

Date: Tuesday, 29 April 2025
Time: 10.15am
Meeting Room: The Leslie Comrie Board Room
Venue: Level One Franklin: The Centre
12 Massey Ave
Pukekohe
and via Microsoft Teams videoconference

Franklin Local Board Workshop

OPEN AGENDA

MEMBERSHIP

Chairperson Angela Fulljames
Deputy Chairperson Alan Cole
Members Malcolm Bell JP
Sharlene Druyven
Gary Holmes
Amanda Hopkins
Andrew Kay
Amanda Kinzett
Logan Soole

Denise Gunn
Democracy Advisor

29 April 2025

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ITEM	TABLE OF CONTENTS	PAGE
1	Ngā Tamōtanga Apologies	2
2	Te Whakapuaki i te Whai Pānga Declaration of Interest	2
3	Local Board Workshop	2

1 Ngā Tamōtanga | Apologies

At the close of the agenda no apologies had been received.

2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3 Local Board Workshop

Local Board Workshop

File No.: CP2025/06947

Note 1: This workshop has been called by the chairperson in consultation with the staff.

Note 2: No working party/workshop may reach any decision or adopt any resolution unless specifically delegated to do so.

Te take mō te pūrongo

Purpose of the report

1. To present the Franklin Local Board workshop agenda for 29 April 2025.

Whakarāpopototanga matua

Executive summary

2. Most workshops are open to the public to attend as observers in person or online.
3. Some sessions may not be open to the public. The staff / chairperson and deputy chairperson decide which sessions are open to the public, depending on the sensitivity of the information being discussed. If a session is not open, a reason will be provided below.
4. The public are welcome to attend in person.
Email franklinlocalboard@aucklandcouncil.govt.nz for a request to join the workshop online,
5. Local Board workshops provide an opportunity for local boards to carry out their governance role in the following areas:
 - a) Accountability to the public
 - b) Engagement
 - c) Input to regional decision-making
 - d) Keeping informed
 - e) Local initiative / preparing for specific decisions
 - f) Oversight and monitoring
 - g) Setting direction / priorities / budget.
6. Workshops do not have decision-making authority.
7. Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
8. Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.

9. The following will be covered in the workshop:

Session 1 – 10.15-10.25am	
Glenbrook Beach beachfront coastal renewal project	
Presenters:	Matt Heywood, Senior Project Manager Jo Morris, Senior Coastal Specialist
Purpose:	To update the board on the current scope of the project and the expected timeline for construction
Governance role:	Keeping informed
Proposed outcome:	Board kept informed of the project's progress
Attachment A:	Glenbrook Beach Coastal Renewal memo
Attachment B:	Glenbrook Beach Coastal post-consent
Session 2 – 10.35-11.05am	
Ecological Restoration Contract	
Presenter:	Jiliana Robertson, Snr Ecological Specialist
Purpose:	To introduce the ERC to local board members and highlight where the work is being done in their area, and to propose special projects that the local board may want to fund.
Governance role	Setting direction/priorities/budget
Proposed outcome/s:	Board informed of this work ahead of setting the work programme for 2025/2026.
Attachment C:	Ecological Restoration Contract overview
Session 3 –11.05-11.35am	
Franklin Pool and Leisure Centre discussion: Hosting NBL basketball games	
Presenters:	Garth Dawson, Head of Service Partner Delivery Darryl Hamilton, Contract Manager Tom Mann
Purpose:	Keep board informed of commercial use of the Pool and Leisure Centre, a community facility.
Governance role	Oversight and monitoring
Proposed outcome/s:	Board to provide feedback to staff
No attachments available at time of publication	
LUNCH 12-1 pm	
Session 4– 1.00-2.00pm	
Community Partnership Programme – Delivery partner updates	
Presenters:	Coral Timmins, Community Broker Franklin Local Board Adel Chanson, Specialist Advisor Danielle Wright and Keith Galvin - Surf Lifesaving Kariaotahi Sarah Wright and Richard Holst, Franklin A&P

