



Note: Include pages two and three of this form with your response to DOC. Do not include page one.

A. Permission Application Number and Name of Applicant

76634-ACC (Thames Coromandel District Council)

B. Name of Proposed Activity and Location(s)

The Council has applied to construct a public boardwalk at Whangamatā Marginal Strip. The application relates to Stage 1 of the boardwalk construction plan. Stage 1 is to construct the boardwalk along Esplanade Drive only. This application does not consider future boardwalk construction stages. Any future extensions or development of the boardwalk (beyond Stage 1/Esplanade Drive) will be notified separately.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):



Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by: _____
- I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) **Support** / Neutral / Oppose this Application.

E. Hearing Request

I (circle one): **Do** / **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:



My submission is [include the reasons for your views]:

The boardwalk will make it easier to walk along the top of the bank for those with a wheelchair or pram. They can then take in the great views. Going along the beach is very difficult for me because of the soft sand and the unevenness of the grass surface is also not easy, especially when ~~used~~ wet. I see no negative effects, only positive benefits.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I support the proposal in full.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter



Printed name of submitter or person authorised to sign on behalf of submitter

31/3/21
Date



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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

[Redacted area]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by: _____
- I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) Support this Application.

E. Hearing Request

I (circle one) Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The Esplanade Section of the Boardwalk

My submission is [include the reasons for your views]:

Please see attached

This has been an ongoing attempt for many years and it is time to get it done so that disadvantaged community members and visitors can also enjoy looking at our beach. It is impossible for wheelchair bound and families with prams to get near Whangamata Beach. It is time these people got some consideration and not just the able and wealthy. Get on with it DOC and stop procrastinating as usual.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Full Support for application, no conditions.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter



Printed name of submitter or person authorised to sign on behalf of submitter

01/04/2021



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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):
Whangamata Community Board

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by: _____
- I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) **Support** this Application.

E. Hearing Request

I (circle one): **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The Esplanade Section of the Boardwalk


My submission is [include the reasons for your views]:

Please see attached

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Full Support for application, no conditions.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

K J Coulam
Printed name of submitter or person authorised to sign on behalf of submitter

12-4-21
Date

30 March 2021



Director-General
Department of Conservation
Permissions Team
Private Bag 3072
Hamilton 3240

Attention: Bryn Sheppard

Dear Bryn

Submission – 76634-ACC - Thames Coromandel District Council

The Whangamatā Community Board would like to thank the Department of Conservation for the opportunity to submit on the application from Thames Coromandel District Council to construct stage one of a public boardwalk on public conservation land Whangamatā Marginal Strip. The Marginal Strip runs alongside Esplanade Drive.

The Whangamatā Community Board would like to submit in strong support of the application, as this has been a priority for the Board and local community for a number of years.

Through advocacy from the Whangamatā Community Board, Thames Coromandel District Council have allocated \$295,000 towards the project, and this funding has been supported by a programme of coastal protection works for Dune restoration planting in the Whangamata dune area.

One of the main purposes of the boardwalk is to improve public access along the coastal edge, including making more easy access for wheelchair users, small children, and the elderly. The other key purpose of the natural wooden boardwalk is to formalise and facilitate access across and through the dunes, and includes new bollards and ropes to help define recreational areas and protect other parks of the dunes which will be sequentially planted to reduce dune damage.

At its concept stage, the project was informed by Coastal Scientist Jim Dham, Ecologist as well as Iwi, all three seeing benefits in protecting the sensitive coastal environment and providing recreation opportunities and cultural interpretation.

The proposal has had extensive public consultation and is generally supported by the community.

If you have any further queries please do not hesitate to contact me on (07) 868 0200.

Yours sincerely



Ken Couiam
Whangamata Community Board Chair



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Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

[Redacted area]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) Support / Neutral **Oppose** his Application.

E. Hearing Request

I (circle one) **Do** Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

1. ***We are repeating our environmental mistakes***
2. ***Consultation has been flawed and outcomes pre-determined***
3. ***Certificates of Compliance and Required Consents***
4. ***There is no reason or business case for this construction***
5. ***Scope***

My submission is [include the reasons for your views]:

1. ***We are repeating our mistakes***

The application mentions successful dune restoration and root protection activities, neither of which apply in this situation.

Instead, this application is for the earthworks, foundation driving and construction of a wooden vehicle-supporting boardwalk in a fragile, already damaged environment. Also, it will be in parallel and within metres of a road, an existing formed path and the easily accessible beach that are all current easy access for all users to the same location points.

There is no reference to the applicant's previous activities in the same strip of dune including:

- Unconsented/approved construction (and then hasty removal) of an elevated boardwalk and yoga platform in front of Williamson Park
- Previously constructed boardwalks both operational in front of the Surf Club and buried, broken hazards under the sand in the dune face in front of Esplanade Drive
- Placement of viewing seats in memorial to deceased residents
- Flattening/mowing of dune hills/grasses, removal of dune shrubs and environment to create the large grass area in front of the Northern end of Esplanade Drive (see EIA page 10, figure 7 & page 11, figure 9)
- Placement of fixed BBQ and viewing seats on sand dune flattened/mowed

There is also no reference to the applicant's previous activities in the wider Whangamata environment including:

- The boardwalk and parking at the end of Hunt Road
- Constructed and bark boardwalks in various locations now buried, broken hazards under the sand
- Placement of viewing seats in memorial to deceased local residents in other dune locations
- Stormwater pipes constructed out onto Otahu Beach
- Sewerage treatment plant

Regarding all of the above changes affected in the Whangamata dune environment, a credible applicant would have:

- Prepared accurate proposals, consulted and engaged to all stakeholders, regulatory bodies and impacted parties through end-to-end processes
- Obeyed the relevant legislation, bylaws and adhered to published long term environment plans/studies
- Obtained the appropriate Department of Conservation, Resource Management Act and any other consents
- Maintained previous constructions and removed failed constructions so as minimise hazards and ensure that there is no harm or ongoing degradation to the environment.

There is clear physical evidence that a number of constructions completed by this applicant are in breach of

some, if not all of the above points.

Refer the attached Stuff article 30/09/2020 regarding Orewa beach. This is a comparable set of circumstances and highlight that dune systems should let alone or returned to original state. It won't be long before the TCDC is proposing to pour rocks onto the dune system to stop erosion create by meddling with it.

2. Consultation has been flawed and outcomes pre-determined

The first communication to adjacent affected property owners of a "boardwalk" along the dune environment was by letter dated 20 December 2019.

This letter was a notification that construction was to begin in 2020 and asking beachfront owners to select one of two pathways, the first on the top of the dune closest to the sea and the second close to their boundaries. At the same time, plans prepared by Beca for an elevated, level 3-metre-wide, night-lit, wooden road capable of supporting a car were published on the TCDC website along a survey asking the same question as the letter. An email from the project manager confirms this design and it would be like the Ship Creek walkway on the West Coast (hardly a comparable dune system, surrounding environment or business need).

The Beca plans on the TCDC website were the first clear publicly available outline of what "Improved cycle and walkway linkages" meant. Most importantly that there had been a divergence from previous plans and coastal studies culminating in significant construction along the dunes instead of directly from beach access point to the beach.

Neither the letter nor the survey had a "no, do not proceed option". Of the 410 formal submissions to the survey, which had no place to register a no sentiment, 40% forced the survey to use the boxes available to say they didn't want it to proceed. The survey was setup incorrectly and could be anonymously completed numerous times by the same user.

Page 15, section 4.6 of the Environmental Impact Assessment (EIA) states *"Public feedback was also provided from 30 December 2019- 9 February 2020 (peak summer period) with a public drop-in session held in January 2020. TCDC received 410 formal submissions from the consultation. Approximately 60 per cent of submissions supported the proposed boardwalk concept and 40 per cent did not support it."*

It was made clear at the public feedback sessions at the end of January that the decision to proceed had already been made, the sessions were to present the Beca plans and take questions on the design and the two routes. When a member in the audience requested that a show of hands be taken for those in support and against, the request was denied.

In summary the applicant stating that they have undertaken community consultation is loosely correct, it has been a deeply flawed process. When there is significant resistance to proceeding, it is ignored. The EIA claims credible community support based on survey that that didn't ask whether respondents wanted the boardwalk or not.

This is one example of flawed/non-existent consultation process going back to the original thought circa 2011 that resulted in the concept of having "Improved cycle and walkway linkages" which bears no resemblance to the current proposal. This concept has been corrupted into the two-stage construction in the dunes outlined in the EIA and forced through without proper consultation.

Refer attached emails from Gary Gotlieb Whangamata Community Board Member

3. Certificates of Compliance and Required Consents

Section 4 on page 13 of the EIA states *“The boardwalk is a permitted activity under both the Thames Coromandel District Plan and the Waikato Regional Plan and both Councils have granted Certificates of Compliance (COC) confirming that no resource consent is required under the Resource Management Act 1991 (RMA).”*

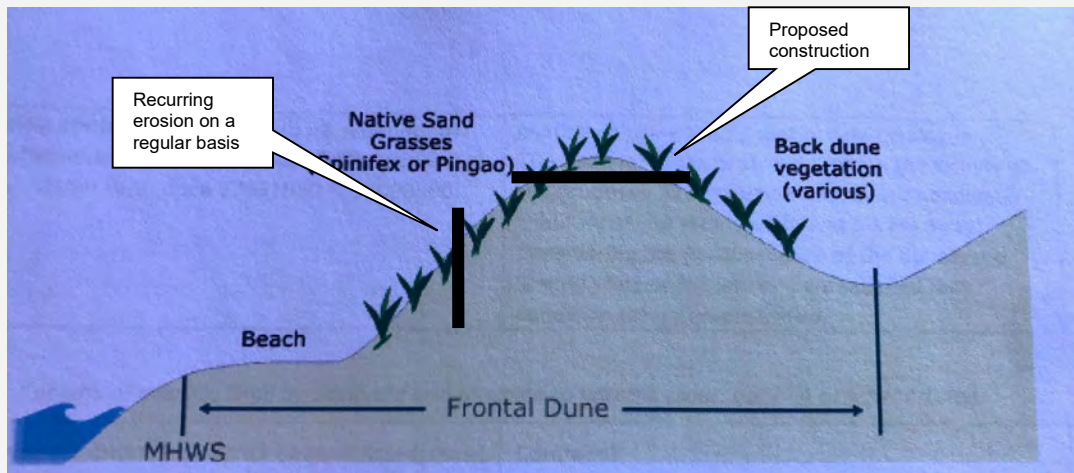
Page 1 of Appendix E of the EIA is an email from Christin Atchinson, Senior Resource Manager, Waikato Regional Council (printed by Andrew Hill, Beca) that states

“Provided that works are occurring through back dunes only and you can comply with the below standard and terms when undertaking earthworks (listed below as 5.1.5 Conditions for Permitted Activity Rule), no regional council consents would be required.”

