tr>
<td>Insurance and permit costs</td>
<td>$2,000</td>
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<tr>
<td>Equipment purchase and hire</td>
<td>$2,000</td>
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<tr>
<td>Festival Finale thank you event</td>
<td>$4,000</td>
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What are we doing to secure the necessary funds?

• Presenting partner sponsorship contract comes to an end this year ($15,000) – we will work hard to renew

• 2018 Festival new major sponsor – Treescape, renewed sponsorship with Fullers – we hope to renew these

• Additional major sponsor target businesses are identified and we’re working hard to secure major sponsors with a cash contribution, not solely in-kind

• We increased our Festival Friends programme ($100 membership fee) from 60 in 2017 to 100 in 2018 and will continue to focus on this

• We will use a portion of our Patrons income to assist with the costs of delivering the Festiva

• We made funding applications to Lotteries and Foundation North for the 2018 Festival and were unsuccessful - we will try again in 2019

• We absolutely require ongoing funding support from the Waiheke Local Board

What else are we doing for our community & visitors

The Waiheke Walking Trust is committed to promoting sustainable tourism by promoting walking on Waiheke year round. In 2019 we have planned;

• **Development of a Walking Website** that promotes walking on Waiheke year-round. This will include walk maps, photos, video, description of the walk. We are working with Auckland Council and the Walking Access Commission to share content with them.

• We have paid for **annual brochure space at the Matiatia visitor information kiosk**. We use this space for Walking Festival brochures in Sept/Oct/Nov, but outside this time we are filling these spaces with Te Ara Hura maps.

• We continue to look for other opportunities for our event team, trustees and volunteers to support other community events such as Fossil Free Parade
Waiheke Walking Trust & Waiheke Local Board Partnership

• 2019 is an opportunity to celebrate the 10th Anniversary of the Waiheke Walking Festival. There have been a lot of people involved over the years and our plan is to bring them together to celebrate this milestone.

• With the support of the Waiheke Local Board, other funders, our sponsors, Ngati Paoa and our Festival partners we hope to make this the best Festival yet.

• We have a fantastic community event that grows stronger from year to year.

• We look forward to having the Waiheke Local Board on this journey with us.

Thank you
Waiheke Island Local Board Meeting: Thursday 28 February, 2019

Te Ara Hura
Owhanake to Korora Road track via Island Bay

In April, 2017 a coastal storm created enough damage to close some of the superb walking tracks on Waiheke. One of those worst affected was the Island Bay track because of the landslip which removed the middle section including wooden steps.

The entrance at each end of the track was then blocked with orange netting and signs pointing out the closure (due to “recent” storm damage) and stating that “we are working on it”. However, almost two years later there has been zero progress and, to my knowledge, no further advice made available.

This track, because of its location, was one of the most used and enjoyed walks on the island. It is not too long nor steep, has superb views and is in an area with a large population (both permanent and visitors). It’s closure also creates less opportunity for the very successful annual Walking Festival and it is very disappointing that it remains closed for 22 months.

I would like to know what ‘we are working on it’ means and when we can expect this track to be re-opened. It might be hoped that of the $680m annual operating spend on Parks and Community some small amount might have been found to reinstate this very popular walk.

I also question the sense in making available the ‘Walk Waiheke, Discover the real Waiheke, one step at a time’ leaflet which clearly shows this track as being accessible.

Kate Hastings
Oneroa
AEE Report

Tawaipareira Flood Mitigation Works - Assessment of Environmental Effects

Prepared for Auckland Council Healthy Waters

For Submission to Auckland Council

Prepared by Beca Limited (Beca)

1 June 2018
**Revision History**

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**Document Acceptance**

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<td>1 June 2018</td>
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<td>Leon Keefer</td>
<td></td>
<td>1 June 2018</td>
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<td>Jenny Vince</td>
<td></td>
<td>1 June 2018</td>
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Ecological Effects Assessment (Tonkin & Taylor, May 2018)

Appendix B
Landscape & Visual Assessment Report (Isthmus, May 2018)

Appendix C
Civil Report and ESCP (Tonkin & Taylor, May 2018)

Appendix D
Construction Methodology (ALTA, April 2018)

Appendix E
Flood Hazard Assessment of Design Flood Mitigation Works (Tonkin & Taylor, May 2018)

Appendix F

Appendix G

Appendix H
Contaminated Land Site Management Plan (Tonkin & Taylor, May 2018)

Appendix I
Geotechnical Interpretative Report (Tonkin & Taylor, May 2018)

Appendix J
Interpretive Ground Contamination Report (Tonkin & Taylor, May 2018)

Appendix K
Certificate of Titles

Please note that information in this report has been derived from available public records (including the Regional and District Plans and Policy Statements as they were provided, either in hard copy or on the respective local authority websites), at the time of preparation of this document. These records are continually changing and are frequently incomplete and therefore Beca Limited cannot be held responsible for any misrepresentation, incompleteness, or inaccuracies provided within that information, for or updating or revising this report in respect of any changes that may occur after the date of this document, or for notifying of such changes. Should any other information become available, then this report should be reviewed accordingly by Beca Ltd.
1 Introduction

1.1 Background and Project Purpose

This assessment of environmental effects has been prepared in respect of, and forms an integral part of, a resource consent application by Auckland Council Healthy Waters (the applicant).

Auckland Council Healthy Waters (ACHW) is proposing to undertake flood mitigation works within the Tawapareira Reserve and through the Waste Transfer Station (see Figure 2.2). In order to reduce the frequency and severity of flooding to Tawapareira Reserve and the properties on the eastern border of the reserve.

A 108 ha catchment on Waiheke Island drains to the Tawapareira Creek which frequently floods the western industrial properties of Taih Road in rain events. The creek drains to Anzac Bay through 160 m of an 825 mm diameter stormwater pipe. Due to the catchment characteristics and modifications, the flood storage capacity of the former estuary has been significantly reduced. During significant rainfall events, flooding occurs on the industrial properties along Taih Road. This flooding results in economic damages to the businesses and creates a health and safety risk.

1.2 Consent Requirements

ACHW is seeking all necessary consents pursuant to s9, s12, s14, and s15 of the Resource Management Act 1991 (RMA) to undertake construction and operation of flood mitigation works within Tawapareira Reserve and Anzac Bay. The works require resource consent in accordance with the provisions of the:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS);
- Auckland Unitary Plan: Operative in Part (AUP:OP); and

These are identified in section 4 of this report.

In addition, a change in conditions of Discharge Permit 37489 is proposed pursuant to s127. This permit is associated with stormwater discharges from the Ostend Waste Transfer Station. It requires changing as the proposed works requires one of the raingardens to be removed. It is proposed to install a proprietary stormwater filter to replace the lost treatment capacity.

Aspects of the works that will meet the Permitted Activity criteria of the relevant plans are also discussed in section 4 of this report.

1.3 Structure of Report

This AEE report has been prepared in accordance with the RMA and specifically, requirements set out in Schedule 4. The report sets out:

- A description of the environment within which works take place;
- A description of proposed activities;
- The potential and actual environmental effects and proposed mitigation measures;
- An assessment of the activity against the matters set out in Part 2;
- The statutory frameworks relevant to the assessment of effects; and
- Consultation undertaken.
2 Description of the Existing Environment

2.1 Overview

The proposal will take place on Waiheke Island as shown in Figure 2.1. The works will take place within Tawaipareira Reserve, the Waste Transfer Station, under Ostend Road and into the Coastal Marine Area (CMA) of Anzac Bay. Construction of the proposal will also require temporary access through properties along Tahi Road.

An aerial photo of the site with the proposed areas of work overlaid is shown in Figure 2.2.

The legal descriptions and land owner details are provided in Table 2.1.

Table 2.1. Legal description and land owner details for the addresses subject to the proposed works

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>87 Ostend Road</td>
<td>Lot 1 DP 178779</td>
<td>A.R. Pope &amp; S Pope</td>
</tr>
<tr>
<td>106 Ostend Road</td>
<td>Pt Lot 125 DP 14355</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>110 Ostend Road</td>
<td>Pt Lot 125 DP 14355</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>112 Ostend Road</td>
<td>Lot 1 DP 14355</td>
<td>Elle &amp; Jay Company Ltd</td>
</tr>
<tr>
<td>10 Tahi Road</td>
<td>Lot 8 DP 14355</td>
<td>Kajes Petroleum(Waiheke)Ltd</td>
</tr>
<tr>
<td>31-33 Tahi Road</td>
<td>Lot 6 DP 14355, Lot 9 DP 14355</td>
<td>A.R. Pope &amp; S Pope</td>
</tr>
<tr>
<td>8 Tahi Road</td>
<td>Lot 7 DP 14355</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>4-6 Tahi Road</td>
<td>Lot 5 DP 14355, Lot 6 DP 14355</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>2 Tahi Road</td>
<td>Lot 4 DP 14355</td>
<td>J.E. McMillen &amp; N M Satter</td>
</tr>
</tbody>
</table>

Figure 2.1: Indicative location of proposed works. Source: Auckland Council Geomaps
2.2 Land Use, Zoning and Overlays

The works above mean high water springs (MHWS) are subject to the ACDP HGI zones and AUP.OP regional management overlays. Below MHWS, the works are subject to the provisions of the AUP.OP Regional Coastal Plan (see Figures 2.3 and 2.4).

Above MHWS, the works will primarily take place within four lots:

- **Tawaiparire Reserve** – a public reserve utilised for active recreation, with a skate park located on the western boundary of the site. Works will take place within parts of the reserve that is not utilised by the public in any formal capacity. The site is bordered to the east by an area used for industrial activities. The site is managed as a closed landfill by Auckland Council. Refer Section 2.5 of this report for more details;
- **The Waiheke Waste Transfer Station** - the sole rubbish collection site for the island. The works will take place within the eastern boundary of the Waste Transfer Station. The site is owned by Auckland Council and operated by a waste contractor. Two consents are held for this site, including Permit 37489 (see Appendix M) which requires two rain gardens. The site is managed as part of the closed landfill by Auckland Council;
- **Ostend Road** – a main road within Waiheke Island. Works will take place in two stages to allow traffic through at all times; and
- **87 Ostend Road** – a private property on the southern boundary of Ostend Road, bordering the CMA. The construction of the outfall will be partially within this property boundary.
Machinery access and minor earthworks will take place within the industrial properties on the eastern boundary of the works.

Below MHW, the works will take place within the Anzac Bay estuarine environment. The CMA in this area is scheduled as a Significant Ecological Area (SEA-Marine 2) in the AUP.OP. The area is dominated by mangroves and heavily tidally influenced.

The relevant zones and overlays are summarised in Table 2.2 and shown in Figure 2.3 and Figure 2.4.

Table 2.2: Summary of relevant zones and overlays.

<table>
<thead>
<tr>
<th>Site</th>
<th>Plan</th>
<th>Zones</th>
<th>Overlays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tawaipairea Reserve</td>
<td>ACDP: HGI</td>
<td>Open Space 2 (recreation and community facilities)</td>
<td>Contaminated or potentially contaminated land; Soil warning area; Soil register area</td>
</tr>
<tr>
<td></td>
<td>AUP:OP</td>
<td>N/A</td>
<td>Overland flow path; 1% AEP floodplain; Coastal Inundation Control – 1m sea level rise; High Use Aquifer Management Area</td>
</tr>
<tr>
<td>Waste Transfer Station</td>
<td>ACDP: HGI</td>
<td>Commercial 5 (industrial)</td>
<td>Contaminated or potentially contaminated land; Soil warning area; Soil register area</td>
</tr>
<tr>
<td></td>
<td>AUP:OP</td>
<td>N/A</td>
<td>1% AEP floodplain; Coastal Inundation Control – 1m sea level rise; High Use Aquifer Management Area</td>
</tr>
<tr>
<td>Private Lots</td>
<td>ACDP: HGI</td>
<td>Commercial 5 (industrial)</td>
<td>Contaminated land or potentially contaminated land; Flood prone land – type B floodplain</td>
</tr>
<tr>
<td></td>
<td>AUP:OP</td>
<td>N/A</td>
<td>1% AEP floodplain; Coastal Inundation Control – 1m sea level rise; High Use Aquifer Management Area</td>
</tr>
<tr>
<td>Anzac Bay Estuary</td>
<td>ACDP: HGI</td>
<td>Rural 1 (landscape amenity)</td>
<td>Site of ecological significance; Flood prone land</td>
</tr>
<tr>
<td></td>
<td>AUP:OP</td>
<td>General Coastal Marine Zone</td>
<td>Significant Ecological Area – Marine 2</td>
</tr>
</tbody>
</table>
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Figure 2.3. Zones and overlays under the ACDP:HGI.

