

Date: Tuesday 25 March 2025
Time: 10:00 am
Meeting Room: Ground Floor – Hawiti Building
Venue: 6-8 Munroe Lane
Albany

Hibiscus and Bays Local Board

OPEN MINUTE ITEM ATTACHMENTS

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11	Mairangi Bay Reserves Management Plan review - notification of draft plan material for public feedback	
A.	25 March 2025 - Hibiscus and Bays Local Board, Item 11 - Mairangi Bay Reserves Management Plan review - notification of draft plan material for public feedback - updated Attachment D to the agenda report.	37

SUBMISSION TO HIBISCUS ANDS BAYS LOCAL BOARD

BY OREWA RESERVE COMMUNITY ASSOCIATION (ORCA)

1. **Introduction :** Thank you Madam Chair for the opportunity to present before your Local Board (LB) today.

My name is Stephen Havill and I am a member of the ORCA Committee.

Professionally, I have been a Resource Management Consultant since 1970.
2. **ORCA Objectives :** The key ORCA objective is to focus on promoting a sea wall being located between the Surf Club and Riverside Road, being a length of approximately 300m.

By achieving this outcome ORCA will ensure the existing environmental and ecological features are protected, while also retaining in their current location, the children's play area, basketball and volleyball courts toilets and changing areas without the need for costly relocation and disruption to both the commercial, local and wider communities.
3. **Cost :** We have had a verbal cost of 700,000 dollars from the stonemasons working at the northern end of the beach, who have also recently completed upgrading 2 nearby residential rock walls.

Council officers have confirmed that they have done no cost benefit analysis reporting for any of their options despite statements to the LB (February 2024) such as;

"it is anticipated that the recommended naturalisation of the coast will be of a lower capital and operational cost than alternative options"

These statements by Council officers are unsubstantiated.
4. **Consultation :** By excluding consideration of the rock wall as an option (ref. LB email dated 29 January 2025), the LB is contravening Section 77 of the Local Government Act, which states that Council;

"Must in the decision-making process seek to identify all reasonably practical options for the achievement of the objective of a decision" (ss77(1)(a))

Under the Reserves Management Act, there is the need to ensure that there is no predetermined outcome prior to public consultation, before the final decision.

The LB in their email dated 29 January 2025, has acted contrary to the Act by stating;

"the Local Board determined naturalisation, through the restoration of dune systems is the most suitable option for the reserve".

Have Council Officers consulted, for example, with the Rodney Local Board whose resident communities include Milldale, Aria Heights, Wainui and Dairy Flat?
5. **Terminology :** At the 2025 February Council Workshop, ORCA was advised that Council is no longer using the term naturalisation but rather is now using the term dune restoration.

The closest example of dune restoration is that area south of the surf club located between the motor camp, walkway and beach.
6. **Council Proposal :** I reference the attached plan stemming from the February Workshop.

The key outcomes from the dune restoration are;

- a. Both the northern and southern toilets are gone.
- b. The existing 185 sealed car parking spaces and approximately 195 informal spaces on the grass area located between the sealed spaces and Hibiscus Highway will be reduced from 380 to 80 being a loss of 300 spaces.
- c. The playground and basketball courts will be relocated within the overflow carparking area along with 80 car parking spaces at a cost of around 8 million dollars.

The impact of the loss of 300 car parking spaces for example, will be felt by the Surf Club, who will no longer have parking capacity for their surf carnivals, loss of the major events such as the Hot Rod festival, the local business community (restaurants and cafes), surrounding residents, whose streets will be congested with beach parking and the wider community on a day to day basis.

7. **Resource Consent** : In my professional opinion, obtaining resource consent for the rock wall is not a determining consideration if the following is actioned;
 - a. The rock wall alignment is located outside the Coastal Marine Area (CMA).
 - b. There are no other works associated with the RMA application, such as a combined walkway / cycleway.

If the above is actioned, the rock wall will be a discretionary activity and will in my opinion, for example, comply with the NZ Coastal Policy Statement.

I believe that Judge Kirkpatrick, in his Environment Court decision, neatly summarized as follows:

"While one may criticize a process which has seen a series of compromises made, that reflects the range of relevant factors and the differing concerns of various affected persons. A compromise is not necessarily a bad outcome as long as the final form of the compromise is assessed fully in terms of how it will and can it fulfil its purpose and what adverse effects may remain".

Unlike the northern beach end, our site has no adjoining residential properties, with the sole application objective and justification being on the sole protection of existing amenities and natural landscape.

8. **Request** : ORCA is seeking the Hibiscus & Bays Local Board to pass the following Resolution;
 - The Hibiscus & Bays Local Board support the adoption of a 5th option, regarding the Orewa Reserve Future Management, the construction of rock wall, as detailed in the ORCA Report 25th March 2025, and
 - Support the development of high-level design concepts and business case analysis on the rock wall, and
 - Support the establishment of a resident group to formally work with Council Officers, in progressing the next stages of the Orewa Reserve Future Management.