If you cannot comply with the standards and terms below and earthworks for forming a track are occurring in coastal frontal dunes over a length of more than 100 metres then consent would be required for earthworks in a high-risk erosion area.”

The Certificate of Compliance Report, issued by the Waikato Regional Council, for the Whangamata Boardwalk (File No 61 76 78A, Project Code RC25355, Application No. APP1422025) states in 1 Introduction that *“The boardwalk will be situated in the ‘backdune’ area and parallel to the shoreline for approximately 970m between Esplanade Drive and Hunt Road, Whangamata”*

The same report defines the frontal dune on page 2 as *“Frontal dune: The seaward most foredune from Mean High Water (MHWS) to the lowest point of the dune on the landward margin”* and page three shows the following picture (with the dune position of more than 100m of the proposed construction indicated):



Pages 11 and 15 of Appendix F of the EIA illustrates the recurring sand erosion (also noted above).

Issues with the Certificate of Compliance (COC)

- The COC is not relevant to this application as its scope is incorrectly for a significantly longer 970m boardwalk from Esplanade Drive to Hunt Road.
- The COC incorrectly assumes that the construction is built in the back dune and parallel to the shoreline when it is not parallel, and a significant portion of boardwalk constructed for this application will be built well out on the frontal dune.
- The COC has been erroneously granted on incorrect information.

Issues with the Lack of Consent

- The email from Christin Atchinson states that *“earthworks for forming a track are occurring in coastal frontal dunes over a length of more than 100 metres then consent would be required for earthworks in a high-risk erosion area.”*

- The earthworks are for more than 100 metres on the frontal dune of a high-risk erosion area.
- Resource consent is required under the Resource Management Act 1991 (RMA).

4. There is no reason or business case for this construction

In December 2019 we were surprised when we heard that all consents and approvals were in place, that construction was planned in 2020 and that all that there was left to do was select pathway.

Over the last 15 months, we have spent significant time observing the actual use of entire proposed boardwalk path. This has included the stage one development proposed in this application along the front of Esplanade Drive. We are out of towners and have been in town an estimated 30 – 40 days, all times of the year, visiting the route sometimes up to 3 times a day.

We can confirm the following:

The current bollard and rope/chain system designed to corral people to set paths down to the beach is very effective. We have only seen people go over a rope or chain to retrieve errant balls etc. On either side of all of the pathways the dune flora is impressive and protected. Approved dune planting/maintenance is having a positive effect as well.

See below photos taken 4 April 2021. This is consistent all the way along the dune in front of Esplanade Drive. There are no tracks through the dunes aside from the allowed paths from the top of the frontal dune down to the beach.



A large number of pedestrians (including walking stick and walking frame users) and cyclists traverse the full length of Esplanade Drive from/to Lowe Street to the northern end of the area being considered. We have regularly seen mobility scooters and wheelchairs traverse along the top of the frontal dune from/to where the BBQ tables have been installed between Lowe Street and Graham Street to the Northern end of the area being considered. We also observed mobility scooters comfortably accessing the beach via the ramp in front of the surf club at the southern end of Esplanade Drive.

Refer below photo. The maintained/mowed thick resilient grass provides a wide, flat/even, firm surface that is well used by all.



Issues with the application and EIA

- On page 2 of 6 of the application for, the applicant states that *“This boardwalk to is replace an existing bare, informal track that runs along the esplanade reserve, at Esplanade Drive at Whangamata.”*

This is incorrect - There is no existing bare, informal track running along the esplanade reserves

On page 5 of the DOC Concession Application, it states that *“The boardwalk will be constructed in two stages....”*. This is incorrect, a first stage has already been constructed on the marginal strip as per the below photo:



- On page 8, section 2.2 of the EIA there is an aerial photo taken in the middle of summer, demonstrating impressive grass cover, the only white sand spots in the southern end are where access is constrained to a narrow point or BBQ tables obstruct access and people, bicycles etc are forced through narrow spots. The following photos are of grass browned from the sun with a firm even surface still available for users.

- On page 4 of the EIA, it states *“The proposed boardwalk is an integral part of a longer term effort to protect Whangamata’s sand dunes, by formalising public beach access and reduce erosion of exposed dune areas.”*

This is not compelling – the proposal is to replace the current bollard and rope/chain system.....with a bollard and rope in front of Esplanade Drive? (so that it continues to successfully corral people down the walkways?)

- On page 5 of the EIA there are photos of infill planting and bollard/rope construction.

This is misleading, as it implies that the frontal dune in scope for this application is bare sand (which for the length in scope) is as shown in the first two photos above and doesn’t have the current bollard and rope/chain system in place.... which it does.

- On page 10 of the EIA there a “photo-shopped” concept of the boardwalk with no bollard/rope sides and thin grass in the front of the picture.

What is to stop the cyclist from riding on the grass or cutting across to the road or beach?

The section illustrated in this photo is in the wider section where the current grass is abundant.

Is this photo implying that all of the current grass growing is going to be removed and the dune flora be reinstated on all of the ground outside of the boardwalk (if this isn’t the case...? then what is the boardwalk protecting and how will it do it if there is no bollard/rope system in place?)

There is no mention of the ongoing maintenance costs or full replacement costs let alone that the impact of both ongoing in the dune system. In initial presentations the boardwalk at Mt Maunganui which we are told recently had to be fully replaced/rebuild after 8 years.

The EIA doesn’t consider the option of doing nothing and continuing with the current (highly successful) bollard and replanting initiatives.

So (in summary) the proposal is for significant earthworks and construction on the top of the frontal dune to:

- Replace a non-existent bare, informal track that in “dunes” of mown/maintained grass
- Not improve mobility/accessibility on the marginal strip by swapping a strip of the current grass surface for a wooden boardwalk. All access and use the even grass surface now (i.e., same users will have the same access now).
- Replace an existing bollard and rope/chain system with the same bollard and rope system (i.e., same protection currently/successfully employed)

Why are we doing this?

5. Scope

The peak of the frontal dune along Esplanade Drive is previously shaped, grassed/mown on top of previous earthworks and constructions. There is no informal path or formed track and little flora/fauna that would normally be found in a sand dune environment.

The next stage from Esplanade Drive to Hunt Road proposed in the EIA is through frontal and back dune through a sand dune environment that has informal tracks, dotterel nesting sites, geckos/skinks, and the grasses etc that grow in a sand dune.

These are two vastly different environments with different factors to consider.

The reports and opinions supporting the EIA are a confusing mix of supporting evidence for a boardwalk that the applicant intends to roll out over 970m to Hunt Road. Also, there is evidence in the Appendixes that reports and opinions are based on designs different to the final reduced scope/design proposed.

The application and EIA include statements (shows photos) that are correct/appropriate for the next stage of the project but are factually incorrect for the first stage in front of Esplanade Drive. For example, in B. Alternative sites considered, *“This boardwalk to is replace an existing bare, informal track that runs along the*

esplanade reserve, at Esplanade Drive at Whangamata”.

There is no existing bare, informal track running along the esplanade reserve...the marginal strip (in scope) is well covered in tough resilient grass that the council maintains and as noted above it is currently easily accessed by foot, bicycle, mobility scooter or wheelchair.

Page 3 of the ecological assessment shows the following photo which is a significant distance (>500m away) from the northern end of Esplanade Drive, is a completely different situation (no bollard/rope/chains in place to guide people) and bears no resemblance to the dunes in scope.



Page 4 of the ecological assessment shows the following photo which is c50m north of northern end of Esplanade Drive, is a completely different situation (no bollard/rope/chains in place to guide people) and bears no resemblance to the dunes in scope of the application. As an aside, how is a boardwalk going to stop plant species seeding in the dunes?



The approved COC is included in the EIA is for the full board walk being rolled out 970m to Hunt Road which does not match the scope of the application made.

There is very high risk that this application will be decided on the wrong set of facts and reports/opinions that did not have the final design and scope available at the time that they were prepared.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

IMPACT

- This is another construction in, or alteration to, the dune system that will cause future problem
- The proposed construction does not protect the sand dunes (it's stated purpose) any more than the current bollard system which is working well. Constructing the boardwalk will not result in an improved dune environment and it will not improve access down to the beach.
- To approve the construction based on a fundamentally flawed application/EIA opens up significant risk to the Whangamata dune environment:
 - o There are significant issues with the "consultation" process undertaken
 - o There is no reason or business case that delivers a tangible or intangible benefit
 - o Resource consent is required under the Resource Management Act 1991 (RMA)
 - o The Certificate of Compliance is invalid as it has been issued for an entirely different project scope and on the basis of the construction not being in the frontal dune
 - o The application, EIA, environmental study and supporting reports/opinions are incomplete and do not specifically address the area of marginal strip in the scope of this construction.

ALTERNATIVE

- DO NOT APPROVE.