Figure 2.4. Overlays under the AUP:OP.
2.2.1 Waste Transfer Station

The Waste Transfer Station operates in accordance with two discharge permits:

- Discharge of contaminants onto or into land or water from an industrial or trade process (Permit 37488);
- Discharge of treated stormwater from approximately 6,000m² of impervious surface (Permit 37489).

Stormwater runoff from the roof of the facility is stored in collection tanks and reused on-site. Runoff from the remainder of the site is conveyed through two rain gardens along the boundary of Ostend Road, prior to discharging into the pipe network. The rain gardens were designed in general accordance with TP10, although each rain garden exceeds the minimum requirements under TP10.

Table 2.3. Design specifications for the rain gardens within the Waste Transfer Station.

<table>
<thead>
<tr>
<th>Treatment Device</th>
<th>Area</th>
<th>Water Quality Volume</th>
<th>Live Storage Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rain garden 1</td>
<td>86m²</td>
<td>30.19m³</td>
<td>12.08m³</td>
</tr>
<tr>
<td>Rain garden 2</td>
<td>148m²</td>
<td>61.95m³</td>
<td>24.80m³</td>
</tr>
</tbody>
</table>

Figure 2.5. Existing stormwater treatment within the Waste Transfer Station.

2.3 Topography and Geology

The site is located within the low-lying margins of a wide valley north of Anzac Bay. The area of works is relatively flat with hummocky land features through the reserve area. The reserve has a gentle slope down towards Tawaipairea Creek and the area of works (RL 8.0 to RL 0.5 m). The Waste Transfer Station is generally flat at an elevation of approximately RL 3.5 m. Tawaipairea creek itself is described as a low gradient waterway.
Based on the Geotechnical Investigations (Appendix I) undertaken by Tonkin and Taylor, works will be undertaken within fill material comprised of road and pavement fill, general fill (sandy and gravelly silt and clay fill likely used as a landfill cap), and refuse fill.

The site is underlain by sand, silt clay and peat of the Tauranga Group. The regional basement rock underlyng the Tauranga Group comprises massive to thinly bedded lithic volcanioclastic sandstone and argillite (greywacke) of the Waipapa Terrane.

2.4 Hydrology and Catchment Information

The Tawaipareira Creek catchment has an area of approximately 108 ha. The catchment features steep ridgelines to the east and north up to RL 120 m. The subject site is within the valley of the catchment. The western extent of the catchment steeply slopes from RL 35 m towards the valley and project site.

The catchment drains to the Tawaipareira Wetland. The creek is the primary means of stormwater conveyance for the catchment, flowing through a channel from a wetland to an 825 mm underground pipe through the reserve to the outfall, which is located below Ostend Road within Anzac Bay.

Land uses within the catchment comprise a mixture of industrial, residential and open spaces. The upper catchment comprises of mostly permeable surfaces and is relatively steep. The lower catchment is largely impervious comprising industrial sites with unsealed yards and driveways.

Auckland Council GeoMaps shows overland flow paths through the reserve and Tawaipareira Creek towards the west of the Waste Transfer Station (Figure 2.6). It is understood that the overland flow path historically flowed along the shared boundary between 110/112 Ostend Road and 2, 4, and 6 Tahi Road. However, as outlined in Section 2.5, filling in this area has obstructed this natural flow path.

Across the site, groundwater levels generally range from 0.41 m below ground level (bgl) up to depths of 3.9 m bgl. Groundwater levels along the proposed alignment are within 1.0 m bgl (refer BH101 and BH105 in Appendix I).

Figure 2.6: Overland flow paths and 1% AEP floodplain in relation to the proposed works
2.5 Historical Land Uses and Contamination

2.5.1 Site History

The site history is detailed in Appendix C and J and summarised here. Prior to modification of the area, the Tawaiparire Reseve site was a part of the Tawaiparire Creek Estuary, a tidal estuarine body within Anzac Bay. In 1917, Ostend Road was constructed through the estuary forming a bund that bisects the natural estuary.

The area north of Ostend Road was used as an informal landfill site, where uncontrolled filling of refuse occurred. There is no record of the type of material or the extent of the uncontrolled fill placed. Council formalised the landfill in the 1970s and closed it in the late 1980s. The site is sealed with clay in varying thickness from 0.3m to 1m.

Following the closure of the landfill, filling of the current Waste Transfer Station site and 4 – 6 Tahi Road raised the level of the overland flowpath from the Reserve to the estuary.

The Reserve area of the site has also since been developed as a public park with a barbeque area, skatepark and public toilets.

Industrial sites bound the reserve along the eastern boundary. Some of the site owners have undertaken filling on their own properties, with a couple instances of filling within the reserve adjacent to the private properties.

2.5.2 Site Contamination

There are a few different aspects of contamination within the proposed works area likely resulting from a range of activities including the closed landfill, stormwater and industrial activities. The below summarises the level of contamination within the soil, groundwater, and surface freshwater. Refer to Appendix J for further information.

2.5.2.1 Soil

The fill material within the closed landfill (including both within the reserve and the Waste Transfer Station) showed concentrations greater than background levels, and asbestos concentrations were found above standards for the proposed end use of the site. In addition, one exceedance of the AUP permitted activity criteria was recorded.

Asbestos has been discovered within the reserve and some samples have been equal to or exceeded the soil guideline values of 0.001%. Based on these results, all fill material is considered to present a potential risk to human health and the Asbestos Regulations apply.

2.5.2.2 Groundwater

Groundwater has been tested at four locations, two outside the proposed alignment and two within. Exceedances of the Australia and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000) have occurred as below:

- Dissolved copper exceeded the 80% ANZECC marine guideline at one location outside the proposed alignment; and
- Total ammoniacal-nitrogen commonly exceeded the 80% ANZECC marine guideline.
2.5.2.3 Surface freshwater
Surface water monitoring has been undertaken within the Reserve wetland, just upstream of the proposed works site. Dissolved copper exceeded the ANZECC 80% marine guideline value on one occasion.

2.5.2.4 Marine sediments
Given that the bay is a low-energy environment with dense mangrove coverage, it is anticipated that sediments discharging from the contributing catchment settle within the bay. Given the industrial land uses and known contamination on within the works area, it is assumed that marine sediments will be subject to similar levels of contamination.

2.6 Ecological Values
The following summarises the findings of the Ecological Assessment (Appendix A) undertaken by Tonkin and Taylor.

2.6.1 Coastal Marine Area and Anzac Bay
The CMA is identified in the AUP:OP as a Significant Ecological Area – Marine 2 The following features are identified as being particularly valuable:

- A complex of saline wetlands grading from mangroves to saltmarsh; and
- Presence of banded rail in the estuary

The coastal environment immediately adjacent to the proposed works is dominated by mangroves (Avicennia marina subsp. australis). Banded rail (Gallirallus philippensis assimilis) footprints were found during the ecological assessment within proximity of the proposed works, indicating that they are present in the area.

Vegetation above MHWS along the CMA boundary of the proposed culvert outlet location consists of flax (Phormium tenax) and Chinese privet (Ligustrum sinense).

2.6.2 Tawaipareira Reserve
The existing ecological value of the reserve is considered low in the ecological assessment. At the time of the assessment, the terrestrial environment was dominated by blue morning glory (Ipomoea indica), making the area of proposed works largely inaccessible to the public. Some native plant species such as Manuka (Leptospermum scoparium) and red māpou (Myrsine australis) were present adjacent to the creek. However, exotic plant species such as bush wattle (Parasenianthes lophantha) and moth plant (Araujia hortorum) dominate the area south of the stormwater inlet up to the Waste Transfer Station border.

The pond of water at the inlet of the 825mm pipe is also considered to be of low quality with mosquito fish (Gambusia affinis) prolific and the substrate consisting of predominantly dark brown anoxic mud.

2.7 Archaeology and Cultural
There are no scheduled archaeological sites identified within the works area. However, the ridgeline above the site is identified as a ‘significant ridgeline’ in the ACPD.HGI. Consultation with mana whenua (see section 7), indicates that the area was inhabited and that the estuary and creek were used to gather kaimoana.
2.8 Public Access and Amenity

A Landscape and Visual Assessment (Appendix B) was undertaken to identify and describe the visual amenity of the area.

2.8.1 Reserve Amenity

Tawaipareira Reserve is primarily used by locals for its skate park facility located on the western edge of the park. The areas adjacent to the skatepark are likely to be used for informal recreation, as there are no formalised walking or cycling paths. Beyond the grassed areas on the slopes leading to the wetlands, the reserve is overgrown with weeds, which restricts access to the wetland and creek. A makeshift bridge is located over the creek indicating that there may be some unsanctioned access of this area by the public.

The site is also the location of the only refuse station on the island. This provides a utilitarian amenity to the residents of Waiheke, with facilities enabling residents to discard waste and recyclables not suitable for kerbside collection.

The skate park is clearly visible from residential areas to the southwest and from the industrial properties along Tahi Road; however, the areas of the reserve subject to the works is low lying and visually obstructed.

2.8.2 Coastal Amenity

The Tawaipareira Creek estuary is bound by Ostand Road to the north, rural-residential lots to the east, and esplanade reserves associated with the residential lots to the west. No formalised walkways are provided along Ostand Road, nor within any of the esplanade reserves on the western shore. As such, access to the CMA is limited. The thick mangrove and raupō located close to the northern shore further restrict access to the foreshore. No known recreational or commercial activities take place within the estuary.

Mangroves dominate the coastal landscape, with the industrial land uses dominating the backdrop when viewed from the residential properties on the estuary’s western shore.
3 Description of Proposal

3.1 Proposed Works

ACHW is proposing to increase floodwater conveyance through improvements to the connection between the estuary and Tawapareira Creek. This will be undertaken through the daylighting of approximately 175m of the former estuary by extending the remnant open channel of the creek from its current terminus to a proposed box culvert beneath Ostend Road. While the project objectives primarily seek to improve flood conveyance and reduce the resulting effects on private properties, the project has secondary objectives to improve the ecological connections and function of the Tawapareira Creek.

The proposed works are shown in the drawings in Appendix C and Figure 2.2. The designs include structures comprising of both hard and soft engineering options, including:

Stage 1:
- Construction of a new stream channel (approximately 100 m) within the Waste Transfer Station. The channel will have a base width of 4.3m;
- Construction of retaining walls on both banks within the Waste Transfer Station with timber walls;
- Placement and stabilisation of spoil on land within the reserve.

Stage 2:
- Construction of a new stream channel (approximately 75m) within the Reserve;
- Planting the true right bank of the daylight stream within the reserve with riparian native vegetation;
- Construction of retaining walls along the boundary with industrial sites (true left bank) with timber walls;
- Placement and stabilisation of spoil on land within the reserve.

Stages 3 & 4:
- Twin 2 m x 1.5 m box culverts beneath Ostend Road.

Stage 5:
- A new outfall into Anzac Bay with approximately 16m long rip rap apron; and
- Dredging (approximately 500 m³) and mangrove removal (approximately 1,100 m³) to create a new conveyance channel within the CMA.

Conveyance of overland flow paths within the industrial properties to the proposed channel will be provided as part of the retaining wall design.

3.2 Construction Methodology

The draft construction methodology (Appendix D) sets out an indicative construction programme which is expected to take 10 months. As indicated in Figure 2.2, there are five key stages of the works. Construction timings of these stages will overlap:

- Stage 1 - Waste Transfer Station Section, approximately 4.5 months;
- Stage 2 - Reserve Section, approximately 5.5 months;
- Stages 3 & 4 - Road Section, approximately 2.5 months; and
- Stage 5 - Coastal Marine Area Section, approximately 1.5 months.