We believe that the inclusion of the rock wall as an option, is crucial for a fair and transparent decision-making process, that truly serves the best interests of the Orewa community and the many visitors who cherish Orewa Beach.

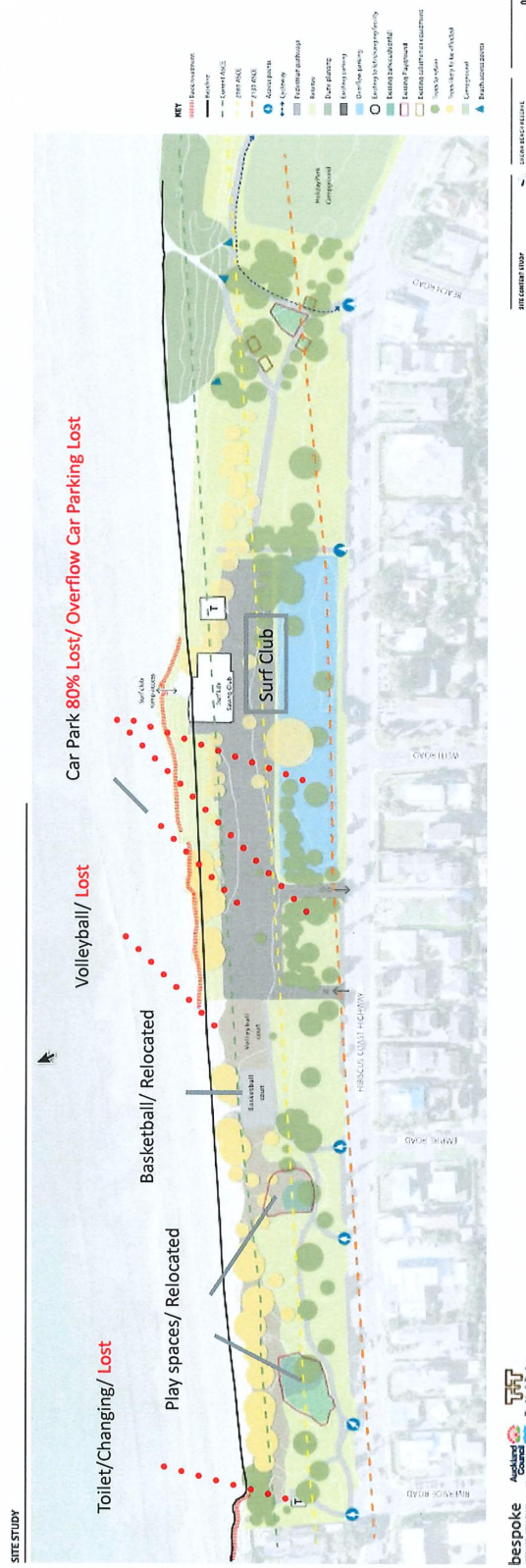
Thank you for your time and consideration.

Council's development plans for Orewa Reserve DO NOT include a seawall.

By 2080 (yellow dotted line) 1/3 to 1/2 of the land could be lost to the sea.

There will be a reduction in assets and car parking.

A loss of 11 Norfolk Pines and 51 Pohutukawa.



ORCA: Orewa Reserve Community Association are requesting that a seawall be considered to protect the land and its assets in their present locations.

ORCA: Orewa Reserve Community Association


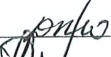






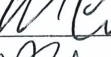
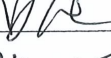



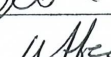
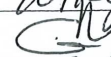

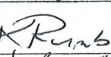






Help us stop Auckland Council's Orewa Reserve Development plans that will allow the sea to erode half the land for 'sand dune restoration' then progressively relocate the play spaces south toward and beyond the Surf Club. All the existing trees in this zone will be lost. The planned new Surf Club will have a smaller car park and limited green space parking if any. Please support our submission to the Hibiscus/Bays Local Board for a seawall to keep the trees, playgrounds, basketball and volleyball courts, toilet block and car park in their current locations.

Name	Signature/Initial	Street or suburb
Peter R. Cole	<i>[Signature]</i>	# Orewa Beach.
Simon Campbell	<i>[Signature]</i>	# Orewa Beach,
SERIAN HUGHES	<i>[Signature]</i>	# Orewa Beach
Jacqueline Nadworny	<i>[Signature]</i>	# Orewa Beach
Melanie van Rooijen	<i>[Signature]</i>	# Orewa Beach.
PAT STEWART	<i>[Signature]</i>	MILLWATER
RAY BROWN	<i>[Signature]</i>	EDWARD. AV.
Tracey Stank	<i>[Signature]</i>	Millwater
Dave Mellor	<i>[Signature]</i>	19 EDWARD AVE
LINDA MELLOR	<i>[Signature]</i>	19 EDWARD AVE
Dianna Moffat	<i>[Signature]</i>	16 Edward Ave.
Claire Brown	<i>[Signature]</i>	3A Edward Ave
Riane Rabbugh	<i>[Signature]</i>	9 TAMARIKU AVE NAUTIKUS
Kim Allen	<i>[Signature]</i>	406B HIBISCUS Highway
Lee Roughton	<i>[Signature]</i>	10 OCEANVIEW RD Orewa,
Alvan BARfoot	<i>[Signature]</i>	303 Alice Ave Orewa
Chris Dene	<i>[Signature]</i>	32 Edward Ave Orewa
Mark Thompson	<i>[Signature]</i>	129 Hys Rumble
Sharon	<i>[Signature]</i>	Orewa beach.
<i>[Signature]</i>	A. HUGHES.	OREWA BEACH
Dean Hutchinson	<i>[Signature]</i>	✓ ✓
John Robertson	<i>[Signature]</i>	" "
John Head	<i>[Signature]</i>	off THE FAI O/SIDE