The funds budgeted for this project and the full boardwalk should be re-prioritised to:

- o Ensure compliance for projects already completed by the TCDC (e.g., sewerage system)
- o Fix issues created by previous projects completed by the TCDC (e.g., remove previous structures buried in the dunes and address the Otahu stormwater issue)
- o Address other environmental issues in Whangamata that do have a tangible/intangible benefit and reduce the impact of the settlement on the environment

G. Your Signature

[Redacted Signature]

Signature of submitter or person authorised to sign on behalf of submitter

[Redacted Name]

Printed name of submitter or person authorised to sign on behalf of submitter

17 April 2021

Date

Please complete this form and send to permissionshamilton@doc.govt.nz (*Attention of B Sheppard*). You may also post your submission to: Department of Conservation, Permissions Team, Private Bay 3072, Hamilton 3240 (*Attention of B Sheppard*).

From:
Sent:
To:

Tuesday, 14 January 2020 10:34 AM

Cc:

Subject:

Re: Proposed Whangamata Boardwalk in dune system

Dear all I have copied Bruce Hinson in as he and I have been in communications.

I quote his responses as follows on 8 January as Ross was on leave until 20 January.

“You are right in that the Community Board did recommend to Council that the construction of walkway project be delayed pending the Whangamata Reserve Management Plan(RMP) review.” He then advises that it is hoped that the plan will be completed by the end of this calendar year. No construction can take place until the review is completed.

I advised Bruce that were other legislation and planning requirements that had not been attended to.

He responded that” if the proposed boardwalk proceeds ; it will definitely need to comply with all relevant planning documents & processes. “

I should point out the problem with notifications on the TCDC website which I and others have experienced in other matters. These notifications are advertised in TCDC one page advertisement in the local weekly paper the Coastal News. Unfortunately over 70 percent of owners here are absentee owners and don't get to see the paper unless they are visiting whangamata. That is why so much slips through without interested parties beings aware of council proposals.

I have previously advised Council of this failing in their process. Owners need to be properly advised at their permanent address it's not good enough for Council to abdicate the need to properly notify interested parties I hope that Council will allow owners to be aware of what is happening. The Council have agreed at my request that they will include with the rate demand the form so absentee owners can get a special vote. Absentee owners do not get to vote unless they do this. One vote per property is better than nothing. Also the same process should exist for notifications such as boardwalk we are now dealing with.

So I hope I have alerted you all ; and that the TCDC will follow legal process and that you take independent legal advice to protect your and the community interests

Kind regards

Barrister

From:

Sent: Tuesday, January 14, 2020 9:45:01 AM

To:

Subject: Fwd: Proposed Whangamata Boardwalk in dune system

----- Original Message -----

From: [REDACTED]
To: ross.ashby@tcdc.govt.nz
Date: 14 January 2020 at 09:36
Subject: Fwd: Proposed Whangamata Boardwalk in dune system

----- Original Message -----

From: [REDACTED]
To: ross.ashby@tcdc.govt.nz
Date: 14 January 2020 at 09:22
Subject: Proposed Whangamata Boardwalk in dune system

Aloha Ross,

Re-"however as far as the decision on whether or not the project should go ahead,this already had community support and is not the subject of the feedback sought at this stage." the first option of no boardwalk was not included in TCDC option of proposals?

As I research this new incarnation of an already discarded bad idea, I hear the same words "we were never consulted" so at what public meetings, public workshops ,Community Board meetings and Council meetings was this project discussed and given a budget and who was invited to give their or their organisations view point. how many submissions were received for and against the proposed boardwalk in the LTCCP. and will you make those available in return communications

From my understanding the Community Board can only have authority to do projects under \$100,000.

Surfbreak Protection Society(SPS) and Whangamata Boardriders were never canvased for an expert opinion on the proposed board walk yet SPS and Whangamata Boardriders have partaken in many aspects of Whangamata life since their inceptions

At the speed at which you wish this project to travel Surfbreak has yet to receive a comprehensive AEE and a proposed time table to a date of the Public Hearing

under deliberation of independent Commissioners by way of the correct RMA process..

kind regards

[Redacted]

[Redacted]

Surfbreak Protection Society NZ

From:
Sent:
To:

Tuesday, 21 January 2020 8:23 PM

Subject:

Re: Proposed Whangamata Walkway

Dear all I am discovering the lack of process TCDC operates under. It appears that delegation is made to middle management and a charade of consultation takes place with no higher level oversight. It is only when I became aware of the boardwalk proposal on 17 December 2019 that I requested confirmation as to what consultation had taken place. This prompted a belated attempt to respond by writing the letter of 20 December 2019 over 19 months after the decision had been made. I am embarrassed at this attempt to rewrite history. Clearly there has not been proper consultation. I checked to see the basis on which this approval which was made. It was conditional upon the whangamata reserves review will be completed. I immediately advised and reminded TCDC of this. This review will not happen at the earliest at the end of this year confirmed by Bruce Hinson. Other legislation appears not to have been complied with. I repeat my concerns about denial of process. I hope the council will become more accountable. This not the only example I am aware of. I am attempting to copy councillors in but but on an iPhone with pounding surf in the background it's not easy. I should say I was one of the few who got out the back in the ragging surf and bodysurfed in a few times ; easy compared to the task I have as a councillor but made easier with all your passion to keep to the "buggers honest "

Kind regards
Gary

Barrister

From:

Sent: Tuesday, January 21, 2020 7:27:26 PM

To:

[REDACTED]

Subject: Fwd: Proposed Whangamata Walkway

FYI

[REDACTED]

----- Original Message -----

From: [REDACTED]
To: "ross.ashby@tcdc.govt.nz" <ross.ashby@tcdc.govt.nz>
Cc: [REDACTED]

Date: 21 January 2020 at 19:03
Subject: Proposed Whangamata Walkway

Dear Ross,

I am writing concerning the proposed Boardwalk along the Whangamata fore dunes.

I wish to make the following comments and queries that I would like answers on please.

1. I am concerned about the planning process or lack thereof regarding consultation with the nearby residents. The first time that many of the nearby residents have been informed or notified by yourself was a letter that you sent out on the 20th December. You have made it clear that "as far as the decision on whether or not the project should go ahead, this has already had community support, and is not the subject of the feedback sought at this stage." Therefore, you had already made your mind up regarding this project long before 'consultation' with the nearby residents or other opposing groups! This makes the meeting on the 27th just a 'tick the box' exercise so that you can say that we were consulted? Please can you provide further comment and explanation on that the decision around specific route alignments will be the only matter for consideration. I note that the community board has not consulted other parties or interested groups, but rather taken it upon themselves to 'approve and promote' this proposed walkway.

I would also like further comment regarding the process that TCDC has taken regarding this proposal, with regards to lack of written communication at the time that this proposal went from an idea in the 10 year plan, to "its all go, no matter what".

2. Has an Environmental Impact study or report for this proposal been done? If so, could you forward me a copy please.
3. Has a Cost Evaluation report or Cost / Benefit analysis been Done? If so can you please forward me a copy.
4. What is the expected increase in pedestrian and cycle traffic along the proposed walkway? (I'm assuming this has been done?) Also has the increased ongoing cost of rubbish clean-up

- been considered or budgeted for, including cleaning up broken bottles, etc as well as a general maintenance budget?
5. What is the effect on the breeding dotterels of the proposed additional traffic as well as the proposed lighting? Has this impact been studied? I note that we had a pair of dotterels successfully breed a chick this Xmas break, without fencing off, a few meters from our beach access (and a few meters from the proposed walkway alignment).
 6. All of the plans, etc done by BECA show the walkway at ground level, but there is reference to the walkway being elevated? If this is the case, then by how much?
 7. There is reference to the walkway being “well lit”, if so how well lit? I am concerned about the effects of this lighting and note that many of the streets of Whangamata are not well lit. Could we not provide better lighting on our streets first?
 8. You have stated that the walkway will “provide opportunity for roping off large areas of the dune so that a programme of restoration can continue.” Can this not be done anyway? I note that There has been nothing done in recent years along this part of the dunes with just the occasional post with the rope long ago rotted away. Please provide comment on this.
 9. You have stated that “Use of the walkway after hours may increase, however if there are activities that are causing nuisances to adjoining residents, there are district wide by-laws in place to deal with these. “Who does this? and how does this get enforced? I am not aware of any TCDC enforcement officers residing in Whangamata ready to go out and sort these issues in the middle of the night.
 10. Please can you give me the contact details of the Coastal Management Coordinator Tanya Patrick.
 11. We note that a number of people have a tendency to Urinate and Defecate along the dunes in front of our property. How are you going to mitigate this with an increased number of people using the proposed walkway, and thus increase the number of people doing this?
 12. I am greatly concerned that you intend to bulldoze the dune in front of the esplanade back out, down onto the beach. The dune is in its current location and shape, due to the natural build up and erosion process, which should not be interfered with. This will spread the grass seed down onto the beach and bury the natural, native plants that have established as the foredune, in its natural shape. Please provide comment and expert opinion regarding this.
 13. I am particularly concerned that if the Proposed walkway goes ahead along the fore dune, what modelling has been done to show what happens when the foredune is scoured out by storm events?, which have, in the past, eroded a vertical face of up to 2 – 3 meters, and then the gradual rebuilding of the fore dune over the following years. This is a natural process that has happened many times in the past, but will no doubt be exasperated in the future with global warming.
 14. What will be done about sand blowing across, or scouring out under the proposed walkway? The proposed walkway will be flat, which is an unnatural shape that will be subjected to sand build up in places. This is evident along in front of the esplanade, which you now want to bulldoze out.

Please can you get back to me on all of the above points by close of business this Friday.

Regards,

██████████

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Defend or retreat — the struggle to save our beachside paths and reserves from rising sea levels

Eloise Gibson · 05:00, Sep 30 2020



RICKY WILSON/STUFF

Between the turf and the surf - the narrow public pathway sandwiched between the sand of Orewa beach and ritzy beachfront properties is under threat from climate change.

Help keep the spotlight on the climate crisis. Support the Forever Project's rigorous coverage of climate change by **making a contribution**.

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Walkways, playgrounds, picnic tables – having a strip of public land by the sea for everybody to enjoy is part of Kiwi culture. But this skinny chain of public land will wash away before the rising ocean reaches private property further inland. When one council chose to defend a popular path, it wound up in a court battle... with itself.