Each stage of the construction methodology is described in more detail below. For the full methodology, please refer to Appendix D.
3.2.1 Stage 1 - Waste Transfer Station Section

Stage 1 of the proposed works is located in the Waste Transfer Station and is anticipated to take approximately five and a half months.

This stage involves the construction of a retained open channel with an approximate 4.3 m base width along the eastern boundary of the Waste Transfer Station. Erosion and sediment controls will also be established with temporary stormwater diversion likely required.

The construction of the open channel will require the removal of the existing concrete slab. This will be removed off site for disposal. Excavated materials beneath the concrete slab will be placed within the fill area in the Reserve (see Figure 2.2) to extend the existing Tawapareira Reserve platform at approximately 6.7 m RL. The placement area of the excavated materials will be capped and stabilised with topsoil and grass.

Piling for construction of the retaining walls will likely start at the downstream end, progressing uphill towards the Reserve. The proposed wall height will roughly match the existing ground level. The remaining material within the open channel will be excavated and minor backfilling behind the retaining wall will be required.

Upon completion of the open channel structure, planting and placing of rip rap within the base of the channel will be required.

3.2.2 Stage 2 - Reserve Section

Stage 2 of the proposed works is within the Reserve Section. This includes the continued construction of the open channel with the eastern side retained and the western side banked. It is anticipated that this stage will take approximately four and a half months in conjunction with Stage 1.

Vegetation clearance within the Reserve will take place for the required erosion sediment controls and establishment of the haul road.

Excavated materials from the construction of the open channel will be placed in the Reserve as outlined in Stage 1. The western bank of the daylit channel will be constructed with a stable gradient batter slope and planted with appropriate species as detailed in Appendix A. The true left bank will be retained in the manner outlined in Stage 1.

3.2.3 Stages 3 & 4 - Road Section

Stages 3 & 4 of the proposed works is the road section of the works which includes the construction of twin box culverts. This is expected to take approximately two and a half months.

The twin box culverts beneath the road will be constructed in two stages to allow for continued traffic movements. Temporary works including potential shoring and sheet piling will likely be required due to the depth of the culverts. Once the first half of the road is complete, the live traffic will be switched to the other side of the road and works will begin on the second stage. The final road reinstatement will follow.

3.2.4 Stage 5 - Coastal Marine Area Section

Stage 5 of the works include the construction of the new outfall and dredging of marine sediments and mangrove removal. This work is expected to take approximately one and a half months to complete.

The works within the CMA will be undertaken within as small a footprint as reasonably possible, encompassing approximately 1,100m² mangrove removal and 500m³ sediment dredging for the construction of the outfall and riprap apron, outflow channel, and for machinery access to the area of works. Mangrove
removal is proposed to be undertaken using manual techniques, primarily by chain sawing at the base of the vegetation and being winched back to land.

Construction of the rip rap apron and dredging is most likely to be undertaken using an excavator from a bund with swamp mats accessed from Ostend road. The dredging will be undertaken in a progressive manner, moving new swamp mats onto the foreshore as the works move further south.

All excavated material from the foreshore will be loaded onto trucks to be disposed of off-island at an appropriate facility.

3.3 Waste Transfer Station Stormwater System

In addition to the above works, the Waste Transfer Station will require some permanent changes to the stormwater drainage and treatment system. Currently stormwater discharges from the transfer station (authorised under Permit 37489) requires that all stormwater is treated via two raingardens located on site.

The proposed works will require the removal of Rain Garden 2 and reduce the total amount of impervious area within the transfer station site by approximately 510m². The remaining Rain Garden 1 will be insufficiently sized to treat the entire site. As such, it is proposed to install proprietary stormwater filters to replace the lost treatment capacity and to continue to comply with the conditions of consent for Permitted 37489.

This will require a change of consent conditions pursuant to s137 of the RMA. This request will be made separate to this application for resource consent.
4 Consent Requirements

This section outlines the reasons for which resource consent is sought for the proposal.

The proposed works require resource consent under the:

- Auckland Unitary Plan – operative in part (AUP.OP);
- Auckland Council District Plan – Hauraki Gulf Islands Section (ACDP.HGI);
- and
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES.CS).

Overall, the proposed works will be a Discretionary Activity. The relevant rules requiring resource consent are summarised in the tables below. Other aspects of the project are otherwise permitted, as described in the following sections.

In addition, due to the proposed changes to the Waste Transfer Station, changes to condition of Permit 37489 are required under Section 127 of the RMA.

4.1 Resource Consents Sought

The proposed works are subject to the regional plan provisions of the AUP.OP, ACD: HGI, and the NES:CS pursuant to s9(2), s9(3), s12, s13, s14, and s15 of the RMA.

Table 4.1 Resource consent requirements under the AUP.OP.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Rules</th>
<th>Compliance Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal or demolition of an existing reclamation</td>
<td>E3.4.1(A45)</td>
<td>The proposal involves the removal of filled land to daylight the bed of a stream. The Permitted Activity criteria for reclamation removals under E3.6.124 require that the reclaimed area must be removed from the bed as far as practicable. The project does not seek to remove the reclamation in its entirety, and as such requires resource consent as a Restricted Discretionary Activity in accordance with E3.4.1(A46).</td>
</tr>
<tr>
<td></td>
<td>E3.4.1(A46)</td>
<td></td>
</tr>
<tr>
<td>New erosion control structures</td>
<td>E3.4.1(A34)</td>
<td>Rule E3.4.1(A34) provides for erosion control structures to be a Permitted Activity when less than 30m in length. The proposal includes retaining walls structures up to 120 linear meters in length. As the proposed length exceeds the Permitted criterion under E3.4.1(A34), the works will be a Discretionary Activity in accordance with E3.4.1(A44).</td>
</tr>
<tr>
<td></td>
<td>E3.4.1(A44)</td>
<td></td>
</tr>
<tr>
<td>Groundwater diversion</td>
<td>E7.4.1(A27)</td>
<td>The proposed works will involve the permanent diversion of groundwater due to the proposed retaining wall structures, which will likely have its impermeable foundations within the groundwater table. The proposed walls will be approximately 120m in length. This fails to meet the Permitted Activity criteria under E7.6.110(4), which requires that any structure impeding groundwater flow for more than 30 days is less than 20m in length.</td>
</tr>
<tr>
<td></td>
<td>E7.4.1(A28)</td>
<td></td>
</tr>
</tbody>
</table>
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**Activity**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Rules</th>
<th>Compliance Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Discharge of contaminants into air, or into water, or into land from disturbing soil on land containing elevated levels of contaminants</td>
<td>E30.4.1(A7)</td>
<td>Contamination investigations have shown that both surface water and groundwater exceed the permitted activity contaminant concentrations (ANZEC 80% marine guidelines). There is no evidence of this contamination being sourced from further upstream of the site. The disturbance of the contaminated soils is therefore a Discretionary Activity in accordance with Rule E30.4.1(A7).</td>
</tr>
</tbody>
</table>

**Chapter F – Coastal (Significant Ecological Area – Marine 2)**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Rules</th>
<th>Compliance Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Works Dredging</td>
<td>F2.19.4(A24)</td>
<td>Dredging is proposed to create a conveyance channel in the CMA for the new outfall. As dredging has not been undertaken in this area, it is considered capital works dredging and is provided or under Rule F2.19.4(A24) as a Discretionary Activity.</td>
</tr>
<tr>
<td>Maintenance Dredging</td>
<td>F2.19.4(A23)</td>
<td>Following the completion of the outfall structure and capital works dredging, the outfall channel may require regular dredging in order to operate efficiently. The volume of maintenance dredging is unlikely to exceed the Permitted Activity standards set out in F2.21.4.2, however, consent is sought as per the advice received from the Auckland Council Coastal Consents Specialist.</td>
</tr>
<tr>
<td>Mangrove removal greater than 200m² within a SEA.M2 to enable the operation, maintenance, and use of infrastructure</td>
<td>F2.19.4(A48)</td>
<td>The proposal requires the removal of approximately 1,100m² of mangroves within the CMA. As the works are for the provision and use of infrastructure, the works will be a Discretionary Activity in accordance with F2.19.4(A48).</td>
</tr>
<tr>
<td>Discharges to the coastal marine area</td>
<td>F2.19.7(A70)</td>
<td>The proposal involves the disturbance of the foreshore, which is likely subject to contamination. Discharges to the CMA include the mobilisation of contaminates that would otherwise be adsorbed to sediment. As such, consent is required for Discretionary Activity.</td>
</tr>
<tr>
<td>Outfall structure within the coastal marine area</td>
<td>F2.19.10(A133)</td>
<td>The proposal includes a new stormwater outfall and associated scour protection within the CMA. New infrastructure in the CMA is not otherwise provided for in the rules of the plan and is a Discretionary Activity in accordance with F2.19.10(A133).</td>
</tr>
</tbody>
</table>

**Table 4.2: Resource consent requirements under the ACPD-HCI**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Rules</th>
<th>Compliance Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Noise</td>
<td>Rule 4.6.2, Rule 4.5.4</td>
<td>Construction noise levels will exceed the Permitted Activity levels set out for the Open Space 2, Rural 1 (Table 4.1), and Commercial 5 zones (Table 4.2). Therefore works will be a Restricted Discretionary Activity in accordance with Rule 4.5.4</td>
</tr>
<tr>
<td>Vibration from pile driving</td>
<td>Rule 4.6.3, Rule 4.5.4</td>
<td>The limits set out in Table 1 DIN 4150-3 (1999-02): Structural Vibration – Effects of Vibration on Structures will be exceeded at 112 Ostend Road. Therefore works will be a Restricted Discretionary Activity in accordance with Rule 4.5.4</td>
</tr>
</tbody>
</table>

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**Attachment A**

**Beeca 1 June 2018**

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### Item 12

<table>
<thead>
<tr>
<th>Activity</th>
<th>Rules</th>
<th>Compliance Comment</th>
</tr>
</thead>
</table>
| Earthworks                        | Rule 5.5.1 Rule 10c.5.6      | Earthworks are provided for under the ACDP:HGI as a Permitted Activity up to 400m² per site. However, no earthworks are Permitted within the coastal and / or riparian protection yards defined as:  
  - 20m from wetlands and water bodies in all relevant land units;  
  - 30m from coastal marine area in the commercial 5 land unit; and  
  - 40m from the coastal marine area in the open space 2 and rural 1 land units.  
  The proposed works will involve earthworks within these protection yards and therefore the works will be a Discretionary Activity in accordance with Rule 5.5.1. |
| Works within Natural Hazard areas | Rule 8.5.1 (2) Rule 8.5.1 (4) | The removal of any living vegetation that is:  
  - more than 0.5 m high (except for plant pests or grass pasture) within 5 m of the centreline of a stream, and / or  
  - more than 1 m high (except for plant pests or grass pasture) from any area identified as a soil warning area is a Restricted Discretionary Activity.  
  Earthworks in any natural hazard area is a Restricted Discretionary Activity. |
| Contaminated land                 | Rule 9.6.3 (2)               | Any redevelopment of contaminated land is provided for under Rule 9.6.3 (2) as a Restricted Discretionary Activity. |

#### Table 4.3: Consent requirements under the NES:CS

<table>
<thead>
<tr>
<th>National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</th>
<th>Compliance Comment</th>
</tr>
</thead>
</table>
| Disturbance of contaminated soils Regulation 10                                                                  | The proposed works exceed the permitted activity volume for soil disturbance and testing has confirmed that contamination present in the solid exceeds the relevant acceptance criteria for the proposed land use.  
  The equivalent of a Detailed Site Investigation has been provided and therefore the consent is required for a Restricted Discretionary Activity. |

#### 4.2 Permitted Activities

The below tables address the Permitted Activity assessment under the AUP:OP, ACDP:HGI and ARP:C

#### Table 4.4: Activities proposed that are Permitted Activities under the AUP:OP

<table>
<thead>
<tr>
<th>Activity</th>
<th>Rules</th>
<th>Compliance Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation planting</td>
<td>E3.4.1(A2)</td>
<td>Native planting along the open channel is a Permitted Activity in accordance with Rule E3.4.1(A2).</td>
</tr>
<tr>
<td>Pest plant removal</td>
<td>E26.3.3.1(A74)</td>
<td>Pest plant removal within the riparian margin is provided for under rule E26.3.3.1 (A74) as a Permitted Activity.</td>
</tr>
</tbody>
</table>
| Earthworks within sediment control protection area | E26.5.3.2(A105)            | The works will be able to meet the threshold of up to 2,500m² land disturbance at any one time throughout works.  
  Earthworks within the sediment control protection area is therefore a Permitted Activity in accordance with Rule E26.5.3(A105). |
| Flood mitigation works                         | E36.4.1(A32)                 | Construction of stormwater management devices or flood mitigation works within the 1%AEP floodplain is a Permitted Activity in accordance with Rule E36.4.1(A32). |
### Activity | Rules | Compliance Comment
--- | --- | ---
Structures on land subject to land instability | E36.4.1(A43) | The proposed works meet the standards for structures on land subject to land instability and is therefore a Permitted Activity in accordance with Rule E36.4.1(A43).  