Purpose:	Dean Lawrence, Waiuku Search & Rescue Tara Coe, Junior Surf water safety and survival Skills Training Vic Potter and Bob - Vice President, Coast Guard Maraetai Partner organisations from the Community Partnership programme to present their activities and outcomes to the board.
Governance role:	Oversight and monitoring
Proposed Outcome:	Board are kept informed of the work programme outcomes.
Attachments:	Surf Life Saving Kariaotahi presentation Coastguard Maraetai presentation Waiuku Coastguard Search and Rescue presentation Franklin A&P Show report Clevedon A&P Show presentation
Session 5 - 2.00-2.30pm	
Franklin 'Hillguard' programme	
Presenter/s:	Kartik Bhat, Relationship Advisor Infrastructure & Resilience Leanna Birch, Manager Wai Ora Rural
Purpose:	Local Board members aware of the activity in the board area, to enable informed decision-making.
Governance role:	Oversight and monitoring
Proposed Outcome/s:	Board are informed prior to business meeting.
Attachment:	Hillguard presentation

Ngā tūtohunga Recommendation/s

That the Franklin Local Board Workshop:

This does not need to be filled in **DO NOT DELETE THIS SECTION**

Ngā tāpirihanga Attachments

No.	Title	Page
A	Glenbrook Beach coastal renewal memo	7
B	Glenbrook Beach Beachfront Coastal presentation	13
C	Ecological Restoration Contract overview	33
D	Surf Life Saving Kariaotahi presentation	41
E	Coastguard Maraetai presentation	49
F	Coastguard Waiuku SAR presentation	59
G	Franklin A&P Show report	65
H	Clevedon A&P Show presentation	71

No.	Title	Page
I↓	Hillguard presentation	79

Ngā kaihaina Signatories

Authors	Denise Gunn - Democracy Advisor
Authorisers	

Memorandum

19 December 2024

To: Franklin Local Board

Cc: **Natasha Carpenter** (Coastal Practice Management Lead – Engineering, Assets and Technical Advisory), **Eli Ewens** (Manager Area Operations – Parks & Community Facilities), **Paul Klinac** (General Manager - Engineering, Assets and Technical Advisory)

Subject: **Glenbrook Beach Beachfront Coastal Renewal project**

From: **Matt Heywood** (Senior Project Manager – Coastal Management)

Contact information: matt.heywood@aucklandcouncil.govt.nz

Purpose

1. To provide an update to Franklin Local Board on the progress and timeline for delivery of the Glenbrook Beach Beachfront Coastal Renewal project.

Summary

2. The Glenbrook Beach beachfront shoreline is armoured by unconsented seawalls in poor condition. The project to replace these seawalls has recently lodged resource consent application to construct a dual tiered timber seawall along the Fleet Street to Beach Road section of the coastal edge. Previously proposed renourishment of the northern beach section is no longer necessary and will not proceed at this time. An earlier intention to obtain resource consent to replace privately owned coastal structures has been reevaluated and found to present too great a risk to council. To continue to support private owners, technical design reports will be available to them to support any applications they may wish to make. Subject to resource consent being granted, construction works are expected to start in April 2025.

Context

3. The Glenbrook Beach beachfront and backshore system is highly modified. Most of the shoreline has been armoured by unconsented and un-engineered seawalls of various design. The existing seawalls are in poor condition and encroach onto the narrow beach system, influencing coastal processes.
4. A high level options assessment was undertaken by Tonkin + Taylor (2015) to assess coastal hazard risk and potential enhancements for the reserve and beach system at Glenbrook Beach. A project was initiated to respond to the above issues, with the objectives to:
 - Provide a suitable response to manage future coastal erosion, considering the risks to the beach, the reserve and council assets
 - Maintain and improve public access to the beach and along the reserve
 - Improve the landscape value and visual amenity of the beachfront
 - Improve recreational connections and public amenity

5. Draft erosion response options were produced in February 2021, applying a 'Hold The Line' strategy. These were reviewed by council's coastal subject matter experts and a refined set of erosion response options was produced.
6. The refined options proposed a range of options for targeted treatment of each section of the beach as indicated in Figure 1 below.



Figure 1: Plan view of Glenbrook Beach with coastal management areas identified

The options for each section include:

NORTHERN SECTION

- Renourish the beach with imported sand creating a wider dry beach at high tide to buffer the grass esplanade reserve
- Construct two large groyne control structures on the beach to retain imported sand
- Raise the existing bund behind the beach to anticipate sea level rise

CENTRAL SECTION (Fleet Street to Beach Road)

- Construct a timber seawall with low planting (three configurations described)
- Construct an additional set of beach access steps

SOUTHERN SECTION (Beach Road road reserve)

- Construct a timber seawall with low planting (two configurations described)
- Replace the existing pedestrian access ramp
- Construct an additional set of beach access steps

FIRST AVE SECTION (Five privately owned properties, no useable esplanade reserve or Council infrastructure assets in this section)

- Council proposed applying for a comprehensive resource consent to continue the southern section seawall design along the First Ave section. It was envisaged this application could be lodged on behalf of the private owners who could then exercise the consent if they wished to armour the shoreline fronting their property. This approach would facilitate a consistent erosion management response for the length of the beachfront¹.