#004

A yellow truck on crawler tyres moves across the broad southern end of Ōrewa beach, scooping up sand that has collected near a river mouth and carrying it north, to the beach's droopy middle section.

More sand – up to four milk tankers' worth, over multiple visits – is carried slightly further north, to pad out a wave-bitten stretch of beach between Marine View and Kohu St.

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For a brief time, the beach looks smooth and fabulous. But the effects don't stick.

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As one of the first big, swim-able beaches north of Auckland city, Ōrewa is popular with urban escapees, as well as its 10,000-odd residents.

A beach this well-loved needs to look its best for the swimming season. But the fresh drop of sand isn't only for looks – it's defending a sliver of public land.



RICKY WILSON/STUFF

#004

Above the beach is a scraggly grass strip, with a rough dirt path along it. It runs between a scoured bank and a row of multi-million-dollar houses.

The track is pitted and lumpy – “a goat track”, one of Ōrewa’s local board members calls it. But, in big tides, this 600-metre stretch is the only way to walk along this piece of coast, without being on someone’s front lawn. The path is a piece of Te Araroa, the public walkway running the length of New Zealand.

Erosion, storms and, now, sea level rise, have narrowed the land to 1m-wide at its thinnest point.

Last year, three different coastal engineers studied it and delivered a terminal diagnosis: within 20 years, one-third of the path would be gone. Within 40 years, 90 per cent would be lost, unless something was done to save it.

For a while, after the trucks do their work, there’s a nice plump barrier in front. Soon, however, waves start nibbling. Currents carry the sand out to sea and down the coast, depositing it more or less where it came from.

Next spring, the makeover begins again.



RICKY WILSON/STUFF

This 600m path is part of Te Araroa, but it’s threatened by erosion and rising seas. Regular sand drops give it a reprieve.

Threatened public land

There are strips of land like Ōrewa’s beach path all around the country, and nobody knows how many are in danger.

When Land Information NZ surveyed who owns our coastline, in 2003, it found [councils hold the titles to more than 6000km of seafront land](#), mainly roads and esplanade reserves, giving them almost a third of the 19,000-plus km of coastline. The Crown owns just over another third, while private owners have the rest.

These ribbons of land have been gifted to councils in people’s wills, purchased by ratepayers, and surrendered by developers as a condition of subdividing.

They hold walkways, barbecues, picnic tables, bike paths and pohutukawa. They’re our licence to enjoy land we can’t personally afford.

When the sea rises, some of these land titles will shrink. Legally, the landward boundary won’t budge when the tide line moves in, but [the seaward boundary will move inland, because it is usually defined by the high water mark](#). Our

So far, there's no real plan to save or replace it.

We don't know the extent of the threat. Because publishing detailed maps of land at risk from sea level rise has proved challenging, technical and controversial, most councils haven't done it yet. One report for Local Government NZ suggested half a metre of sea level rise [would threaten almost 2000 hectares](#) of council parks and reserves.

While there's been plenty of head-scratching about what to do when private land is swamped by the ocean, much less attention has been paid to the land that's there for all of us.

MORE FROM
ELOISE GIBSON • CLIMATE EDITOR

eloise.gibson@stuff.co.nz

'We have to protect what we have'

Councils are supposed to prepare for 1m higher seas by 2100, though there's a 5 per cent chance oceans could rise further, reaching up to 1.5m higher by the end of the century, says Tim Naish, a sea level rise researcher who's the director of Victoria University's Antarctic Research Centre.

We might yet get away with just half a metre by 2100, Naish says, if people worldwide rapidly cut emissions. But a good portion of that amount is coming in the next 40 years, no matter what happens, he says. "By 2060, we will have 25-30cm. That's locked in."

Ōrewa beach is as flat as a table-top, with damp, wide sand so firm you can cycle along it. The gentle slope offers little protection from waves.

A metre of sea level rise would push the high tide line roughly 56m inland -- past a row of palatial homes, onto the road, and almost as far as the town's first block of shops and cafés.

The skinny reserve would be gone long before that.

For years, parks managers have been concerned that sand drops aren't holding the line, now that erosion is getting a leg-up from the early stages of sea level rise.

There's "no way" the council could afford to buy another strip of land like it, if the increasingly popular path was washed away, says Martin van Jaarsveld, Auckland Council's manager of community parks. "We have to protect what we have," he says.

The council wants to pave the path, to make it easier to use at all tides, including for cyclists and people with limited mobility. Four in 10 Ōrewa residents are 65 or older.

But what might seem like a simple solution -- build a seawall -- led to an 18-year battle.

An exceptional case

Many Ōrewa residents want a seawall, pronto. The local board has set a seawall as its number one priority for ratepayer funding, and the council sees defending the strip as the region's most urgent coastal task.

But other residents were willing to go to court to stop a wall.

In 2010, Rodney Council, which managed Ōrewa before the Auckland supercity, [tried but failed to get permission to build a wall](#) along the threatened 600m.

Two huge, path-eating storms -- in 2013 and 2014 -- prompted Auckland Council to try again, once it was in control of the area.



CHRIS MCKEEN/STUFF

Recent storms have eroded a length of Ōrewa beach, north of Auckland. Now sea level rise is giving erosion a leg-up.

“We started to look at it and say, ‘Is it acceptable to lose what little we have remaining?’ And the answer was very much no,” says Paul Klinac, the council’s manager of coastal services.

As regulator of Auckland’s coast, the council had to apply to itself for permission to alter the coastline. To avoid bias, it hired three independent commissioners to make the call on its behalf.

The commissioners said no.

Owners of houses immediately behind the walkway – including Peter Simunovich, son of the rich-list, scampi-fishing family – said a seawall wasn’t needed, and could make erosion worse. They argued that alternatives, including moving more sand, would work better, and said the council’s design for the wall was untested and risky.

The commissioners’ decision noted a seawall would stop these residents from walking straight from their houses down to the sand. Instead, they would have to walk along to a ramp, or stairs. Members of the public would walk in front of these people’s properties more frequently, if the council paved the path. The commissioners didn’t accept the erosion was urgent, and ruled there were risks to the natural feel of the beach.

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The council still wanted a seawall, so its only legal recourse was [to take itself to court](#), since the commissioners had declined permission in the council’s name.

The case – Auckland Council v Auckland Council – happened in a quiet courtroom just off Auckland’s Albert St, in May 2019.

withdrawn their objections, after negotiating a less obtrusive design. But a group of neighbours who still opposed the wall represented themselves in court.

Most of the cross-examination of council witnesses came from a retired coastal engineer named Greg Shaw, who has lived on Ōrewa beach for 32 years. Shaw told *Stuff* he doesn't accept the council's monitoring records showing erosion is getting worse. "It's selective," he says. He produced old photos showing the sand looking washed-out, years ago. "The beach comes and goes," he says. "It can be totally different in a week's time."



GEOFF DOBSON/STUFF

Greg Shaw has lived at Ōrewa Beach for 32 years and does not believe erosion is getting worse.

Instead of building a wall, Shaw thinks the council should realign Ōrewa's estuary, which, he says, would be cheaper and allow more sand to be dredged and used to defend the eroding sections in a softer manner. (Auckland Council says this and other alternative plans aren't viable). He thinks future beach goers would be disappointed with how a wall would turn out. He won't be here, mind you. "I'll be dead, and the top of my coffin will say, I told you so."

One of the commissioners hearing the case was interested in the sea level projections. He wanted to know if the council had factored in something he'd read about: when Antarctica melts, it will lessen the continent's gravitational pull on the oceans, meaning New Zealand will experience just 10cm, total, of sea level rise. (The phenomenon is real, but sadly it won't work out that way. [New Zealand will still get about the global average of sea level rise](#), says Naish).

There was one area of agreement: all three coastal engineers who gave evidence for the different sides, concurred that the reserve was a goner, if nothing was done. The questions were when, and what to do about it.

The court ruled the thin strip of land couldn't afford any more delay. But it took 15 months after the hearing to issue a final decision.

RICKY WILSON/STUFF

The Environment Court ruled this coastal path couldn't afford to wait while Auckland Council explored other options.

In the meantime, Covid-19 hit.

By the time the court ruled in favour of the wall, the \$14 million the council needed to build and maintain it was no longer available in the budget. It might be funded next year.

All up, the council's costs to get this far have come to \$2.1 million.

That doesn't include spending by Rodney Council.

No room to retreat

There are two options when the sea comes in: defend, or retreat.

Neither is ideal.

Seawalls can save land, but long-term they can't save sand. Once the tide line rises permanently up to the wall, any sand in front of it will start to disappear.

Retreating saves the beach, but eats the land behind it.

"That's the issue with Auckland and New Zealand," says Klinac. "We have one part of the population that would very much like to see us armour our coast and try to engineer our way out of climate change, which is impossible, and we have another section that says, you need to stop building seawalls and you need to do what you need to do [and retreat], right now."

"My response to both those groups is, let's have a conversation, about which parts of our coastline require protection and why and for how long?"

"I see it as a sliding scale of priorities that we would even be able to fund," says Richard Hills, chair of Auckland Council's climate change committee. "We've got a huge number of closed landfills and many of those are on our coasts. Those are the things that we're going to *have* to protect, potentially, by building things like sea walls or man-made dunes."

RYAN ANDERSON/STUFF

Auckland City Councillor Richard Hills, chair of Auckland Council's Environment and Climate Change committee, says there's only so much money to spend on defences such as seawalls.

Some seawalls offer only temporary protection, before the sea comes over the top or finds a way around the edges. It'd be silly to spend millions shoring up our coastline, while we keep building on land behind, only to see our walls fail anyway, says Judy Lawrence, a leading researcher on adapting to climate change.

Wherever there is space to let a beach move back, retreating gracefully is the better option, says Klinac. That's what the council is doing at wilder, bigger council-owned parks, such as at west Auckland's Muriwai. At Ōrewa, there's also a wider stretch of reserve to the south, where the council plans to make do with sand transfers until there's a long-term plan for the beach.

But at the narrow stretch, and at many other popular urban beaches, private development has hemmed the public land in.