### Chapter F – Coastal (Significant Ecological Area – Marine 2)

**Vehicle use of the foreshore and seabed** | F2.19.8(A99) | Vehicular use of the foreshore and seabed by network utility operators for the construction of new infrastructure is a Permitted Activity in accordance with Rule F2.19.8(A99).

### Table 4.5: Activities proposed that are Permitted Activities under the AGDF HGI

<table>
<thead>
<tr>
<th>Activity</th>
<th>Rules</th>
<th>Compliance Comment</th>
</tr>
</thead>
</table>
| Temporary buildings and structures    | Rule 4.5.3    | Buildings and structures such as storage sheds, builders' workshops and site offices are Permitted where such buildings are:  
- Required for a construction project; and  
- Limited to the duration of the project or to 12 months (whichever is lesser)  
The proposed works are expected to take approximately 10 months and are therefore Permitted in accordance with Rule 4.5.3. |
| Planting                              | Rule 10a.23.5 | Planted areas associated with the restoration of the wetland and streambank/riparian planting is provided for a Permitted Activity under Rule 10a.23.5 |
| Vegetation removal                    | Rule 10c.5.1  | The removal of exotic vegetation is Permitted under Rule 10c.5.1.1.  
Indigenous vegetation removal (less than 3 m in height) is provided for under Rule 10c.5.1 as a Permitted Activity as it will be less than 300m². |
5 Assessment of Effects

This section provides an assessment of actual or potential effects on the environment that may arise from the proposed works. This assessment has been prepared in accordance with s104 of the RMA.

5.1 Positive Effects

The primary objectives of the proposed works seek to reduce the potential flood risks to the industrial properties along Tahi Road during storm events. Currently, the 1% AEP flood event results in significant flooding of the industrial properties. The proposed flood mitigation option reduces flood water levels (RL) to those shown in Table 5.1 below. The flood depths and duration are significantly decreased for the industrial properties and surrounding area, resulting in a positive outcome in terms of flood reduction. For more details, please refer to the Flood Hazard Assessment of Flood Mitigation Works Report in Appendix E.

Table 5.1. Modelled flood levels following the proposed works.

<table>
<thead>
<tr>
<th>Event Frequency</th>
<th>Scenario</th>
<th>Flood Levels within Industrial Properties (m RL)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Point 2(^1) (2016 LIDAR GL: 3.07 m RL)</td>
</tr>
<tr>
<td>50% AEP</td>
<td>Existing</td>
<td>3.15</td>
</tr>
<tr>
<td></td>
<td>Proposed</td>
<td>3.11</td>
</tr>
<tr>
<td>10% AEP</td>
<td>Existing</td>
<td>4.14</td>
</tr>
<tr>
<td></td>
<td>Proposed</td>
<td>3.17</td>
</tr>
<tr>
<td>1% AEP</td>
<td>Existing</td>
<td>4.85</td>
</tr>
<tr>
<td></td>
<td>Proposed</td>
<td>3.02</td>
</tr>
</tbody>
</table>

\(^1\)Refer to Appendix E for location of these points.

The means with which ACHW propose to achieve the reduction of flood risks have been selected in part due to the potential positive ecological and amenity effects, such as:

- Removal of noxious pest plants;
- Intrinsic value of an open stream;
- Reconnection of habitats;
- Creation of new habitat;
- Creation of a physical boundary between private land and reserve land; and
- Enabling future ecological restoration upstream of the project work site.

These aspects are detailed further in the sections below.

5.2 Visual and Amenity Effects

Coastal environments and reserves often provide visual amenity and public access to water, and enable recreational activities that are unique to these environments. Public infrastructure projects, including both their construction and operation, have the potential to reduce the overall amenity of an environment where the visual landscape is changed, and where public access is reduced temporarily or permanently.

As discussed in Section 2 of this report:

- Public use of Tawaparoa Reserve is most notable for its skate park facility on the western half of the site. The skate park is frequented by children and parents;
Public access to Tawaireira Creek is limited due to the terrain and overgrown weeds;
- Public access to Anzac Bay is limited, with no formal footpath or walking track along Ostend Road; and
- Water-based activities within the bay are restricted by dense mangrove coverage.

The Landscape and Visual Assessment Report (Appendix B) undertaken provides an assessment of the existing visual amenity values of the coastal environment and the potential and actual effects of the proposal on these values.

The report concludes that, while there will be some character and visual changes to the existing environment, the changes are appropriate for this setting:

- Construction of the new stream channel and subsequent native planting will improve the visual amenity of the riparian margin within the reserve and waste transfer station;
- The new outfall structure and riprap apron have a functional need to be located within the area, and will be constructed of materials that are not uncommon elements within coastal environments;
- Mangrove removal will have a temporary visual effect, but the mangroves will be allowed to re-establish, which will integrate the engineered elements into the coastal environment; and
- The site is already significantly modified with few natural features impacted, and the proposal will add more natural elements than are existing.

Further mitigating potential effects, the visibility of these changes are restricted due to the surrounding topography, buildings, vegetation, and low-lying nature of the project area. The outfall and riprap will be inundated at high tide and only visible through the mangroves at low-tide. While construction requires the removal of mangroves, over time they will re-establish and reduce the visibility of the new infrastructure in the CMA.

With the limited visual catchment, existing modified and industrial landscape, proposed outfall design, and ability for the mangroves to re-establish over time, the adverse visual and character effects have been assessed to be low. Overall, the proposal will likely have positive effects on the landscape and visual character of the area.

5.3 Ecology – Freshwater, Terrestrial, and Marine Effects

The project is located within a significantly modified coastal environment with remnants of coastal and freshwater wetlands. These habitats have the potential to provide food and shelter for a unique range of plants and animals. Works in or within the vicinity of such habitats have the potential to create temporary disturbances of fauna, temporary destruction of flora, and potentially permanent changes to these habitats.

The Ecological Assessment (Appendix A) has concluded that, despite the rarity of the surrounding habitats, the existing ecological values are low. The terrestrial environment is dominated by exotic weeds, and the Tawaireira Creek consists of anoxic mud and an abundance of pest fish species. However, given the importance of wetland and coastal environments, the proposal has been designed to incorporate ecological mitigation and enhancement as far as practicable. Aspects are described in Section 3 of this report, and the ecological effects assessment is summarised in the following paragraphs.

It is noted that the Ecological Assessment used a modified version of the Ecological Impact Assessment guidelines produced by the Environment Institute of Australia and New Zealand to determine the potential effects of the proposed works.
5.3.1 Freshwater Ecology

The Tawapaerei Creek currently flows into an 825 mm diameter pipe and beneath the Waste Transfer Station to the CMA. Fish passage through this pipeline is significantly limited. As it is piped, the habitat values are negligible.

The proposed works will essentially ‘daylight’ this section and provide significantly improved connectivity between the marine, intertidal and freshwater environments. The project will also afford new riparian habitat which does not currently exist. This provides opportunities to create inanga spawning habitat through appropriate riparian planting just above the saltwater zone of influence (refer to Drawings 1005690-006 and 1005690-102). The twin box culverts beneath Ostend Road will significantly improve the ability for fish passage, and the low-flow channel will also enable fish passage at low tide.

As a result, the ecological effects on the freshwater environment will contribute positive outcomes overall due to the creation of a more ‘natural’ transitional saline to freshwater system.

5.3.2 Terrestrial Ecology

With the terrestrial habitat dominated by invasive weed species and industrial land uses, including the waste transfer station, current ecological values are low.

The proposal will result in the targeted removal and management of invasive weeds, as well as riparian planting with appropriate native species. The replacement of weeds for natives will increase the available habitat for wetland fauna. Following the establishment of the native estuarine, riparian and wetland vegetation, this system should become self-sustaining.

Further details on planting plans can be found in the ecological assessment in Appendix A.

5.3.3 Coastal Margin Ecology

Vegetation clearance at the MHWS boundary at the location of the coastal outfall will be required for construction access. This currently comprises of a mixture of exotic and native species. Re-establishment of this area post-construction will be undertaken with the planting of appropriate coastal species.

As such, there will be a temporary effect resulting from the loss of coastal margin plants; however, construction activities within the area would likely result in avoidance behaviours of fauna that would otherwise utilise these plants. Given that the vegetation will be replaced on completion of the outfall structure, the effects are temporary and will be less than minor.

Further details on planting plans can be found in the ecological assessment in Appendix A.

5.3.4 Marine Ecology

The primary ecological effects on the marine environment are those from mangrove clearance and the dredging to form the new outfall structure, rip rap apron, and new channel. As described in the Ecological Assessment (Appendix A), banded rail (Gallirallus philippensis), an ‘At-Risk’ species, utilises the mangrove area for foraging. Construction within this habitat, including the clearance of the mangroves, will therefore affect the fauna while construction is occurring.

Considering the mangrove clearance (1,100m²) within the greater context of the mangrove coverage within Anzac Bay (approximately 7.5ha), the clearance will result in only a relatively small, temporary disturbance to the habitat. Following completion of the works, the cleared area will largely re-establish with mangroves.
Additionally, banded rail have a transient behaviour within the works area. It is expected that the birds will self-relocate from the immediate vicinity of the works once construction commences. To further mitigate the potential for adverse effects on banded rail, mangrove clearance is programmed to occur outside of the breeding season. Once construction is complete, individuals will return to the area.

Overall, the potential effects on marine flora and fauna will be temporary and less than minor.

5.4 Groundwater Diversion and Settlement Effects

As discussed in Section 3 of this report and in the Geotechnical Assessment Report in Appendix I, groundwater flows are anticipated to follow the general topography of the ground above toward Anzac Bay. The proposal involves the installation of retaining walls that will permanently alter the subsoil permeability of the works area. Diversion of groundwater can potentially result in soil settlement and consolidation, especially in unconsolidated soils such as peat, sand, and gravel. While settlement and consolidation is a natural process, sudden and significant settlement and lateral movement of soils could potentially result in damage to structures and infrastructure. Soil layers that have been previously subjected to lower water levels are less likely to experience significant new consolidation.

To assess the risks and potential effects of the diversion and soil movement, geotechnical investigations were undertaken to determine existing soil characteristics and groundwater levels.

5.4.1 Groundwater Diversion

The investigations indicate that during excavation of the proposed channel, static groundwater levels will be slightly lowered. On completion of the excavations and installations of the retaining walls, groundwater levels will stabilise over time. It is noted that the works will be undertaken through fill, and the natural pre-development groundwater levels will be lower than the design channel depth. As a result, it is anticipated that no further consolidation of soils will occur. The diversions are not expected to have any effects on the groundwater levels within the upstream wetland.

5.4.2 Ground Settlement

Ground stability and movement resulting from the proposed channel construction are expected to be reasonably manageable. Soil movements from the construction of the open channel will be mitigated through the proposed methodology of installing the retaining walls as excavations are undertaken progressively. It is possible that some larger unknown objects exist below ground, such as home whiteware, machinery, or construction debris. Their removal could potentially create voids outside the design channel width, which can be managed as excavation progresses.