¹ obtaining resource consent and sharing consent level design plans was to be the extent of council's involvement in this section. Council did not propose funding or undertaking any construction in this section where there is no public benefit. This was made clear during consultation with the public.

7. Stakeholders have been consulted on the refined erosion response options in Table 1 as follows:

Table 1: Consultation undertaken on refined erosion response options

Date	Consultation activity
November 2021	<p>Mana whenua were approached and Ngaati Te Ata Waiohau registered their interest in engaging with the project. Ngaati Te Ata are ahi kaa iwi at Kahawai Glenbrook Beach. Their response was received, their feedback was incorporated into the response options, and their support for the project provided in December 2021. In summary, mana whenua supported:</p> <ul style="list-style-type: none"> • maintaining beach access across all sections • construction of a dual tiered timber wall with planting in the central and southern sections
December 2021	<p>Refined response options and mana whenua feedback were presented to the Franklin Local Board at a workshop held on 7th December 2021.</p> <p>Elected members supported consulting the public on the options presented.</p>
March – April 2022	<p>Updated refined response options were released for public consultation. The consultation included an online Have Your Say page and a community drop-in session held as an online webinar on 21 March 2022. Consultation closed in April 2022.</p> <p>In summary:</p> <ul style="list-style-type: none"> • public feedback supported the proposals for the northern beach section and strongly supported improved beach access overall • 22 of 31 responses received supported a dual tiered timber wall with planting in the central section • 21 of 31 responses received supported a dual tiered timber wall with planting in the southern section
July 2022	<p>The results of the community consultation were presented to the Franklin Local Board at a workshop held on 5 July 2022. Elected members requested additional information regarding:</p> <ul style="list-style-type: none"> • The location of the proposed new southernmost groyne in the northern section, noting the conflict with the existing location of the water ski access lane. • The project’s proposal to remove the existing water skiing access lane from Glenbrook Beach. Elected members supported retaining a ski lane at Glenbrook Beach and asked the project to explore options to retain a ski access lane in an alternative safe location. • The characteristics of the possible sand types proposed for the renourishment of the northern section beach.
September 2022	<p>An update on the outstanding items from the previous presentation was presented to the Franklin Local Board at a workshop held on 6 September 2022. The project provided the following updates:</p> <ul style="list-style-type: none"> • That the new southernmost groyne would be located directly off the end of Fleet Street. • That it would be feasible to relocate the ski access lane further south with the harbourmaster’s approval and without needing to amend the existing bylaw. • That one of the Tuakau- or Pukekawa-sourced sands would be suitable for the northern section beach renourishment.

8. The outcome of the consultation and engagement process was support of the concept design to progress to consent level design. This included the need for further investigation of an appropriate sand source for renourishment.
9. In 2022 the regionally funded coastal asset renewals work programme was transferred from Parks and Community Facilities to the Engineering, Assets and Technical Advisory Department (formerly Resilient Land & Coasts) within the Resilience and Infrastructure directorate. Delivery of the Glenbrook Beach project was included within this programme.