In fact, it's hemmed the beach in, too. The first bloke to have the brainwave of extending his front lawn onto the sand made his move in about 1955.

The entrepreneur filled 40-gallon drums with concrete and plonked them in a line on the beach, giving himself some extra front yard. By 1971, says Klinac, every neighbour in the row had copied him.

CHRIS MCKEEN/STUFF

At Ōrewa, and many other urban beaches, development comes right up to the water.

Now the sea is pushing back, only it's trying to push farther inland than it was before. Klinac says the only thing masking the long-term erosion is the regular sand transfers.

It's odd to think burning coal in China, or revving a Mustang in L.A., or breeding a cow in Matamata, creates headaches for an Auckland civil servant, with a public pathway to manage.

Making matters harder for the likes of van Jaarsveld and Klinac is that nobody knows what these emitters will, collectively, do, nor exactly at what point Antarctica's ice sheets will kick into major, unstoppable melting. "We'll know once it's started, and then the uncertainties will reduce markedly," Naish says, drily.

Tidy transition?

Planners and experts, including Lawrence, have devised a way of dealing with this uncertainty. A community gets together with its council, and decides in advance on trigger points -- what frequency of flooding it could put up with before moving away or building defences. That way everyone knows what to expect, even if they don't know precisely when.

There can be several, staged trigger points, setting off different reactions: dune planting first, then a seawall, then retreat, or any other variation.

Ōrewa's seawall, for example, might only last 30-50 years before the sea overtops it regularly. When that happens, the council has the ability to make it higher by adding another layer, called an upstand, says Klinac.

MONIQUE FORD/STUFF

Climate adaptation researcher Judy Lawrence helped design a process for communities to agree on "trigger points".

The next stage after that is to consider retreat.

"We were quite clear that this was a medium-term solution," says Klinac, "and that with projected rates of sea level rise, there are some other things we're going to need to think about."

"The biggest lesson learned for me is, more proactive, upfront discussions with our communities in a way that's a lot less pressured. So that when the time comes to do things like build a seawall, or remove a seawall or apply managed retreat, it's not all new to that community."

But, while the phrase 'managed retreat' sounds orderly, conjuring an image of neatly-packed suitcases, the truth is, no one knows how it will work, nor who will pay, because New Zealand has no official plan.

For years, councils have been saying they fear being sued by property owners for driving down coastal land values, when they publish maps showing at-risk areas. When they do nothing, [they still fear being sued](#), for failing to protect their communities.

Yet [help from the government's been slow in coming](#).

Under National, even non-binding guidance to help councils start these conversations was held back for a year, partly because [ministers feared publishing](#) it would hurt property values.

Greens co-leader James Shaw, now the climate change minister, was a critic of National's slow progress and clearly supports stronger action.

ROBERT KITCHIN/STUFF

Climate Change Minister James Shaw was sympathetic to councils' need for managed retreat law in opposition, but no law will be passed before the election.

But the first term of the Labour-led government he is part of is going to end without enacting a better solution.

"It's not the sort of thing you want to jam through under urgency, because the issues are so complex," Shaw says. "But we also need to deal with urgent cases in front of us in the meantime."

This year, a major stocktake of planning laws, [the Randerson review](#), recommended the government pass a law governing managed retreat, to help councils out of the legal morass.

Shaw says it would be passed within 12-24 months, if a Labour/Green government is elected.

But it's not obvious whether a law would help rescue our public coastal land.

Could it ensure the public gets to have a coastal strip, if settlements retreat? Shaw doesn't want to get into it, until he sees official advice on the law change. He says the issues of public and private land loss can't be disentangled.

"There is no straightforward answer. You've got a very valuable and very vulnerable strip of land. You've got sea level on one side and private property on the other."

"Yes, you've got the loss of that public land, but exactly the same thing is going to happen to the private land that sits behind it, just at a slightly later date," he says.

"And that's really tough, because you're dealing with private property, you're dealing with, usually, the primary repository of people's wealth, to the extent that they have any.

"Frankly, those are the really thorny issues about why this is taking such a long time to unpick."

RICKY WILSON/STUFF

Even on a wintery weekday, Ōrewa's north stretch of beach is popular with families and dog walkers.

Lawrence says one simple solution could be rolling easements, which give the public shifting rights of access along the coast. Unlike esplanade reserves, these easements move with the tideline. But they would bring their own costs, because the public's access-way moves further into private land when the seas rise, potentially colliding with houses and shops.

As for whether the government could *require* a public strip to be part of any plans for managed retreat, "that's easier said than done," she says, "because a lot of areas don't have the space and so you've got a squeeze [already]."

Lawrence and Shaw each found the Ōrewa court case interesting reading. It was remarkable how many differences were resolved through the court and pre-court mediation process, says Lawrence.

But it's clear New Zealand can't afford to litigate every slice of every beach, one wall, dune or retreat at a time. Our talking needs to happen in cheaper settings. Some councils have been holding community meetings, where, Lawrence says, the presence of outside experts has helped soothe tensions.

Peeing in the wind?

Assuming Ōrewa gets its seawall, it won't be the end of the sand makeovers.

The council has agreed to continue, to keep the beach in front of the wall plump and sandy, and protect the reserve further south from erosion.

Every year, the [yellow sand truck attracts attention](#), prompting comments and tips to the council from locals.

ROGER WHITE/SUPPLIED

Auckland Council's latest effort to combat erosion at Orewa beach with sand-scooping trucks.

Every year, there's a similar range of viewpoints [quoted in the news](#).

"People say, 'What are you doing? It's pointless, it's just going to wash away!' They're entirely correct," says Klinac. "But it's a sacrificial buffer."

This year, the sand drops happened two days before a storm, which washed much of the sand away. People were aghast.

The [council was "peeing in the wind"](#), said a local business-owner. "A classic example of two days' work all undone within two days of the tide coming in."

It was time, he said, for the council to spend money on a permanent solution.

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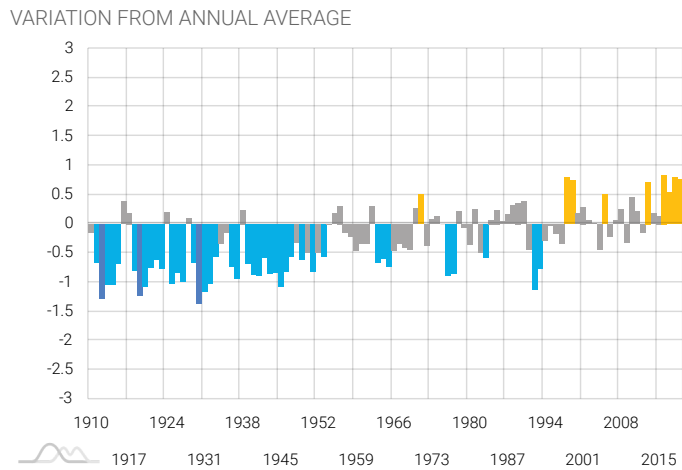
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The Forever Index shows at a glance New Zealand's recorded temperatures, levels of greenhouse gases and other gases in the atmosphere, progress with electricity from renewable sources, and uptake of electric vehicles.

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The graph shows nationwide mean annual temperature anomalies from 1910 to 2019 from Niwa's seven station series (Auckland, Masterton, Wellington, Hokitika, Nelson, Lincoln and Dunedin), based on the 1981-2010 averages at those locations. The warming signal is clear.



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**Note: Include pages two and three of this form with your response to DOC.
Do not include page one.**

A. Permission Application Number and Name of Applicant

76634-ACC (Thames Coromandel District Council)

B. Name of Proposed Activity and Location(s)

The Council has applied to construct a public boardwalk at Whangamatā Marginal Strip. The application relates to Stage 1 of the boardwalk construction plan. Stage 1 is to construct the boardwalk along Esplanade Drive only. This application does not consider future boardwalk construction stages. Any future extensions or development of the boardwalk (beyond Stage 1/Esplanade Drive) will be notified separately.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):



Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by: _____
- I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) **Support** / Neutral / **Oppose** this Application.

E. Hearing Request

I (circle one) **Do** / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

LOSS OF AMENITY BY ERECTION OF A BOARDWALK

My submission is [include the reasons for your views]:

The Whanganata Boardwalk on the high point of the promenade marginal strip if erected will cease the erection of tents needed by the Boardriders Club and the life saving club. The tents are erected at all contest events for the purpose of shade, equipment storage, event management, hydration and support groups. Annual events are NZ scholastic surf champs, NZ Billabong grommet series, Coromandel Surf champs, NZ open Surfriders Champs. Contest relating to the life saving club, are North Island Life saving champs, NZ life saving champs, NZ life boat races, NZ IRLB champs. Teams from all over NZ descend on to the promenade utilizing this facility. The proposed Boardwalk will ~~ce~~ stop this happening

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like this not needed project to be turned down by D.O.C. owing to the serious loss of an amenity that has been available for many years.

G. Your Signature


Signature of submitter or person authorised to sign on behalf of submitter


Printed name of submitter or person authorised to sign on behalf of submitter

18 APRIL 2021
Date



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C. Submitter Information-

- Full Name (also list organisational name if submitting on behalf of a business, community group, etc.): **Barry Loe**

Address for Service [redacted]

[redacted] **8052**

Telephone: [redacted] Email Address: [redacted]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by: _____
- I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) **Support** / **Neutral** / **Oppose** this Application.

E. Hearing Request

I (circle one): **Do** / **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The entire application

My submission is [include the reasons for your views]:

The Whangamata beach front marginal strip areas, which include most of beach front and dunes from the wharf to Otahu, are not gazetted reserves, and therefore are not managed under TCDC Reserves Management Plans. There is no management plan for this incredibly important area of Crown Land. As a result of this lack of management oversight there have been a number of unauthorised structures installed over the years; including boardwalks and seats, and there has been considerable encroachment onto the land from adjoining land owners who have usurped occupation of the land, recontouring dunes and planting lawns and other exotic plants. A pest plant invasion is occurring, particularly in the northern section of the marginal strips, degrading natural ecosystems and values.