While the geotechnical investigations determined the overall risk of ground settlement and movement to be low, a Ground Settlement Monitoring and Contingency Plan (GSMCP) is proposed to be prepared following the appointment of a works contractor and prior to the commencement of works. The GSMCP will likely include:

- A detailed geotechnical review of the Contractor’s proposed retention and excavation sequence prior to work starting;
- A building risk assessment and condition survey of the adjacent at-risk buildings prior to work starting;
- Point survey deformation monitoring along boundaries during and post-construction;
- Surface survey monitoring beyond the site boundaries during and post-construction; and
- Groundwater monitoring during and post-construction.
With the proposed mitigation and monitoring in place, the effects of groundwater diversion and soil settlement will be less than minor.

5.5 **Construction Noise and Vibration Effects**

Noise and vibration associated with construction activities can result in nuisances atypical to an environment and affect the amenity for nearby land users. Generally, construction noise and vibration results from the use of heavy machinery, earthworking, piling, and installation or construction of structures. It is common to include mitigation measures and alter construction methodologies to reduce noise and vibration effects where they exceed acceptable levels. NZS 6803:1999, DIN 4150-3:1999, and the AUP:OP set out construction noise and vibration limits that are considered to be the accepted industry standards.

To assess the potential construction effects, a Construction Noise and Vibration Assessment (Appendix F) was undertaken. The assessment identified the potential sensitive receptors, which include:

- Residential properties approximately 100 m to the east of the works area;
- Residential properties approximately 170 m to the west of the works area; and
- Commercial properties adjacent to the works (along Tahi Road).

The assessment modelled the likely noise and vibrations to be generated by the construction using the known sound power levels of various construction activities likely to take place during the works. The model indicates that unmitigated construction noise and vibration levels will comply with the Permitted Activity levels at all residential receivers.

Commercial receivers will experience greater construction noise levels due to their proximity to the works. The properties at 116 Ostend Road and the adjacent properties along Tahi Road all have occupied buildings approximately 50m from the proposed channel alignment. Storage units and containers comprise the remainder of those properties. Unmitigated construction noise and vibration experienced at these properties will largely meet the Permitted Activity standards. Small exceedances may be experienced where vibratory or impact piling is undertaken for the construction of the retaining wall.

Two buildings are located immediately adjacent to the proposed channel, at 112 Ostend Road and 2A Tahi Road. Both are part of a commercial storage facility owned by the same operator. Unmitigated construction noise will exceed the Permitted Activity standards irrespective of the piling methodology to be used. If non-auger piling methods are used in the construction of the retaining wall, the vibration limits will also be exceeded on two storage unit buildings, as identified in Figure 5 of Appendix F. Impact or vibratory piling will likely result in some cosmetic damage of this building.

As the building is used for storage and is not an occupied structure, the assessment has considered that users of that site will likely visit only sporadically and for limited amounts of time (less than 2.5 hours). Any cosmetic damage that occurs as a result of vibration will be able to be remedied following the completion of the works. No structural damage is anticipated to occur as a result of the works.

To mitigate the generation of noise and the potential effects arising from the construction activities, a Draft Construction Noise and Vibration Management Plan (Appendix G) is proposed. It is proposed that construction noise and vibration will be managed through implementing a Construction Noise and Vibration Management Plan (CNVMP) (Appendix G). A draft CNVMP has been prepared, which will be updated and maintained by the works contractor. The CNVMP provides a range of mitigation and management techniques to be used to reduce noise and vibration generation, as well as physical mitigation measures to dampen generated noise.
Refer Appendix G for a full description of the proposed measures. In summary, these will include, but not be limited to, the following measures:

- Staff training prior to works commencing to socialise noise and vibration limits, and provide understanding of which activities generate high levels of noise and vibration;
- Equipment selection, where practicable, to prioritise quieter construction methodologies and equipment;
- Scheduling, where practicable, to avoid night works and to identify with stakeholders within 100m of the works where night works are required;
- General measures, such as locating stationary generators away from receivers, avoid engine idling and revving where possible, and avoid unnecessary noise;
- Noise barriers and enclosures, such as temporary hoarding at least 2m in height; and
- Prioritising piling methods (augering) that minimise noise and vibration effects, and using vibratory or impact piling only as necessary.

A large part of the management of construction noise and vibration will be communication and consultation with potential receivers.

In addition to the mitigation measures proposed, the CNVMP also proposes noise and vibration monitoring, with particular attention paid to the affected structures at 112 Ostend Road and 2A Tahi Road. This will include pre-construction building surveys for the buildings affected by the vibrations.

With the proposed mitigation and methodologies in place, adverse effects arising from construction noise and vibration will only be experienced by two structures owned by the commercial storage facility at 112 Ostend Road. The proposed monitoring of the structures, and communication with the storage facility operators, will enable the contractor to reduce noise effects as far as practicable, and to remedy any cosmetic damage on the affected structures that results from piling activities.

Overall, adverse effects will be less than minor for all receivers except for 112 Ostend Road. Effects on the two storage unit structures will be minor.

## 5.6 Earthworks

Earthworks undertaken within proximity to waterbodies, including the coastal marine area, have the potential to result in the uncontrolled conveyance of sediment into those waterbodies. This is more likely to occur with large areas of exposed earth on sloped sites. Where earthworks are undertaken in accordance with best practice, incorporating progressive construction methodologies and erosion and sediment controls, sediment generation can be minimised and otherwise managed to significantly reduce run-off.

The proposed works will require earthworks to construct the proposed channel between an existing wetland and the CMA. The channel alignment is located at the bottom of a catchment, and will be the lowest point of land within the surrounding area. The earthworks are estimated to be approximately 0.4ha within the Reserve and the Waste Transfer Station. Earthworks volumes have also been estimated and are summarised in Table 5.2.

### Table 5.2: Estimated earthworks volumes

<table>
<thead>
<tr>
<th>Description</th>
<th>Volume (m³)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Topsoil strip, stockpile and place on finished surface</td>
<td>300 to 500</td>
</tr>
<tr>
<td>Cut (from the Transfer Station and the Reserve) to fill within the Reserve</td>
<td>1,500 to 2,000</td>
</tr>
<tr>
<td>Import to fill within the Reserve</td>
<td>1,000 to 1,500</td>
</tr>
<tr>
<td>Cut for offsite disposal within Ostend Road and the CMA</td>
<td>700 to 1,200</td>
</tr>
</tbody>
</table>
To manage the potential for discharges of sediment during construction, erosion and sediment controls will be installed in accordance with Auckland Council’s Guidance Document 05 (GD-05) which outlines best practice management for earthworks within the Auckland Region. Erosion and sediment controls will be installed and maintained by the contractor working the site. An indicative Erosion and Sediment Control Plan (ESCP) has been developed for the site and is provided within Appendix C. This will be updated by the contractor once appointed.

The majority of the erosion and sediment controls will be constructed before earthworks commence, including a sediment retention pond (SRP) in the reserve which is proposed to treat any runoff from the landfill site:

- Perimeter controls will include a clean and dirty water diversion bund around the fill area within the Reserve.
- Clean water diversion bunds or similar will also extend along the eastern limit of the channel works from CH 125 to 185 and around the eastern perimeter of the SRP.
- Diversion bunds and cut-off drains shall be constructed in accordance with GD-05.
- The proposed location of the pond is shown in the ESCP in Appendix C. The pond will collect ‘dirty’ water runoff from the fill site and discharge the treated water to the existing 825 mm diameter stormwater pipe. The pond will be designed in accordance with GD05.
- A settlement tank and pump set-up is proposed for the southern end of the open channel. This will avoid pumping water from the southern end of the site to the pond situated in the north within the Reserve.
- Dust suppression will be achieved largely through dampening. Further dust suppression may be required if higher concentrations of asbestos are encountered (discussed further below).

Erosion and sediment control measures for the CMA will include a bund around the works area for the headwall of the outfall. This will create a dry works area and increase working hours during tidal fluctuation. The dredging and rip rap placement is likely to take place progressively, with both earthworks and rip rap placement for discrete section completed within on low tide cycle. Therefore, using swamp mats is an adequate erosion and sediment control.

The proposed erosion and sediment controls in place will mitigate any potential effects from earthworks. As such, the effects will be less than minor.

### 5.7 Disturbance of Contaminated Soils

Disturbance of soils subject to contamination of heavy metals, polycyclic aromatic hydrocarbons (PAHs), and asbestos can result in adverse effects on the surrounding environment and on the health of construction workers, members of the public, and future users of the land. By disturbing the soil, such contaminants can be released and transported off-site by overland flows, by air in the form of dust, and by adsorption to machinery and equipment. This increases the risk of exposure of the contaminants to people and environments where those contaminants may not otherwise be found. When the contaminants are kept on site in a known location, and stored or stabilised in a manner that limits or prevents discharges, those risks are significantly reduced or avoided.

As discussed in Section 2.5 of this report, the works will take place within a site used for a closed landfill, and is adjacent to commercial properties that may generate contaminated runoff. Intrusive site sampling has been undertaken across the alignment of the proposed channel within the reserve and within the capped closed landfill to the west. These tests indicated low levels of chemical contaminants within fill materials and the overlying topsoil, meeting the standards for recreational land use under the NES Soil Guideline Values. The fill material within the closed landfill contained concentrations of potential contaminants above the published background levels for Auckland’s non-volcanic soils. One sample (BH102) of 53 contained zinc at
concentrations exceeding the permitted discharge standards under AUP-OP Chapter E30. Three samples also tested positive for asbestos fibres.

It is noted that intrusive site investigations have not occurred within the fill used for the transfer station, nor for marine sediments within Anzac Bay.

The proposal seeks to excavate fill and the natural underlying marine sediments within the land subject to low levels of contamination. To reduce the potential risks of contaminant discharges, and potential health effects on humans, the works will be undertaken in accordance with a range of procedures documented in the Site Management Plan (SMP) (Appendix H). The measures outlined in the ESCP (Appendix C) above in Section 5.6 will also play a large role in controlling contamination and discharge of contaminants to the surrounding environment.

The controls to protect human health in relation to asbestos are detailed in full in the SMP and include:

- Personal protective equipment (PPE) suitable for Asbestos-Related Works;
- Respiratory protection;
- Dust/ asbestos fibre suppression through water;
- Decontamination of personnel, vehicles and equipment; and
- Air monitoring carried out as a precautionary measure.

Any surface water or groundwater will be treated as potentially contaminated. Prior to discharge from the SRP and secondary treatment device, the water will be tested for contaminants and entrained sediment. Details on sampling requirements are outlined in Appendix H. Where water meets the required standards it may be discharged to the harbour. Where discharge does not meet the standards, or unexpected contamination is encountered, the following contingency measures will be implemented:

- The area in which ongoing contamination is occurring shall be isolated from stormwater entering the area from the wider site area; and
- If dewatering is required to continue, the effluent should be contained for testing prior to disposal.

Water that cannot meet permitted discharge criteria will be:

- Collected and discharged to an appropriately designed soakage field within the site;
- Improve effluent quality through further treatment; or
- Collected for off-site disposal to an appropriately licensed facility.

Given that the levels of contamination are low, the disturbance of contaminated soil can be reasonably managed to mitigate the potential and actual adverse effects. With works being undertaken in accordance with the ESCP and SMP controls proposed, contamination effects on the environment and on human health will be less than minor.

### 5.8 Dredging and Disposal Effects

As discussed in Section 3, the proposed outfall will require that a new channel is constructed within Anzac Bay to enable the operation of the new stormwater channel. Dredging, and the disposal of dredged material, can lead to potential water quality effects due to the disturbance of marine sediments and any associated contaminants. These effects can be greater in locations where dredging has not occurred on a regular basis in the past.

Dredging within the CMA in proximity to historical Māori settlements presents additional risks around accidental discoveries of buried artefacts. The shores and surrounding hills of Anzac Bay and the estuary...
are known to have historical occupation, and consultation with mana whenua has confirmed that the bay would have been used for kānōa gathering and potentially navigation.

The clearance of mangroves and capital works dredging will likely result in temporary sedimentation of coastal waters within the vicinity of the works. Sediment retention within the CMA is considered impracticable due to the long and narrow works area, which would require significant additional disturbance of the CMA and mangrove removal to install coffer dams or other retention devices. As such, mitigation is proposed as part of the proposed construction methodology to limit sediment generation and discharges:

- Limiting disturbance of the foreshore to only the areas to be dredged and cleared;
- Use of swamp mats to limit the amount of machinery tracking along the foreshore;
- Progressive construction, limiting the amount and area of works at any given time;
- Undertaking the works when the tide is out; and
- Disposal of all dredge spoil to land.