Discussion

Results of beach nourishment feasibility assessment and final design

10. In November 2023 project consultant Tonkin & Taylor completed a structural design review of the concept design for the proposed beach nourishment in the northern beach section to support resource consent application. This included identifying a suitable sand source for beach nourishment based on sediment grain size and density, colour, commercial availability and the required control structures to maximise retention of sand placement.
11. Sand that closely resembled the colour and appearance of native Glenbrook beach sand was found to contain a high proportion of pumice, making it a lightweight sand that is more mobile from wave action and would be readily reworked. To account for the sediment characteristics of this lightweight sand, it was concluded that a significantly wider beach design and a higher volume of material (over 40% compared to original estimates for heavier sand types) would be required. Annual sand top-ups would also be required to compensate for expected losses offshore and alongshore.
12. As a result of larger sand volumes and greater sediment mobility, the size of the proposed groyne control structures would also need to be increased significantly, extending 40-50m in length across the upper beach into the intertidal area. At this scale, the groynes were noted to contradict the project's objectives to maintain public access and to improve visual amenity. Furthermore, the larger groynes would be proportionately more expensive to construct.
13. Based on the design review and results of the beach nourishment feasibility assessment, Council revisited the project assumptions in the context of the experience of the storm events of 2023. Sections of the beach that require active erosion management were identified and prioritised through this process.
14. Examination of the northern section in early 2024 showed that the beach environment had recovered well following the 2023 storms. A naturally-formed shell berm of variable height was observed along the length of the beach between the existing stormwater outfall and the toilet block, being the lowest part of the reserve. There is a wide, natural dry high tide beach buffering the reserve and no indication of erosion or landward movement of the reserve edge at this location.
15. As a result of the observed recovery of the beach and the implications of the sediment availability on the beach nourishment design (including significant groyne structures impacting beach access, natural character and project costs and requiring repositioning of the existing water ski lane), it was concluded that there is not a compelling case for renourishment of the northern beach section at this time.
16. To better support the coastal erosion mitigation objectives of the project in lieu of the beach nourishment option, the tiered timber seawall in the central section has been extended approximately 60m north. This will replace the existing concrete seawall and ad-hoc rock along the edge of the reserve (Attachment A).
17. Resource consent application for the dual tiered timber seawall, incorporating steps and pedestrian access ramp, was lodged in October 2024. The application is currently being processed by Regulatory Services.

Proposed Resource Consent Application on behalf of First Ave Properties

18. Following the initial consultation on the project scope, Auckland Council investigated the practicalities of obtaining a comprehensive consent that could be exercised or transferred in part to private landowners at First Avenue. This process highlighted risk and liability issues to Council regarding third party implementation, equitable cost sharing and compliance related matters for obtaining both the resource consent and building consent. The process would also require a separate parks landowner approval process.
19. To remove the above risk to council along with the likely additional delays in processing of the resource consent application due to this complexity, the scope of the Auckland Council resource consent application was confined to the extent of the proposed works adjacent to Beach Road (road reserve) and esplanade reserve along the central and southern beach section.
20. Technical reports and consent level design plans that support Auckland Council resource consent application are publicly available documents that can be shared with private landowners. This in-kind support contributes towards cost savings for private landowners who can utilise this information, supplemented by their own site-specific details, in the preparation of any future individual resource consent applications lodged for future shoreline armouring at this location.

Next steps

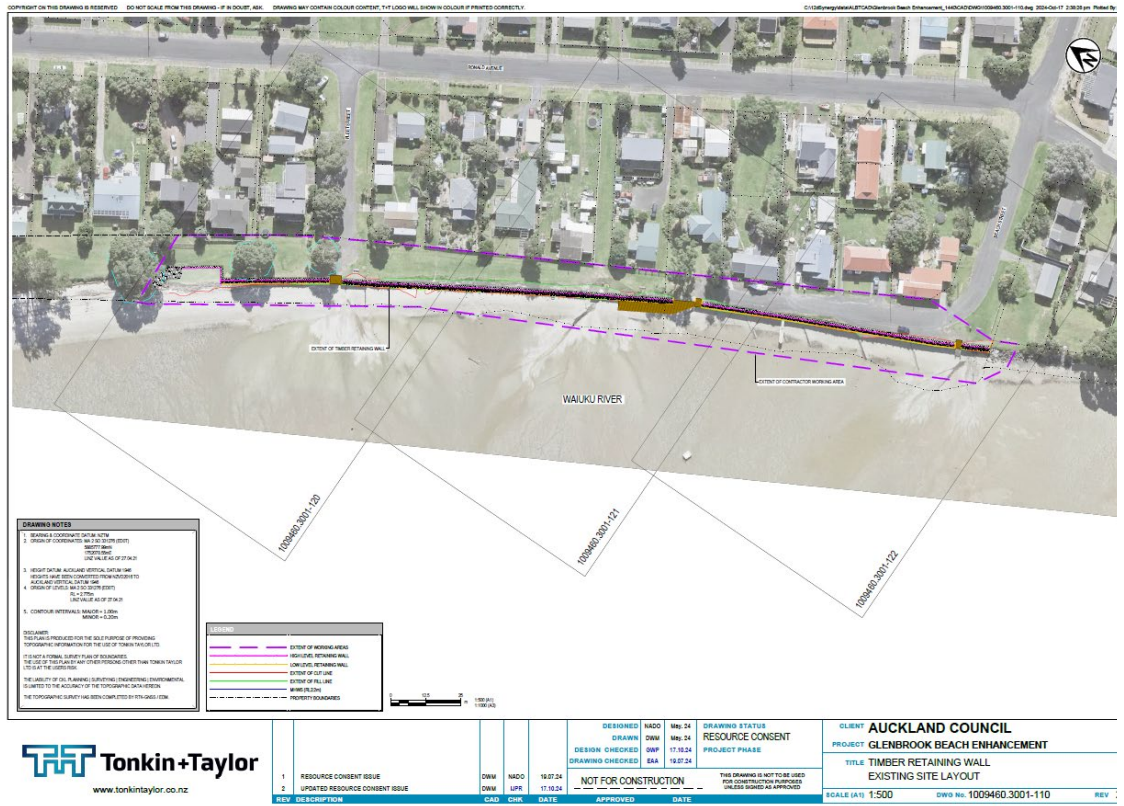
21. The resource consent for the Glenbrook Beach coastal renewal was lodged in October 2024. The project team are responding to regulatory requests for further information to support obtaining the resource consent.
22. Detailed design is being completed and the work will go out for competitive tender in February 2025.
23. Subject to resource consent, physical works are anticipated to commence in April 2025.