23 signatures per page

ORCA: Orewa Reserve Community Association

Help us stop Auckland Council's Orewa Reserve Development plans that will allow the sea to erode half the land for 'sand dune restoration' then progressively relocate the play spaces south toward and beyond the Surf Club. All the existing trees in this zone will be lost. The planned new Surf Club will have a smaller car park and limited green space parking if any. Please support our submission to the Hibiscus/Bays Local Board for a seawall to keep the trees, playgrounds, basketball and volleyball courts, toilet block and car park in their current locations.

Name	Signature/Initial	Street or suburb
Kwilson		St Marys Bay AKL
D. M. Wilson		Orewa resident
T. Wilson		Forest Glen.
Roi Trigg		7. McGowan Rd Orewa
LEE TRIGG		4 SORANNE CL AUCKLAND
SCOTT TRIGG		21 Kewi St - TORBAY
Olea Waters		7 McGowan Rd Orewa
DAVE COOPER		6 LAKEVIEW DR. OREWA
COURTNEY O'REILLY		19 DRINNARD NATIOM
MALCOLM ASTON		38 HARVEST AVE, OREWA
DOREEN BLANE		37 CAVERHAM DRIVE
NATALIE WALDRON		GLEN EDEN, AUCKLAND
Liz Jones		13 Rutherford Tce, Red Beach.
NOEL WILSON		50 Wolbrook Rd Warkton
Justine Atkinson		58 Harvest Avenue, Orewa
Mandy Heyns		45 Waldorf Cres Orewa
Carole Heyns		"
Brett Rumble		22 Flavell Drive, Orewa.
Karen Rumble		22 Flavell Dr, Orewa
Naomi O'Hare		6 Lancelot road, Orewa
May Srinark		23 MANAWANUI WAY, OREWA
Bruce Larsen		82 Vipond Rd Stannum Bay
M. Seany		16 Small St Pt Chevahie

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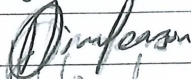

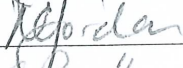
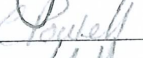




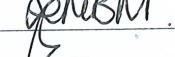





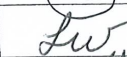






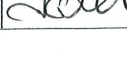

Name	Signature/Initial	Street or suburb
John Morgan	JM	Orewa
Eileen Lee	EL	Auckland
Mike Johns	MJ	Auckland
Paul Zaman	PZ	Auckland
MARK CORSTON	MC	Auckland
SEAN PATTERSON	SP	Stranraer Bay
Sam Godfrey	SG	Orewa
Chanelle Roberts	CR	Orewa
Amanda Buring	AB	Orewa
Bridget O'Dea	BO	Orewa
Sharon Mangino	Mangino	Army Bay
Darlene Lee	DL	Waldorf Cres, Orewa
Julie Cooney	JCooney	Wautaki
Andrea Wech	AWech	Waiwera
John Funnell	JF	Orewa
Luke Richardson	LR	Manly
Simon Owen	SO	Stranraer Bay
Klaus Buret	KB	West Hoe Rd
Tony Philpott	TP	Orewa
Andy O'Brien	AO	Auckland
Mike Byers	MB	Auckland
Michael Wilson	MW	Orewa
Annette Wilson	AW	Orewa

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JOHN SELFE 621028 29949

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Name	Signature/Initial	Street or suburb
Diana Pearson		Centreway Rd Orewa
Karen Lloyd		31 Millennial Way Orewa
Nicky Jordan		Elizabeth Street, Orewa
Carol Powell		Stannmore Bay
Mel Hooper		Riverside Rd, Orewa
Monica Allemann		Lakeside Dr, Orewa.
Sandy Murga		Marilyn
Catherine White		Gulf Harbour
Lani Baxter-Mackay		ROSS Crescent, Orewa
Erica Mainwaring		erica.e.mainwaring@me.com
Michelle Klengel		Stannmore Bay
Karen Bessone		Red Beach
Bec Dragicevich		Wainui
Amanda Bates		Dairy Flat
Stephie Furwirth		ADKINS BAY
Lola Wilson		Stannmore Bay.
Karl Hobman		Millwater.
SIMON GODFREY		RED BEACH
Simon Andrew		Silverdale.
Jodi Andrew		Wainui
Diane Ross		Red Beach.
Coin Rose		Red Beach
Neil Duff		milldale

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