Given the low-energy nature of the bay and the extensive coverage of mangroves, it is anticipated that a significant majority of mobilised sediment generated by the works will settle within the Tawaparaera Creek estuary prior to discharges entering the deeper waters of Anzac Bay. As such, any discolouration of coastal waters and the effects of sediment deposition within the CMA will be limited to waters covered by the mangroves.

Further to environmental concerns, the dredging works will also be undertaken in accordance with the Accidental Discovery Protocols that will be in place for the earthworks on land.

Ongoing maintenance of the dredged channel will likely be required to enable its efficient operation into the future. Maintenance dredging will likely be able to meet the existing Permitted Activity standards provided for in F2.19.3(A19) and set out in F2.21.4.1.

Given the existing environment and the proposed measures to mitigate the potential effects of dredging, and the avoidance of deposition of dredge material within the CMA, adverse effects will be less than minor.
6 Statutory Context

This AEE has been undertaken within the statutory framework provided by the following legislation and plans:

- The Resource Management Act 1991;
- New Zealand Coastal Policy Statement (NZCPS);
- The Hauraki Gulf Marine Park Act (HGMPA);
- National Policy Statement - Freshwater;
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS);
- The Auckland Regional Policy Statement;
- The Auckland Unitary Plan – Operative in Part (AUP); and
- Auckland Council District Plan – Hauraki Gulf Islands (ACDP:HGI)

The relevant matters of these statutory documents are discussed below.

6.1 Resource Management Act 1991

The Resource Management Act 1991 (RMA) outlines the functions, powers, and duties of consenting authorities to be exercised in order to give effect to the purpose and principles of the RMA. The RMA defines a hierarchy whereby priority is given to the matters set out in Part 2 (Purpose and Principles).

Part 2 Matters

The Purpose of the RMA, set out in Section 5, is to promote the sustainable management of natural and physical resources. Sustainable management includes enabling which includes enabling “people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety.” This must be achieved in the context of Section 5(2), in particular the responsibility of (c) for “avoiding, remedying, or mitigating any adverse effects of activities on the environment.”

The broader principles of the RMA are set out in Sections 6 – 8 of the RMA. Matters of particular relevance to this application include:

Section 6(a) – the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.

Section 6(e) - the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga.

Section 6(h) - the management of significant risks from natural hazards

Section 7(c) – the maintenance and enhancement of amenity values

Section 7(d) – the intrinsic values of ecosystems

Section 7(f) – maintenance and enhancement of the quality of the environment

Section 7(i) - the effects of climate change

Comment:

Having regard to Part 2 of the RMA, it is considered that the proposal will achieve sustainable management of natural and physical resources for the following reasons:

- The flood mitigation works will reduce the current risks posed to the adjacent buildings and provide for the health and safety of the local community.
- The proposed planting will enhance the amenity and ecological values of the watercourse and the riparian margin.
- The daylighting of the stream will enhance the natural character of the upstream wetland while also reducing health and safety risks to the local community.
- The retained open channel will improve the capacity of the flood channel assisting in protecting against increased flood risks resulting from climate change.

6.2 New Zealand Coastal Policy Statement (NZCPS)

The NZCPS sets out issues and challenges relevant to New Zealand’s coastal environment, issues (set out in the preamble of the NZCPS) of particular relevance to this project are:

- Loss of natural character, landscape values and wild or scenic areas along extensive areas of the coast, particularly in areas closer to population centres or accessible for rural residential development;
- Continuing decline in species, habitats and ecosystems in the coastal environment under pressures from subdivision and use, vegetation clearance, loss of intertidal areas, plant and animal pests, poor water quality, and sedimentation in estuaries and the coastal marine area;
- Demand for coastal sites for infrastructure uses (including energy generation) and for aquaculture to meet the economic, social and cultural needs of people and communities; and
- Poor and declining coastal water quality in many areas as a consequence of point and diffuse sources of contamination, including stormwater and wastewater discharges.

Comment

The proposed works will involve the clearance of mangroves, which establish in shallow embayments subject to sedimentation, but can also contribute to the landscape values of an area. In relation to the mangrove coverage within the wider Anzac Bay, this clearance is relatively small. Furthermore, much of the clearance will re-establish over time, with the outfall and rip rap apron integrating to the natural coastal environment. The proposed works will not degrade the stormwater quality discharging to the CMA.

6.3 Hauraki Gulf Marine Park Act 2000 (HGMPA)

The purpose of the HGMPA, set out within its Section 3, includes the integration of the “management of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments”. The HGMPA enables the management of the Hauraki Gulf as a nationally significant environment, and sets out management objectives in Section 8 of the HGMPA.

Matters of particular relevance to this application include:

8(a) the protection and, where appropriate, the enhancement of the life-supporting capacity of the environment of the Hauraki Gulf, its islands, and catchments;

8(b) the protection and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments;

8(e) the maintenance and, where appropriate, the enhancement of the contribution of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments to the social and economic well-being of the people and communities of the Hauraki Gulf and New Zealand;

The proposal seeks to reduce the flood effects and resulting inundation of industrial properties within a catchment that flows directly into the Hauraki Gulf. This proposal will result in better connection between marine, intertidal and freshwater environments, improving the habitat for and functioning of this area of the
Hauraki Gulf and the associated freshwater environment. As the works are seeking to manage the contributing catchment through limiting discharge effects on the gulf and improving habitat, the works are consistent with the purpose of the HGMPA.

6.4 Auckland Regional Policy Statement (ARPS)

The ARPS, set out under Section B of the AUP, provides an integrated set of objectives and policies that seek to manage Auckland’s natural and physical resources while enabling growth and development, and protecting valuable aspects of the environment and community. The purpose of the ARPS is to achieve the purpose of the RMA by providing:

1. an overview of the resource management issues of the region; and
2. policies and methods to achieve integrated management of the natural and physical resources of the whole region.

Chapters B3, B7, B8 and B10 sets out the relevant policies and objectives to the project as set out in the below table (Table 6.1).

<table>
<thead>
<tr>
<th>Objectives and Policies</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B3.3.1 Infrastructure - Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>(1) Infrastructure is resilient, efficient and effective</td>
<td>The works are proposed to make the stormwater infrastructure resilient, efficient and effective.</td>
</tr>
<tr>
<td>(2) The benefits of infrastructure are recognised, including:</td>
<td></td>
</tr>
<tr>
<td>(a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland;</td>
<td></td>
</tr>
<tr>
<td>(b) enabling economic growth;</td>
<td></td>
</tr>
<tr>
<td>(d) providing for public health, safety and the well-being of people and communities;</td>
<td></td>
</tr>
<tr>
<td>(e) protecting the quality of the natural environment</td>
<td>The proposed works are required to improve the flood capacity of the stormwater infrastructure. This will decrease flooding events of the neighbouring industrial properties, enabling economic growth of the island, providing for the health and safety of the community and will result in better protection of the natural environment.</td>
</tr>
<tr>
<td>(3) Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on:</td>
<td></td>
</tr>
<tr>
<td>(a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;</td>
<td></td>
</tr>
<tr>
<td>(b) the health and safety of communities and amenity values.</td>
<td>The construction of the stormwater infrastructure is anticipated to improve the quality of the natural environment and amenity values as described in Sections 5. As the proposed works will decrease the extent of flooding, it will also improve the health and safety of the community.</td>
</tr>
</tbody>
</table>

| **B7.3.2 Infrastructure - Policies** | |
| (1) Enable the efficient development, operation, maintenance and upgrading of infrastructure. | These works will be upgrading the existing stormwater infrastructure. |
| (6) Enable the development, operation, maintenance and upgrading of infrastructure in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character while ensuring that the adverse effects on the values of such areas are avoided where practicable or otherwise remedied or mitigated. | The construction of the outfall within the CMA is within an SEA-M2 area. The effects of the proposed works in the CMA are assessed to be less than minor as detailed in Section 5. |
## B7.3.1 Freshwater systems - Objectives

1. **Degraded freshwater systems are enhanced**
   - Works will result in the daylighting of the currently piped stream. Habitat within the already open part of the stream will also be enhanced through riparian planting resulting in increased habitat diversity.

2. **Loss of freshwater systems is minimised**
   - The proposed works will reduce flooding without losing any freshwater systems. The approach will move the current piped watercourse to a new open channel course.

## B7.3.2 Freshwater systems - Policies

1. **Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:**
   - **b)** controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded.
   - The proposed works are anticipated to improve ecological functionality of the watercourse and provide gains in stream habitat.

2. **Promote the enhancement of freshwater systems identified as being degraded to progressively reduce adverse effects.**
   - The stream is considered to be currently degraded. The proposed works will in fact enhance the stream through daylighting and native planting. Contamination should also be greatly reduced through the proposed works.

4. **Avoid the permanent loss and significant modification or diversion of lakes, rivers, streams (excluding ephemeral streams), and wetlands and their margins, unless all of the following apply:**
   - **a)** it is necessary to provide for:
     - i. the health and safety of communities; or
     - ii. the enhancement and restoration of freshwater systems and values; or
     - iii. the sustainable use of land and resources to provide for growth and development; or
     - iv. infrastructure;
   - **b)** no practicable alternative exists;
   - **c)** mitigation measures are implemented to address the adverse effects arising from the loss in freshwater system functions and values; and
   - **d)** where adverse effects cannot be adequately mitigated, environmental benefits including on-site or off-site works are provided.
   - The stream will undergo some modification as part of the works, including diversion to the ‘old’ overland flow path, however:
   - ■ the proposed works are necessary to address existing flooding;
   - ■ the construction methodology will be designed to reduce potential effects on the stream quality during construction;
   - ■ the proposed works are necessary to endure the health and safety and allow for the business growth of the neighbouring occupiers; and
   - ■ significant planting in the riparian yard will occur on-site.

## B7.4.1 Coastal water, freshwater and geothermal water - Objectives

2. **The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.**
   - The quality of the freshwater is degraded and the proposed works are anticipated to improve the freshwater quality.
   - The quality of the coastal water is unknown, but is expected to have contamination from stormwater inputs. With the improvement of the freshwater quality, it is also anticipated that the proposed works will result in improved coastal waters.
<table>
<thead>
<tr>
<th>Objectives and Policies</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>B7.4.2 Coastal water, freshwater and geothermal water - Policies</td>
<td>Excavation within the reserve will promote the use of soil conservation by retaining the soil on-site. Contaminated soil will be moved and capped in the reserve. All land disturbance activities will be in accordance with OD09.</td>
</tr>
<tr>
<td>(8) Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by: (a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and (b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.</td>
<td></td>
</tr>
<tr>
<td>B8.3.1 Coastal environment, subdivision, use and development - Objectives</td>
<td>The proposed works include a new outfall and rip rap apron in the CMA. The location of the outfall is considered to be in an appropriate location to minimise disturbance.</td>
</tr>
<tr>
<td>(1) Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment</td>
<td></td>
</tr>
<tr>
<td>(2) The adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.</td>
<td>The effects on the coastal environment are considered to be less than minor as outlined in Section 5.</td>
</tr>
<tr>
<td>(4) Rights to occupy parts of the coastal marine area are generally limited to activities that have a functional need to locate in the coastal marine area, or an operational need making the occupation of the coastal marine area more appropriate than land outside of the coastal marine area.</td>
<td>The location of the outfall is required to be in the CMA for operational purposes. The associated rip rap apron is also required to minimise any erosion effects.</td>
</tr>
<tr>
<td>B8.3.2 Coastal environment, subdivision, use and development - Policies</td>
<td>The construction of the stormwater infrastructure is required to decrease the extent of flooding occurring upstream of the CMA. Therefore, the development of the coastal environment will contribute to the social, economic well-being of people and the community.</td>
</tr>
<tr>
<td>(1) Recognise the contribution that use and development of the coastal environment make to the social, economic and cultural well-being of people and communities.</td>
<td></td>
</tr>
<tr>
<td>B8.5.1 Coastal environment, Managing the Hauraki Gulf - Objectives</td>
<td>The purpose of these works is to provide for the social and economic well-being of the community by reducing the extent of flooding in the area. These works will also enhance the natural resources of Tawapara Reserve.</td>
</tr>
<tr>
<td>(1) The management of the Hauraki Gulf gives effect to sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000.</td>
<td>See Section 6.3.</td>
</tr>
<tr>
<td>(2) Use and development supports the social and economic well-being of the resident communities of Waiheke and Great Barrier islands, while maintaining or, where appropriate, enhancing the natural and physical resources of the islands.</td>
<td></td>
</tr>
<tr>
<td>B8.5.2 Coastal environment, Managing the Hauraki Gulf - Policies</td>
<td>This proposal demonstrates integrated management to allow development while ecological values and life-supporting capacity are largely enhanced.</td>
</tr>
<tr>
<td>(2) Require the integrated management of use and development in the catchments, islands, and waters of the Hauraki Gulf to ensure that the ecological values and life-supporting capacity of the Hauraki Gulf are protected, and where appropriate enhanced.</td>
<td></td>
</tr>
<tr>
<td>B10.2.1 Natural hazards and climate change - Objectives</td>
<td>The proposed works are in response to flooding that is occurring more frequently. The</td>
</tr>
<tr>
<td>(1) Communities are more resilient to natural hazards and the effects of climate change</td>
<td>The proposed works will improve the flooding risk to the neighbouring properties.</td>
</tr>
<tr>
<td>(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.</td>
<td>As above, the proposed works will minimise the risk from natural hazards such as flooding.</td>
</tr>
<tr>
<td>(4) The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.</td>
<td></td>
</tr>
</tbody>
</table>
### Objectives and Policies