Attachments

**Attachment A: Glenbrook Beach enhancement Timber retaining wall site layout plan
(prepared by Tonkin + Taylor Ltd dated 17.10.2024)**



Attachment A: Glenbrook Beach enhancement Timber retaining wall site layout plan (prepared by Tonkin + Taylor Ltd dated 17.10.2024)



Glenbrook Beach Beachfront Coastal Renewal

Update on project development and next steps

29 April 2025

Matt Heywood – Senior Project Manager, Community Facilities
Jo Morris – Senior Coastal Specialist, Resilient Land & Coasts





Purpose

- To update elected members on progress since the previous workshop held 06 September 2022 and the memo provided 19 December 2024
- To explain what has changed and why
- To provide an opportunity for elected members to obtain further information
- To share next steps





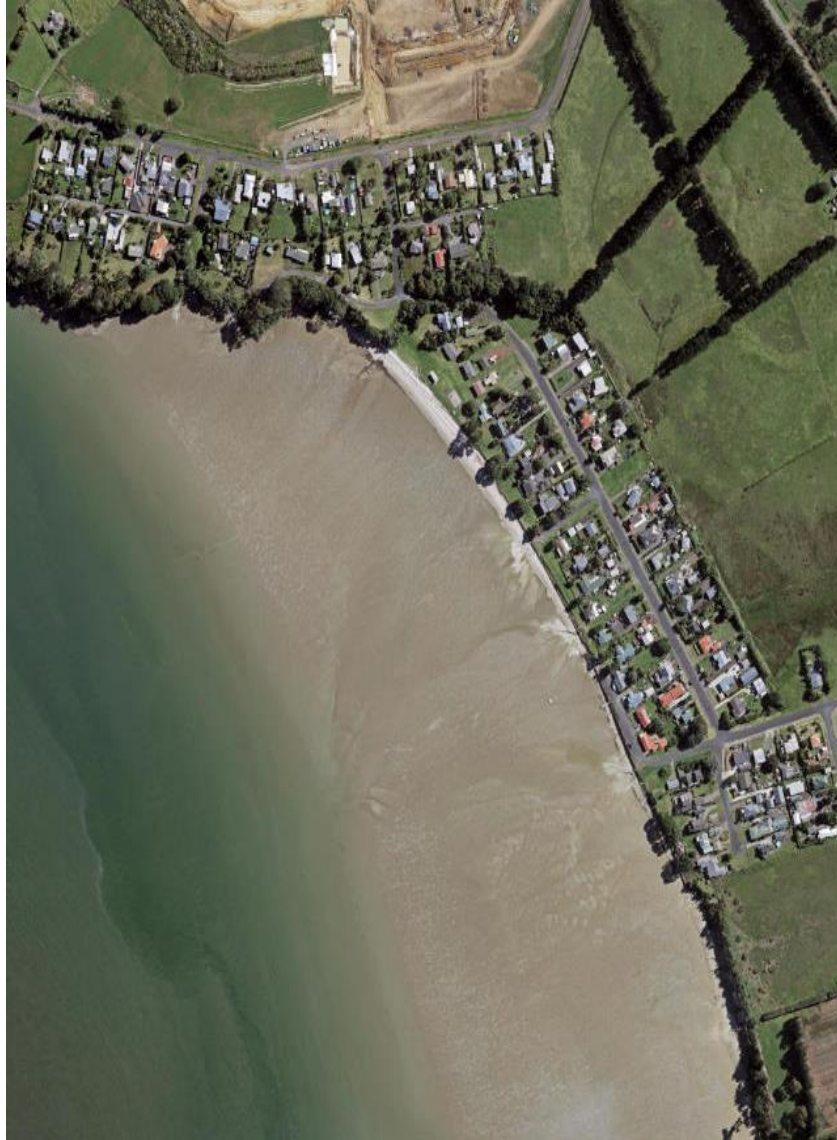
Project Background - recap

- The beachfront and backshore system is highly modified
- Most of the shoreline has been armoured by unconsented and un-engineered seawalls of various designs
- The seawalls encroach onto the narrow beach system, influencing coastal processes
- Existing seawalls are in poor condition and pose a health & safety risk