TCDC are clear in the application that this is Stage 1 and they will be back to seek concession for Stage 2 and possibly beyond. Stage 1 should not be approved in the absence of a Conservation Management Plan for the whole of the beach front marginal strip, so issues such as property encroachment, controlled/casual access along and across the dunes, dune restoration and enhancement, pest plants, erosion, re-vegetation etc are identified and management objectives and actions developed for the entire area.

Allowing Stage 1 (and Stage 2 and more) outside a management plan framework promotes piece-meal development of this critical area and potential incremental loss of dune values - coastal protection, ecological, landscape and amenity values. TCDC do not have responsibility for the beach front marginal strip, it is Crown Land so DoC needs to step up and start managing it.

It is not appropriate for this application to be considered without considering the management of the beach front marginal strip areas as a whole. The Conservation Act provides for this situation, where an application for a concession is made in the absence of a conservation management plan. Under s17W(3) of the Act the Minister can decline an application for concession if the preparation of a conservation management plan 'is more appropriate', and if the decision is to decline, the Minister can initiate the preparation of a management plan.

The application by TCDC has significant process and information deficiencies, including those described in the submission by Whangamata Dunes Incorporated, which I endorse.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I seek that the Minister DECLINE the application.

I seek that the Minister initiates the preparation of a conservation management plan for the entire Whangamata beach front marginal strip.

If the application is not declined, that Minister seeks further information relating to the effects of the full scope and extent of activities in the Whangamata beachfront marginal strip including; existing unauthorised structures, proposed structures and activities, alternative locations of structures, on-going management of the marginal strip including pest control, encroachment, and restoration of degraded areas.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Barry Loe

Printed name of submitter or person authorised to sign on behalf of submitter

27 April 2021
Date

Please complete this form and send to permissionshamilton@doc.govt.nz (*Attention of B Sheppard*).
You may also post your submission to: Department of Conservation, Permissions Team, Private Bay 3072, Hamilton 3240 (*Attention of B Sheppard*).



Note: Include pages two and three of this form with your response to DOC. Do not include page one.

A. Permission Application Number and Name of Applicant

Whangamata Dunes Incorporated Opposition to 76634-ACC (Thames Coromandel District Council)

B. Name of Proposed Activity and Location(s)

The Council (TCDC) has applied to construct a public boardwalk at Whangamatā Marginal Strip. The application for concession relates to Stage 1 of their boardwalk construction plan.

This submission opposes this boardwalk construction.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

[Redacted Name]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) Support / Neutral **Oppose** his Application.

E. Hearing Request

I (circle one) **Do** Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

Areas of the TCDC submission that are **Factually Incorrect**, thus invalidating it.

The Consultation process undertaken by TCDC as described in the Environmental Impact Assessment, section 4.6 was flawed.

The lack of a Resource Consent which should have been required by the Waikato Regional Council.

Not considering a cheaper and more environmentally friendly alternative route in the Environmental Impact Assessment, section 5.1 that we ask the Minister to take specific note of under the Conservation Act 1987, section 17U (4) (a) (i).

Not considering properly or in enough depth the 'Do Nothing' option under the Conservation Act 1987, section 17U (4) (b).

This costly project not being the best use of public funds where resources could be better used to enhance and mitigate the damage done to the dune system which has been neglected by both DoC and TCDC over the years.

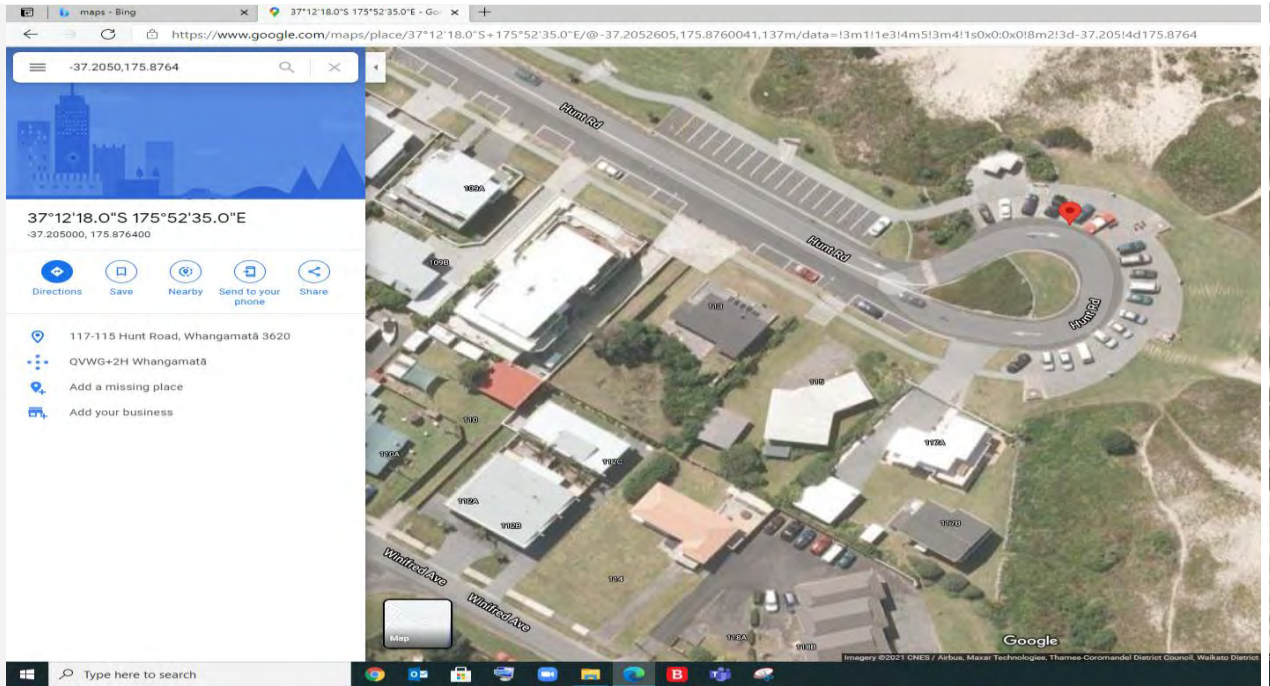
The TCDC Draft Whangamata Reserves: Management Plan not being followed.

My submission is [include the reasons for your views]:

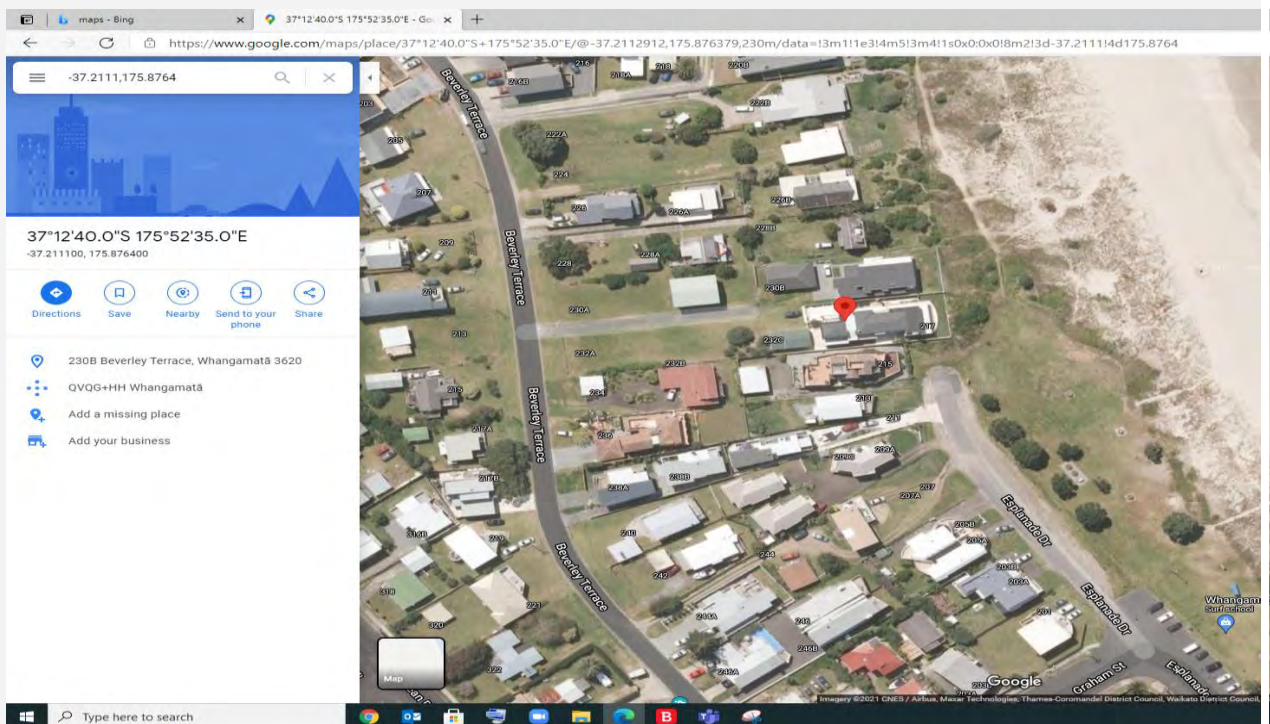
Areas of the TCDC submission that are Factually Incorrect and lacking in appropriate detail.