<table>
<thead>
<tr>
<th>Item 12</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(6) The conveyance function of overland flow paths is maintained.</td>
<td>The proposed works will improve the conveyance function of the overlying overland flow path and reducing flooding risks.</td>
</tr>
</tbody>
</table>

### B10.2.2 Natural hazards and climate change - Policies

<table>
<thead>
<tr>
<th>Item 1</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment.</td>
<td>The area of works has been identified as an area that significantly floods in storm events.</td>
</tr>
<tr>
<td>(1) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.</td>
<td>The proposed works are a combination of hard and soft structures, using soft structures where possible. However, due to some areas of limited space. soft structures on their own would not possible.</td>
</tr>
</tbody>
</table>

### B10.4.1 Land – contaminated - Objective

<table>
<thead>
<tr>
<th>Item 1</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.</td>
<td>The area of works is located on and adjacent to an identified closed landfill. The works will have management controls in place during construction to minimise the risk of further contamination. It is also anticipated that on the completion of works, contamination from the closed landfill to the stream will be eliminated.</td>
</tr>
</tbody>
</table>

### B10.4.2 Land – contaminated - Policies

<table>
<thead>
<tr>
<th>Item 1</th>
<th>Comment</th>
</tr>
</thead>
</table>
| (1) Identify land that is or may be contaminated based on:  
(a) sites known to have supported contaminating land use activities in the past;  
(b) sites with a significant potential risk to human health, or  
(c) sites having significant adverse effects on the environment. | The site is an identified closed landfill. |
| (3) Manage or remediate land that is contaminated where:  
(c) development or subdivision of land is proposed. | The proposed works will remediate the contamination of the stream and cap the closed landfill where it is not capped appropriately. |

### 6.5 Auckland Unitary Plan – Regional (AUP)

The works are considered to be consistent with the objectives and policies of the AUP:OP. An assessment of the project against key objectives and policies is provided below.

#### Table 6.2. Objectives and Policies of Chapter E: Auckland-Wide

<table>
<thead>
<tr>
<th>Objectives and Policies</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>E3.2 Lakes, rivers, streams and wetlands - Objectives</td>
<td>The effects on the Tawaiaprea stream from the proposed works are anticipated to be positive and enhance the current state of the stream.</td>
</tr>
<tr>
<td>(2) Auckland’s lakes, rivers, streams and wetlands are restored, maintained or enhanced</td>
<td>The proposed works include the construction of a culvert under Ostend Road. This is required to convey the stormwater to the proposed outlet in the GMA.</td>
</tr>
</tbody>
</table>

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**Beca**

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**Minutes Attachments**

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**Page 73**
### Objectives and Policies

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
</table>
| 12   | E3.3 Lakes, rivers, streams and wetlands – Policies |}

#### E3.3 Lakes, rivers, streams and wetlands – Policies

1. **Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by:**
   - (a) avoiding where practicable or otherwise remediating or mitigating any adverse effects on lakes, rivers, streams or wetlands; and
   - (b) where appropriate, restoring and enhancing the lake, river, stream or wetland.

2. Works will be required within the stream bed, however management will mitigate the potential for any adverse effects.

3. The final state of the site will also result in an enhanced stream environment.

4. Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands.

5. Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on:
   - (a) the mauri of the freshwater environment; and
   - (b) Mana Whenua values in relation to the freshwater environment.

6. The ecological values of the stream will be enhanced and therefore the mauri. Consultation has been ongoing with Mana Whenua groups and they are happy with the works. See Section 7.

7. Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following:
   - a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland;
   - b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland;
   - c) the structure is designed to avoid creating or increasing a hazard;
   - d) the structure is for any of the following:
     - v. associated with infrastructure;
     - vi. necessary for flood protection and the safeguarding of public health and safety; or
   - e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.

8. The culvert beneath Ostend Road is the only practicable option to convey flows to the receiving environment. The culvert will allow for fish passage at low tide and given that the stream is currently piped, it will be improving the current state of the environment.

9. Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.

10. Details on planting are provided in the ecological assessment in Appendix A. Appropriate native species are proposed and they will not exacerbate flooding in the area.

11. Encourage the planting of plants that are native to the area

   - Native plants are proposed to be planted.
## Objectives and Policies

<table>
<thead>
<tr>
<th>E11.2 Land disturbance – Regional – Objectives</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment.</td>
<td>The draft construction methodology is provided in Appendix D.</td>
</tr>
<tr>
<td>(2) Sediment generation from land disturbance is minimised.</td>
<td>Best practice erosion and sediment controls will be put in place in align with GD05.</td>
</tr>
</tbody>
</table>

### E11.3 Land disturbance – Regional – Policies

<table>
<thead>
<tr>
<th>(2) Manage land disturbance to:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity;</td>
<td>Specific details on how land disturbance will be approached can be found in Appendix H.</td>
</tr>
<tr>
<td>(b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge;</td>
<td>However, excavation material from the Reserve will be retained on site and capped over the closed landfill.</td>
</tr>
<tr>
<td>(c) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material;</td>
<td>Accidental discovery for both contamination and archaeological will follow accidental discovery protocols.</td>
</tr>
<tr>
<td>(d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wha tapu, and kaimoana gathering.</td>
<td></td>
</tr>
</tbody>
</table>

| (4) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety. | The proposed works are necessary to provide for the health and safety and reduce flood risk to the neighbouring properties. |
| (5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles. | The proposed design has come about from multiple iterations taking into account the limited space available through the Waste Transfer Station. |
| (6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures. | Refer to Appendix I. |
| (7) Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the extent practicable, having regard to the quality of the environment; with: | Land disturbance will be undertaken in accordance with GD05. |
| (a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is: | |
| (i) high recreational use; | |
| (ii) relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taipari, rihi or whakatupu areas; | |
| (iii) the collection of fish and shellfish for consumption; (iv) maintenance dredging; or | |
| (v) a downstream receiving environment that is sensitive to sediment accumulation; | |
| (b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and | |
| (c) the receiving environments ability to assimilate the discharged sediment being taken into account. | |
### E15.2 Vegetation management and biodiversity - Objectives

| (2) Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring. | Native plants are proposed to be planted to replace the existing weed species. |

### E15.3 Vegetation management and biodiversity - Policies

| (7) Manage any adverse effects from the use, maintenance, upgrading and development of infrastructure in accordance with the policies in E15.3, recognising that it is not always practicable to locate or design infrastructure to avoid areas with indigenous biodiversity values. | The site is largely inundated with weed species. However, the numerous native plants proposed will mitigate the loss of any native plant species present currently. |

### E36.2 Natural hazards and flooding - Objectives

| (4) Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable. | The purpose of the infrastructure is to mitigate flood risks. |

| (6) Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards. | Due to the site constraints, it hasn't been appropriate to utilise natural features to reduce the risk of flooding. Hard protection structures have been required but have also incorporated soft engineered aspects such as planting where appropriate. |

### E36.3 Natural hazards and flooding – Policies

| (1) Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following: 
  (b) flood hazards; 
  (c) land instability | This site has been identified as an area subject to flooding and land instability. |

| (23) Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards. | This project provides for the construction of a culvert to mitigate flood hazards. |

| (24) Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains as long as it does not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards | The design has allowed for the planting of native species to enhance both ecological and amenity values of the area. |

| (27) Enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment. | The proposed works are required for flood mitigation. |

| (29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment. | The ‘new’ alignment of the stream is within the old overland flow path and will effectively convey stormwater runoff safely to the receiving environment. |

| (30) Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment. | The change in the stream alignment and hence overland flow path is necessary to effectively convey stormwater flows. |
Table 6.3. Objectives and Policies of Chapter F: Coastal.

<table>
<thead>
<tr>
<th>Objectives and Policies</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>F2.4.2 Dredging – Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>(1) The adverse environmental effects on the coastal marine area from dredging are avoided, remedied, or mitigated.</td>
<td>The resuspension of sediment and contaminants will be minimised through limiting the amount of disturbance, avoiding tracking of machinery along the foreshore, and undertaking works during times of the day where the foreshore is not inundated.</td>
</tr>
<tr>
<td>(4) The risk of flooding or erosion, including from channels, river mouths, or drainage systems, is minimised.</td>
<td>The proposed dredging will significantly improve the efficiency of the proposed drainage system and Tawapara Creek. This will reduce flooding of land above MHWS.</td>
</tr>
<tr>
<td><strong>F2.4.3 Dredging – Policies</strong></td>
<td></td>
</tr>
<tr>
<td>(2) Enable dredging to be undertaken to minimise the risk of flooding and erosion, including dredging that is necessary for:</td>
<td>The dredging is being undertaken for the purpose of realigning the stormwater discharges into the estuary, which currently flow from a buried pipe approximately 80m to the northwest of the proposed outfall location. The maintenance dredging that may occur on a regular but infrequent basis in the future will maintain the efficiency of the stormwater drainage network.</td>
</tr>
<tr>
<td>(a) clearing, cutting or realigning stream or river mouths or watercourses for drainage purposes;</td>
<td></td>
</tr>
<tr>
<td>(b) clearing the exit of any lawful stormwater outfall or pipe and surrounds;</td>
<td></td>
</tr>
<tr>
<td>(c) maintaining efficient water flow to reduce the risk of flooding and erosion; and</td>
<td></td>
</tr>
<tr>
<td>(3) Manage dredging outside the Port Precinct, the Central Wharves Precinct and the Waiatarua Navigation Channel Precinct so that it will be undertaken at times of the day or year that will</td>
<td>Dredging works will be undertaken outside of the nesting season for banded rail. Given their behaviour, it is expected that the banded rail will self-relocate once works commence. The estuary provides limited recreational or commercial value, and the works will not result in adverse effects on recreational and commercial users of the CMA.</td>
</tr>
<tr>
<td>(a) avoid as far as practicable, remedy or mitigate, adverse effects on marine mammals, bird roosting, nesting and feeding; and</td>
<td></td>
</tr>
<tr>
<td>(b) minimise adverse effects on recreational and commercial users of the coastal marine area.</td>
<td></td>
</tr>
<tr>
<td>(4) Manage dredging activities so that they do not:</td>
<td>The estuary subject to dredging is a low energy, intertidal environment with significant mangrove coverage. The proposed dredging will increase water conveyance through a new channel to be created. This will result in the removal of mangroves used by an ‘at risk’ bird species for habitat and roosting. However, the amount of habitat loss will be minimal and likely temporary as mangroves re-establish over time. The estuary is not subject to any surf break, historic heritage, or mana whenua overlays. No works are proposed within the seabed.</td>
</tr>
<tr>
<td>(a) cause or exacerbate erosion within the coastal marine area or on adjacent land;</td>
<td></td>
</tr>
<tr>
<td>(b) cause damage to any existing lawful structures;</td>
<td></td>
</tr>
<tr>
<td>(c) result in the permanent loss of any habitat of a rare or endangered species;</td>
<td></td>
</tr>
<tr>
<td>(d) result in adverse effects on significant surf breaks identified in Appendix 4 Surf Breaks;</td>
<td></td>
</tr>
<tr>
<td>(e) result in significant adverse effects on sites scheduled in the D17 Historic Heritage Overlay or land scheduled in the D21 Sites and Places of Significance to Mana Whenua Overlay, and</td>
<td></td>
</tr>
<tr>
<td>(f) result in any seabed disturbance and resulting turbidity other than that which is localised and limited in duration.</td>
<td></td>
</tr>
<tr>
<td>(5) Require best practicable methods and procedures to be used for the dredging of contaminated sediments, and for sediment or contaminant mobilisation and dispersal to be minimised.</td>
<td>Works will be undertaken under the assumption that the marine sediments are somewhat contaminated. As such, dredged sediments are proposed to be removed from the foreshore. The proposed construction methodology will minimise contaminant mobilisation and dispersal.</td>
</tr>
</tbody>
</table>
### Objectives and Policies