Glenbrook Beach Beachfront Aerial





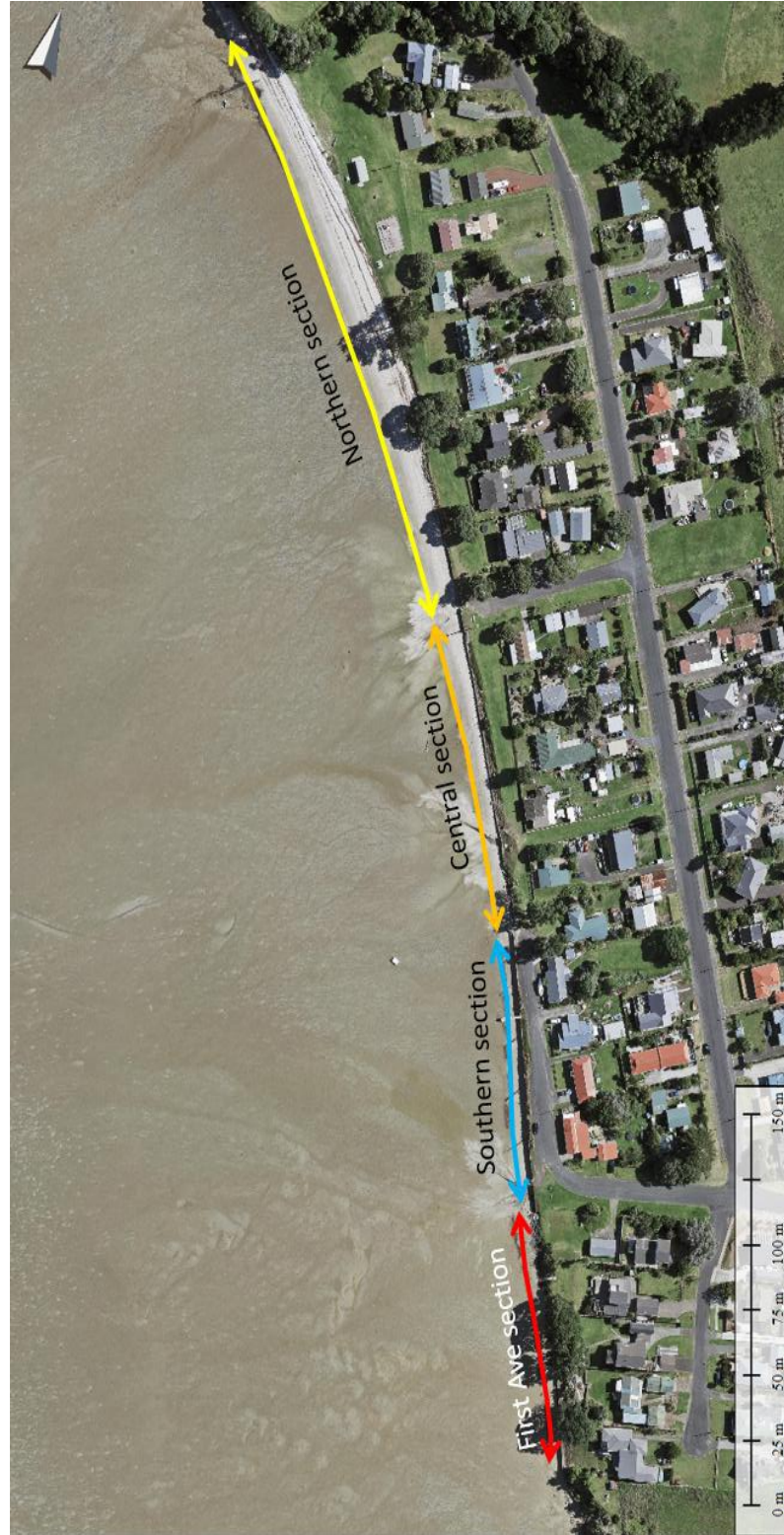
Consultation to Date

- November 2021: initial draft of the erosion response options was produced
- November 2021: mana whenua were consulted and Ngaati Te Ata provided their feedback and input. Their feedback was incorporated into the options and their support obtained in December 2021
- December 2021: draft options were presented to the Franklin Local Board
- March 2022: updated draft options were released for public consultation that included an online Have Your Say page, and a community drop-in session held as an online webinar on 21 March 2022. Consultation closed in April 2022
- July 2022: consultation results presented to the Franklin Local Board
- September 2022: update presented to the Franklin Local Board





Erosion Response – a ‘Hold The Line’ Strategy (no change)





Summary of project changes

- Northern section: no works proposed at this time
- Southern section (Beach Road): no works proposed at this time, ongoing management of this section pending Auckland Transport ownership
- First Avenue section: resource consent application will not be made by council
- Resource consent has been obtained for the proposed scope of works





Northern Section – earlier proposal



- Renourish and widen the beach using imported sand
- Raise the bund behind the beach to anticipate sea level rise
- Turn the existing stormwater outfall into a larger groyne
- Build one or possibly two more groynes
- This was the only option proposed for this section





Northern Section – issues with the earlier proposal

- A design review in 2023 identified no available source of sand completely matching native Glenbrook Beach sand
- Available sands of similar appearance were found to be lighter by volume, requiring construction of a larger beach using larger sand volumes and more frequent sand top-ups
- As a result, the proposed groyne structures would need to be larger and longer to maintain beach sand levels