Below are areas in the TCDC Application for concession that we have identified as being factually incorrect and / or containing material inaccuracies,-

- In the TCDC application for concession, page 8 of 9, G. Checklist, TCDC have checked the box that they certify that to the best of their knowledge, all information provided is true and correct. We can show that this is not the case.
- In the TCDC application for concession, page 7 of 9, E. Background experience of Applicant, TCDC have stated that **'a tender process will be utilised'**, but in the Whangamata Community Board Meeting of 15th Feb, 2021 TCDC staff said that they had already consulted with a local building contractor regarding a final cost estimate for approval, with a possible commencement date ASAP, and the procuring materials. There is no indication that they intend to advertise for open tenders, for this significantly costly project, which is greatly concerning.
- The coordinates given in **H. Environmental Impact Assessment** (on page 5 of 6 in the Application), under the heading 'Location on public conservation land' are not on public conservation land, and do not relate to the plans or other descriptions of where the proposed boardwalk is to be placed in the Application for concession. The coordinates that describe "at the Whangamata Lifesaving Club" are actually at the turning circle at the end of Hunt Road (see plan below showing the red waypoint and Coordinates)



- The other coordinates that describe “at the end of Esplanade Drive” are actually in the house located at 232 Beverly Terrace. (see plan below showing the red waypoint and Coordinates)



There are several different descriptions of where the boardwalk starts and stops in the TCDC Application for concession that contradict each other as well as not match the Overall Project Plan in Appendix A, regarding where exactly the proposed boardwalk will start and stop.

A cadastral survey as well as a contour survey of the area should be commissioned by TCDC and the exact coordinates for the proposed boardwalk centreline should have been given in the application for concession, as well as the exact length and exact start and end coordinates.

We note that DoC have requested that in ‘H. Environmental Impact Assessment’, the applicant should answer in detail and list all of the locations of the proposal. There is clearly not enough detail regarding the location or alignment of the proposed boardwalk in the TCDC application for concession.

- In the Concession Application, page 2 of 6, TCDC states that ‘This boardwalk to is **replace an existing bare, informal track** that runs along the esplanade reserve, at Esplanade Drive at Whangamata.’

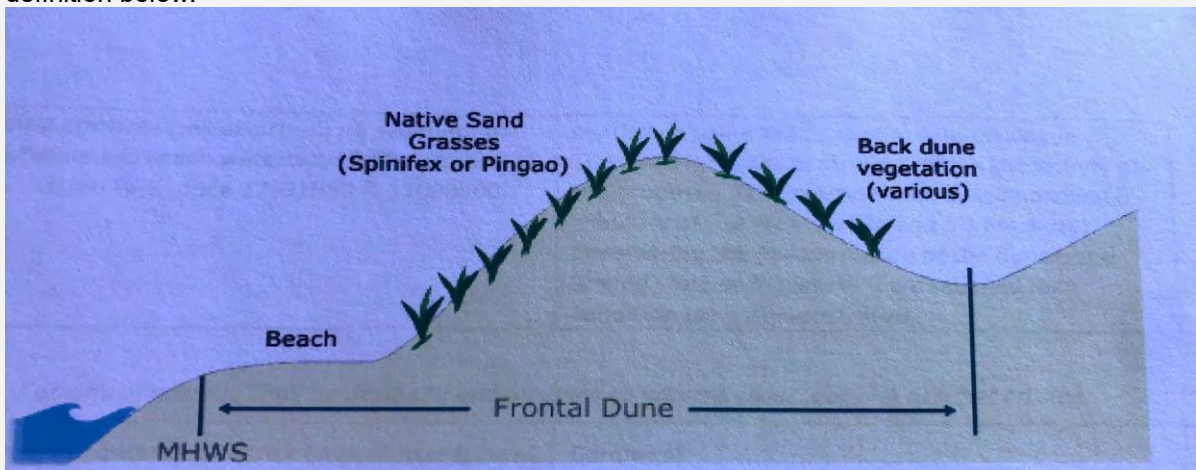
This is factually incorrect **as shown in the photos below**. There is no informal track, just a grassed area of

the top of the frontal dune, with no discernible track or area of wear or erosion, with dry patches mainly due to a lack of rain in the hot summer months only. This area is currently very well used by foot traffic, bikes, e-vehicles of various sorts, push chairs, and mobility scooters. See photos below.





- In the Environmental Impact Assessment 4.4 Coastal Erosion, BECA states that **"The boardwalk is located on the back dune area, adjacent to the existing carpark"**. This is Factually Incorrect, as from their own plans submitted, the intention is to place the boardwalk on the top of the frontal dune along the esplanade area. See Figure 13 under 5.2 on page 19 of the BECA report, as well as the photos above, the location can only be described as the top of the Frontal Dune as per the Waikato Regional Council definition below.



- Page 15, section 4.6 of the Environmental Impact Assessment (EIA) states *"Public feedback was also provided from 30 December 2019- 9 February 2020 (peak summer period) with a public drop-in session held in January 2020. TCDC received 410 formal submissions from the consultation. Approximately 60 per cent of submissions supported the proposed boardwalk concept and 40 per cent did not support it."*

This is a **Factually Incorrect and flawed conclusion** to the survey put out by the TCDC. The complete survey was as follows,-

Whangamata Boardwalk Project

What route would you like to take on Whangamata's new Boardwalk?

We've got two proposals for the route of a wooden boardwalk running along Whangamata's beachfront, which will protect our dune system and promote better walking access, and we want to hear what option you prefer.

We also want to hear what you think of the proposed re-alignment of the beach accessways along the Esplanade and any other comments in general about the design.

The project also includes new seating, landscaping, and improved access points from surrounding streets.

To view the concept design see: www.tcdc.govt.nz/whangaboardwalk

1. Which route alignment do you prefer between Mooloo Crescent and the Esplanade?

Option one (green): A walkway encouraging people through the crest of the dune system.

Option two (red): an alignment that follows the existing informal pathway back from the coast.

2. What do you think about the proposed re-alignment of the beach accessways along the Esplanade?

3. Any other comments in general about the design.

From this survey of 3 questions, 40% of respondents stated under question 3 General Comments, that they specifically preferred that the boardwalk not be constructed at all!!!! That is 164 responses.

And the TCDC conclusion of the above was that 60% of respondents supported the proposed boardwalk. This conclusion is an astoundingly inaccurate, a factually false conclusion, that simply does not hold water, and yet TCDC still flout this on their website! The only correct conclusion that one can determine from this survey is that at least 40% of respondents specifically do not support the project.

- We note that the Archaeological Report by MishMish Heritage (productions Ltd) referred to in section 4.8 of the Environmental Impact Assessment (EIA) and Appendix G. has not stated an Author, his or her expertise and / or Tertiary qualifications, nor is it signed and dated.

We see this as a significant omission, and that this Archaeological Report therefore be disregarded, and that DoC should require that another report should be commissioned from a reputable firm, experienced in producing Archaeological Reports for DoC administered Crown Land.

We ask the Minister to reject the TCDC application for concession, for the boardwalk as it stands and require that TCDC include an Archaeological Report commissioned from a reputable firm, experienced in producing Archaeological Reports to National and Local Body Authorities for DoC administered Crown Land, and that a suitable qualified and experienced person is prepared to sign their name to and date it.

- Regarding section 4.7 Cultural Effects of the Environmental Impact Assessment (EIA), there is **no written endorsement or approval** of the proposed boardwalk by any of the Iwi mentioned in the Application for concession, and no minutes of any meetings with any of the Iwi in Appendix F, as stated at the bottom of section 4.7

Written Iwi approval by all relevant Iwi with links to the area should be required to be included as be part of the TCDC application for concession to DoC, and not left for TCDC to sort out post application approval by DoC, or 'during the build process', by the DoC Minister.

We ask the Minister to reject the TCDC application for concession, for the boardwalk as it stands and require that TCDC include written Iwi approvals in any future application for concession for a boardwalk, from the following Iwi that TCDC have stated that they have consulted with,-

- Ngati Pu
- Ngati Hako
- Ngati Whanaunga
- Ngati Tamatera
- Ngati Hei

- The Environmental Impact Assessment (EIA) has not fully considered Social Impacts, including neighbours, as well as people using the existing amenity area as it is.

Specific points that should be required to be considered and the potential effects mitigated are,-

- Effects on the immediate neighbours across the Esplanade Drive, including their opinions and concerns. These neighbours should be able to 'have their say' and be properly and meaningfully consulted, not just be told what TCDC are going to do.
- Effects on the Whangamata Surf Life Saving Club, including their opinions and concerns. Specifically regarding hosting surf life-saving competitions (both national and inter-national), where tents and marques have been erected along the proposed boardwalk alignment area in the past. This will not be possible if the boardwalk is to be constructed.
- Effects on the Whangamata surfers, some of which are nationally recognised. Whangamata Surf breaks are nationally and internationally recognised, and as such attract significant numbers of high profile surfers to the Annual Surf Competitions held here at Whangamata. During these

competitions, like the Whangamata Surf Lifesaving Club, tents and marques have been erected along the proposed boardwalk alignment area in the past.

The Whangamata Surf Break Protection Society Inc, as well as Whangamata Boardriders Inc. should be consulted, and their opinions and concerns be given due consideration.

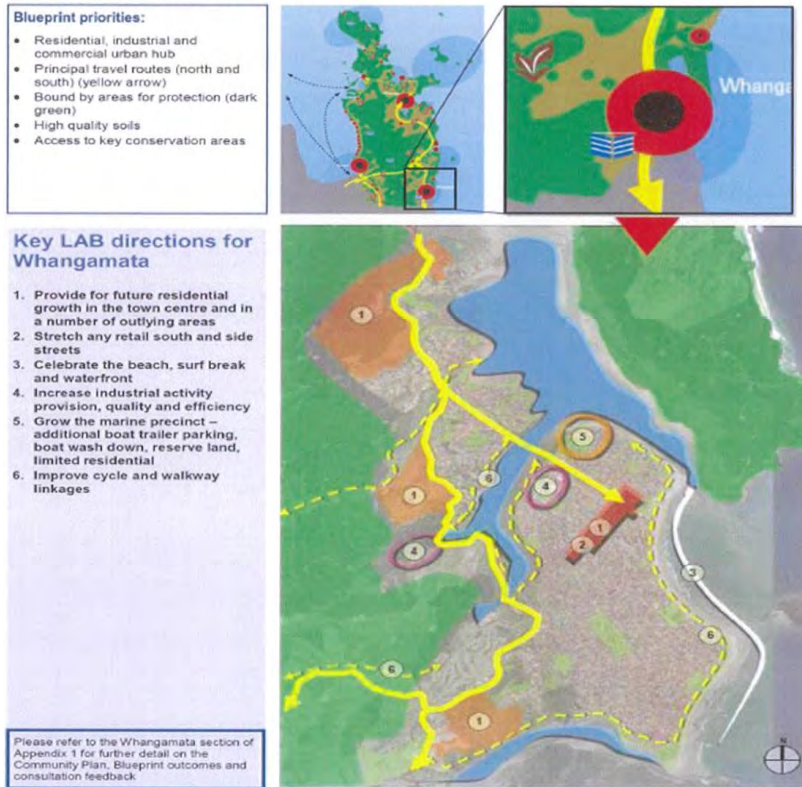
We ask the Minister to reject the TCDC application for concession for the proposed boardwalk as it stands and require that TCDC include a section on Social Impacts including those above and effects on people in any future application for a boardwalk.