<table>
<thead>
<tr>
<th><strong>F2.7.2 Mangrove Management – Objectives</strong></th>
<th><strong>Comment</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) The ecological value of mangroves is recognised and mangroves are retained in areas where they have significant ecological value.</td>
<td>The ecological assessment has identified the use of mangroves within the estuary as avian habitat, and the estuary is identified as a Significant Ecological Area – Marine 2 under the AUP OP.</td>
</tr>
<tr>
<td>(3) Restore or maintain natural character and ecological values including significant wading bird areas, public access, navigation, riparian access and amenity values.</td>
<td>The works will be undertaken in a manner that minimises the temporary effects and avoids permanent adverse effects on wading bird habitat. Public access, navigation, riparian access, and amenity values will not be impacted by the proposal.</td>
</tr>
</tbody>
</table>

### F2.7.3 Mangrove Management – Policies

<table>
<thead>
<tr>
<th><strong>F2.7.3 Mangrove Management – Policies</strong></th>
<th><strong>Comment</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Avoid the removal of mangroves from any of the following: (a) areas having significant ecological or natural character values of which mangroves are an important component, or in other areas where mangroves can provide significant ecological values; (b) areas of active coastal erosion where mangroves have historically provided a buffer against coastal processes causing erosion, or (c) areas where the sediments contain high levels of contaminants at risk of being re-suspended.</td>
<td>Mangrove removal will be undertaken within a low-energy estuary that has not had any known historical active erosion. It is a sheltered estuary with steep headlands to the west and east. This estuary has been subject of historical filling and significant modification since the 1910s, following the construction of Osten Road, which acted as a dam bisecting the estuary. Land clearance and agricultural activities contributed to significant sediment flows into the estuary, resulting in mangrove spread and reduced flood storage capacity. Mangroves within the estuary do provide ecological habitat to wading birds, including banded rail, as discussed throughout this AEE and the Ecological Assessment. The mangroves also provide some buffering of contaminant discharges into the open sea by aiding in sediment settling and absorption of heavy metals that may enter the estuary from stormwater runoff. The proposal seeks to remove a narrow swathe of mangroves to enable the operation and development of stormwater infrastructure that will improve the public health and safety of land owners on Tahi Road. Effects on natural character, biodiversity, and ecological values have been determined to be temporary and minimal.</td>
</tr>
<tr>
<td>(3) Provide for mangrove removal where mangroves have spread and the proposed removal is necessary to maintain, restore or enhance any of the following: (a) natural character, biodiversity and ecological values, including significant wading bird feeding or roosting areas, that existed prior to the spread of the mangroves; (b) connections with reserves or publicly owned land and the sea; (c) public health and safety, including sightlines and traffic safety; (d) operation and development of infrastructure.</td>
<td></td>
</tr>
<tr>
<td>(4) Require mangrove removal operations to meet all of the following: (a) minimise the disturbance of the foreshore and seabed and to shorebird breeding and feeding, including migratory species; (b) minimise sediment and contaminant discharges; (d) provide evidence that the disposal method will not result in more than minor adverse effects on the coastal marine area where landward disposal is not proposed; (e) take an adaptive management approach for mangrove removal and disposal where a significant area of removal is proposed and there is uncertainty over the extent of adverse effects, and (f) provide for the long-term maintenance of cleared areas.</td>
<td>Foreshore disturbance will be restricted only to the proposed channel. No disturbance of the seabed is proposed, and disturbance to banded rail nesting and foraging will be temporary. Sediment and contaminant discharges will be minimised as far as practicable through the proposed construction methodology. All mangrove disposal will be onto land. Relative to the overall mangrove coverage, the area of mangroves to be removed is not significant. Maintenance will be undertaken to enable the future operation of the stormwater outlet.</td>
</tr>
</tbody>
</table>
### 6.6 Auckland Council District Plan - Hauraki Gulf Islands District Plan (ACDP:HGI)

The works are considered to be consistent with the objectives and policies of the ACDP:HGI. An assessment of the project against key objectives and policies is provided in the table below.

<table>
<thead>
<tr>
<th>Objectives and Policies</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Part 5 – Network utility services – Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>5.3.1 To provide for the efficient establishment, operation and maintenance of network utility services in the islands</td>
<td>The proposal involves improvements to the existing stormwater drainage network within the industrial centre in Oistend. The works will reduce flooding of private industrial properties, while improving ecological and amenity values and mitigating the potential adverse effects associated with construction.</td>
</tr>
<tr>
<td>5.3.2 To ensure adverse effects associated with network utilities such as noise, earthworks, odour, dust, spill lighting, air emissions, signs, electromagnetic field emissions and radio frequency fields (RF) are avoided, remedied or mitigated.</td>
<td></td>
</tr>
<tr>
<td>5.3.3 To ensure that the establishment of network utility services do not detract from the visual amenity of the environment or any heritage values.</td>
<td></td>
</tr>
<tr>
<td><strong>Part 8 – Natural hazards – Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>8.3.1 To avoid the adverse effect of natural hazards on the environment, including life, property and infrastructure as far as is practicable.</td>
<td>The flooding that occurs within the catchment</td>
</tr>
<tr>
<td><strong>Part 9 – Hazardous facilities and contaminated land – Objective</strong></td>
<td></td>
</tr>
<tr>
<td>To avoid or mitigate the risk of adverse effects created by the use, redevelopment or remediation of contaminated and potentially contaminated land on human health and the environment.</td>
<td>Controls and mitigation measures are outlined in the CSMP (Appendix H)</td>
</tr>
<tr>
<td><strong>Part 9 – Hazardous facilities and contaminated land – Policies</strong></td>
<td></td>
</tr>
<tr>
<td>1. By minimising and controlling the adverse effects arising from contaminated land.</td>
<td>Controls and mitigation measures are outlined in the CSMP. Management of the excavated material is appropriately designed to minimise risk.</td>
</tr>
<tr>
<td>2. By ensuring remediation of contaminated land is carried out to a level that is appropriate for the proposed development and likely future use of the land as a prerequisite to its redevelopment.</td>
<td></td>
</tr>
<tr>
<td><strong>Part 10a – Commercial 5, Rural 1, Open Space 2 – Objectives</strong></td>
<td></td>
</tr>
<tr>
<td>10a.15.3.1 To provide for and protect low to medium intensity industrial activity.</td>
<td>Proposed works will reduce the flood risk on industrial premises.</td>
</tr>
<tr>
<td>10a.23.3 To facilitate the use and enjoyment of community facilities and sports parks for active recreation and community activities while protecting the visual amenity values of the land unit.</td>
<td>The daylighting of the stream and planting will increase amenity of the area.</td>
</tr>
</tbody>
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7 Consultation

7.1 Mana Whenua

ACHW undertake consultation with mana whenua on all projects that require resource consent for works within streams and the CMA. All mana whenua groups with rohe within the Auckland Region are provided a monthly update on these projects, and are invited to indicate their interest in consultation.

Of the iwi with interests and mana on Waiheke, four sought further consultation:

- Ngāti Maru;
- Ngāti Pāoa;
- Ngāi Tai Ki Tamaki; and
- Te Patukinkiri.

Site visits were undertaken with each of the groups to discuss the project objectives, construction methodology, and to seek input on whether cultural values might be impacted by the proposal. Each group was generally supportive of the project, noting that improvements to the upstream wetland environment through better connections to the coastal environment would be a positive outcome.

The only concerns raised focused on:

- Accidental discovery, especially within the undisturbed foreshore; and
- Management of contaminated soil.

While all representatives provided their general support for the project, provided the project was undertaken with an Accidental Discovery Protocol and a Site Management Plan in place, Ngāti Pāoa and Ngāi Tai both indicated that they would discuss the proposal with their boards and inform us if a Cultural Impact Assessment would be required. To date, there has been no indication that CIAs would be prepared.

Outside of the RMA consent process, consultation with the interested groups will continue as the project progresses. This may include cultural inductions to the site and cultural monitoring during works on the foreshore. These details will be confirmed between iwi, ACHW, and the contractors.

7.2 Project Steering Group

A Project Steering group was formed in the early stages of this project to discuss potential options for flood management within the area. The group consists of:

- Three members from the Waiheke Local Board;
- Three representatives from local businesses;
- Craig McIlroy – General Manager Healthy Waters;
- Michael Quinn – Executive Officer, Auckland Council Chief Executive’s Office

The steering group first met on 20 April 2017 to discuss issues and agree on an action plan. Formal communications were then continued as follows:

- 2 August 2017 – Concept options developed were discussed. It was noted that the open channel through the Waste Transfer Station was the preferred option;
- 1 November 2017 – Development on preferred option was discussed. The consenting requirements, risk to timeframes and further work required to confirm preferred option was addressed;
27 February 2018 – A project update was provided. The Project Steering Group indicated their continued support for the open channel option. It was re-emphasised that the main concern for the Project Steering Group was managing timeframes to ensure the project proceeds as quickly as possible.

Meeting minutes and further details can be found in Appendix K.

As well as the formal meetings listed above, there have been several informal communications between ACHW and members of the Project Steering Group to provide updates on the project.

Overall, the local board and local businesses have communicated that they are supportive of the project with their main concerns being around timeframes and that the project would enable future proposed works such as the wetland restoration (upstream of the works) and park facility upgrade.
8 Conclusion

ACHW is proposing to improve the flood capacity and conveyance of Tawaipareira Creek and subsequently reduce the risk to life and property adjacent to the creek. The proposed works were developed based on balancing a significant decrease in flooding, practicality, and ecological and amenity effects. The works proposed involve the construction of:

- Retained and banked channel through Tawaipareira Reserve;
- Retained open channel through the Waste Transfer Station;
- Twin box culvert beneath Ostend Road;
- A new outfall and associated rip rap apron; and
- Mangrove removal and dredging to enable the efficient operation of the new outfall.

The proposed works will reduce health and safety risks to the neighbouring commercial properties and potential loss of economic productivity.

Potential adverse effects resulting from the proposal are largely restricted to construction activities, including the associated land, stream, and vegetation disturbance required for construction. Any potential permanent effects relating to vegetation clearance will be offset with the proposed planting. The proposed works are anticipated to in fact have positive overall effects on amenity and ecology.

Overall, the proposal will have less than minor adverse effects on the environment and overall positive effects to the health and safety of adjacent commercial properties and occupiers upon completion. Construction noise and vibration effects will be adequately mitigated for the surrounding environment using the measures outlined in the CHVMP. Ongoing stakeholder communications will be undertaken for properties that experience noise and vibration exceeding acceptable levels. Those minor effects would at most be temporary and may not result in the event that piling activities can avoid impact or vibratory methods.

The statutory assessment in Section 6 of this report demonstrates that the proposal is consistent with the relevant provisions of the RMA, relevant policy statements and objectives and policies of the AUP.OP and ACDP.HGI.

Given the above, it is considered that the consent can be granted in accordance with this application.