- Together these would be significantly more expensive and visually intrusive to the extent that project objectives would be compromised





Northern Section – present approach

- Examination in early 2024 showed the beach had recovered well and a naturally-formed shell berm and a wide, natural dry high tide beach were observed
- There was no indication of erosion or landward movement of the reserve edge
- As a result, it was concluded there is no compelling case for renourishment of the beach section at this time
- In support of erosion mitigation objectives the central section tiered wall will be extended approximately 60m further north





Central Section – previous proposal

- Proposed a combination of tiered timber seawall and planting





Central Section – present approach

- No change to earlier proposal other than extension of the new tiered wall 60m northward





Southern Section – earlier proposal

- Presently vertical concrete wall retaining the Beach Road roadway
- Combination of timber sea wall and coastal planting was proposed





Central Section – present approach

- Replacement of the wall is not proposed at this time as part of this project
- Resource consent has been obtained for construction of a tiered timber retaining wall in this section
- Auckland Transport have begun the process of assessing the existing wall and recording it as an AT asset in their management system
- Auckland Transport are able to use the resource consent to renew the central section of wall at a future date





First Ave Section – earlier proposal

- Following initial consultation, council investigated obtaining a comprehensive resource consent that could be exercised by or transferred in part to private landowners
- This process highlighted risk and liability issues to council regarding third party implementation, equitable cost sharing and compliance related matters for both resource consent and building consent





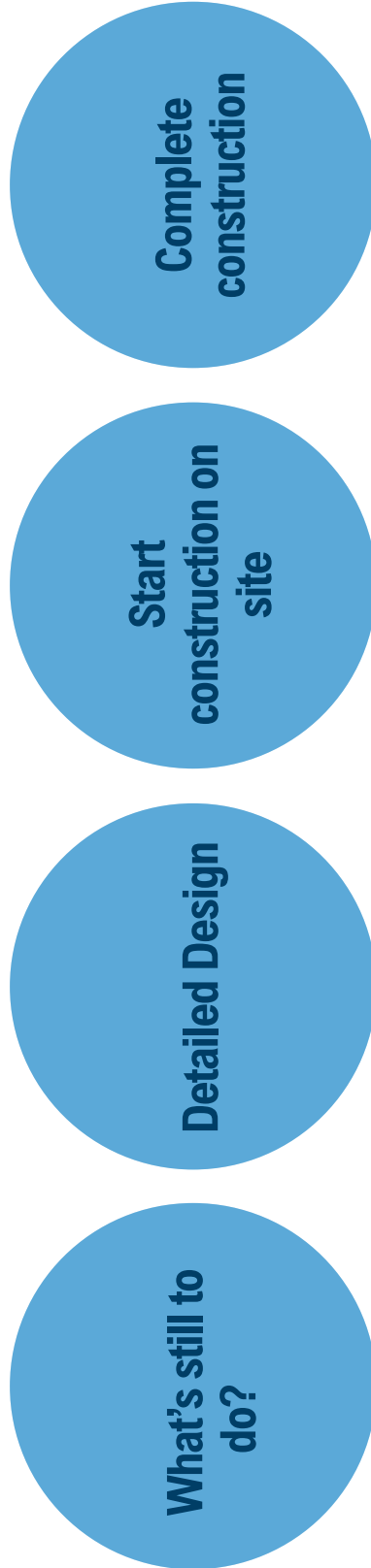
First Ave Section – present approach

- To remove these risks to council and to avoid additional delays in processing resource consent application due to this complexity, the scope of the Auckland Council resource consent application was confined to the extent of the proposed works in the central section and the Beach Road southern section (where AT ownership is pending)
- Technical reports and design plans supporting Auckland Council's consent application are publicly available documents that can be shared with private landowners, this in-kind support contributing toward cost and time saving for private landowners in any future individual consent applications





Next Steps



Expected to be completed in August 2025

Expected to start in October 2025

Expected to be complete in December 2025





Item 3

Attachment B

Pātai







The slide features a dark blue background with a pattern of light blue circles and lines. The main title is "Ecological Restoration Contract Overview" in large white font. Below it, the text "Franklin Local Board" is written in a smaller white font. In the top right corner of the slide, there is a small logo consisting of a stylized plant with red and green elements.



High Value Sites (HVS) – 19 Sites

- Albacore Reserve = 1249m²
- Awhitu Central Recreation Reserve = 21,350m² or 2.1ha
- Clevedon Scenic Reserve = 997,316m² or 100ha
- Coulthards Scenic Reserve = 72,792m² or 7.3ha
- Henry's Scenic Reserve = 32,410m² or 3.2ha
- Hunua Domain Recreation Reserve = 39,907m² or 4ha
- Jack Lachlan Drive Esplanade Reserve = 94,455m² or 9.4ha
- *Karioitahi Reserve = 64,063m² or 6.4ha. Entire Reserve is 32ha
- Kemp Road Scenic Reserve = 35,424m² or 3.5ha
- Lake Whatihua = 47,627m² or 4.8ha
- Macwhinney Reserve = 39,752m² or 4ha
- Matakawau Recreation Reserve = 213,452m² or 21.3ha
- Mounoukai Road Esplanade Reserve = 13,037m² or 1.3ha
- Orere Point Beach Reserve = 38,338m² or 3.8ha
- Platts Mills Reserve = 106,341m² or 10.6ha
- Roosevelt Park = 72,777m² or 7.3ha
- Rutherford Road Nature Reserve = 42,886m² or 4.2ha
- Sonja Reserve = 145,655m² or 14.6ha
- Waiti Bay Reserve = 2,467m²



General Value Sites (Gen) – 13 Sites

- Big Bay Reserve = 46,533m² or 4.7ha
- Clark Rd Esplanade Reserve = 18,013m² or 1.8ha
- Clifton Rd Esplanade Reserve = 1,148m²
- George Kern Scenic Reserve = 9,395m²
- Kawakawa Bay Foreshore = 28,053m² or 2.8ha
- Kawakawa Coast Esplanade Reserve = 18,443m² or 1.8ha
- Kelly's Road Island 81R = 100,184m² or 10ha
- Lees Gully Rd Local Purpose Reserve = 3,468m²
- North Road 97R = 9,683m²
- North Road Esplanade = 14,989m² or 1.5ha
- Waiau Pa Esplanades = 40,202m² or 4ha
- Whitecliffs Dr Esplanade Reserve = 38,255m² or 3.8ha
- Wright Rd Esplanade Reserve = 7,945m²

Original area at the start of contract = 2,236,493m² or 224ha
Current area in contract = 2,425,089m² or 243ha



Attachment C
Item 3