We ask the Minister to note The Conservation Act 1987, Matters to be considered by the Minister (2), (a) the information available is insufficient or inadequate to enable him or her to assess the effects....

The Consultation process undertaken by TCDC as described in the Environmental Impact Assessment, section 4.6 and Appendix E, was flawed and did not include for considering community feedback.

- At no stage was the public given the opportunity to object or to vote on the proposed boardwalk project, and have that vote taken into consideration.
- The consultation process going back to the original LTP circa 2011 that resulted in the concept of having **“Improved cycle and walkway linkages”** which bears no resemblance to the current proposal. See diagram and explanation below from the TCDC’s “Initial consultation” that they distributed to those opposed to the boardwalk, whom opposed it and challenged the consultation process.

4.5.1 Whangamata settlement



LOCAL AREA BLUEPRINT DOCUMENT - COROMANDEL PENINSULA April 2011 PAGE 50

This Blueprint document went on to inform the review of our planning rules via the District Plan (Under the Resource Management Act). The amended District plan, following mandatory consultation was adopted on 6 April 2016. The plan deals with (amongst other things) coastal development, erosion and protection of our outstanding natural features, balanced against the need for individuals and communities to develop into liveable communities. The adopted District Plan has zoned the majority of the ocean beach at Whangamata as a Recreation Passive Zone (see map below Blue area): The objectives and policies of this zone seek to limit development of buildings, retain open space, enhance amenity and protect and enhance indigenous vegetation. Section 53 of the district plan describes the zone purpose as:

- The eight submissions referred to in the TCDC application for concession, section 4.8 of the Environmental Impact Assessment (EIA) and Appendix E in the Whangamata Boardwalk Extension Project Feedback and Options Report to the Whangamata Community Board from Ross Ashby – Project Manager Infrastructure, are actually only 7, as per the extract highlighted in blue below, from the Deliberations for 2018 Long Term Plan & Special Meeting, Whangamata Community Board meeting.

Community Spaces and Development

1. PARKS AND RESERVES

1.1. Whangamata boardwalk/walkways

7 Seven submissions related to extending the Whangamata boardwalk. Of these:

3 three supported the boardwalk extension, three opposed the boardwalk extension

1 one questioned whether the Board had followed appropriate process given current Reserve Management Plans reviews and the current reserve management plans not allowing any new structures.

1 One suggested it would negatively affect private property and prefers informal accessways.

1 One submitter asked that more walkway viewing access be made available by extending from the Surf Club via the esplanade to the existing Motor Camp/Port Road walkway as a priority, then extending progressively as funds allow from the wharf to the estuary. The submitter suggests funding by stopping further extension of the Moana Anu Anu walkway past the mangroves.

One submitter commented on the views from Te Pamuhae Drive but made no specific request.

Submission requesting that Council create a walkway north from Williamson Park. The Submission also request that staff include provision of viewing platforms when planning the proposed Boardwalk project. Additionally they submit that funding from the estuary walkway could be reallocated to achieve these suggestions.

Analysis

Submissions were both in favour and opposition of the proposed Whangamata Boardwalk project with an additional question as to whether the proposed project aligns with the Reserve Management Plan. Boardwalk extensions are proposed in 2018/19 (\$154k), 2019/20 (\$137k), 2020/21 (\$179k) and 2025/26 (\$83k). The current situation is that there are many informal access ways throughout the dunes that lead to erosion and dune degradation. Careful planning of a formed walkway on the back dune could protect the dunes from this damage. Creation of this boardwalk would be a valuable recreational asset and will also allow people in wheelchairs and mobility scooters the opportunity to enjoy seaviews. Council should also consider that if sea-level rise continues with storm frequency and storm intensity increasing then construction of valuable immovable asset in a dynamic and fragile environment could be contrary to good decision making. It should be noted that the areas suggested for the project are not reserves subject to the Reserves Act and therefore are not part of the Reserve Management Plan.

Recommendation

No change to what is proposed for the Whangamata boardwalks.

From this above, there is not the resounding endorsement to go ahead with the project. 50/50 at best!!

This shows that there is not the overall support from the community that TCDC purports in TCDC's application for concession.

- The BECA plans on the TCDC website were the first clear publicly available outline of what “Improved cycle and walkway linkages” actually meant. Most importantly that there had been a divergence from previous plans and coastal studies culminating in significant construction along the dunes instead of directly from beach access point to the beach, as per what was spelled out in the 2011 Long Term Plan.
- The first communication to adjacent affected property owners of a ‘boardwalk’ along the dune environment was by letter dated 20 December 2019.
This letter was a notification that construction was to begin in 2020 and asking beachfront owners to select one of two pathways, the first on the top of the fore dune closest to the sea and the second close to their boundaries. At the same time, plans prepared by BECA for an elevated, level 3-metre-wide, night-lit, wooden road capable of supporting a car were published on the TCDC website along a survey asking the same question as the letter. An email from the project manager confirms this design and it would be like the Ship Creek walkway on the West Coast (hardly a comparable dune system, surrounding environment or business needs).
At no time was there an opportunity the adjacent affected property owners to object or for their views to be properly considered. Therefore the “consultation process” was actually a “notification” to the affected property owners regarding what TCDC were going to do.
- It was made clear at the public feedback sessions at the end of January that the decision to proceed had already been made, the sessions were to present the BECA plans and take questions on the design and the two routes. When a member in the audience requested that a show of hands be taken for those in support and against, that request was denied, and it was spelled out that the project was already decided on and was going ahead. This was merely an information session. It should be noted that these public feedback sessions were attended by between 100 and 200 members of the public and that a vast majority were verily opposed to the project, were very vocal and angry at TCDC regarding the public notification process that they used, and were then told by TCDC staff to “park their anger”.

In summary the applicant stating that they have undertaken community consultation is only loosely correct, and we believe that it was a deeply flawed process. When there is significant resistance to proceeding, it is ignored. The EIA claims credible community support based on survey that that didn't ask whether respondents wanted the boardwalk or not.

The lack of Resource Consent for the Boardwalk which should have been required.

In the Environmental Impact Assessment Section 4 on page 13 of the EIA states “The boardwalk is a permitted activity under both the Thames Coromandel District Plan and the Waikato Regional Plan and both Councils have granted Certificates of Compliance (COC) confirming that no resource consent is required under the Resource Management Act 1991 (RMA).

We believe that these have been granted in error as the applicant has omitted the fact that the significant portions of the proposed boardwalk runs along the Frontal dune, and not the ‘backdune area’ including all of the Stage 1 area along the esplanade, as claimed in the TCDC application for the COC’c.

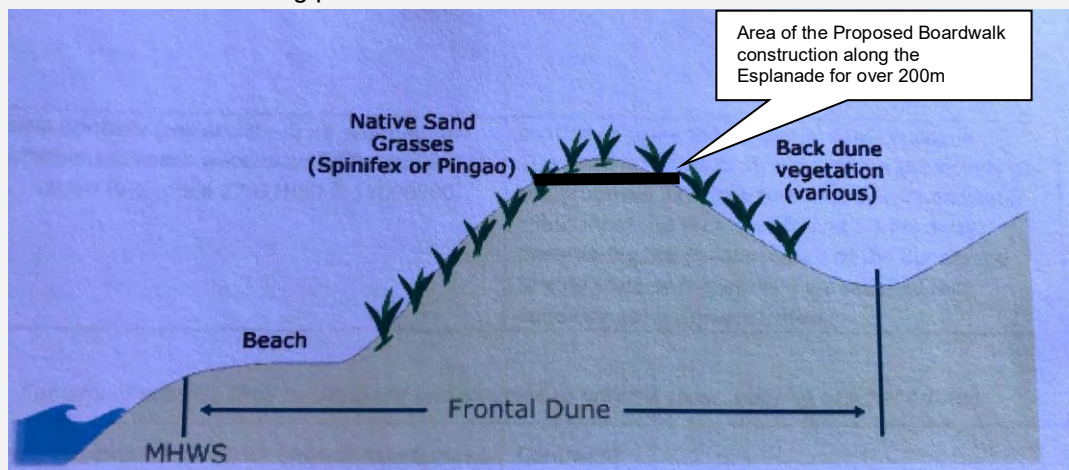
Page 1 of Appendix E of the EIA is an email from Christin Atchinson, Senior Resource Manager, Waikato Regional Council (printed by Andrew Hill, Beca) that states,-

“Provided that works are occurring **through back dunes only** and you can comply with the below standard and terms when undertaking earthworks (listed below as 5.1.5 Conditions for Permitted Activity Rule), no regional council consents would be required.

If you cannot comply with the standards and terms below and **earthworks for forming a track are occurring in coastal frontal dunes over a length of more than 100 metres** then **consent would be required** for earthworks in a high risk erosion area.”

The Certificate of Compliance Report, issued by the Waikato Regional Council, for the Whangamata Boardwalk (File No 61 76 78A, Project Code RC25355, Application No. APP1422025) states in 1 Introduction that “The boardwalk will be situated in the ‘backdune’ area and parallel to the shoreline for approximately 970m between Esplanade Drive and Hunt Road, Whangamata”

The same report by the WRC defines the frontal dune on page 2 as “Frontal dune: The seaward most foredune from Mean High Water (MHWS) to the lowest point of the dune on the landward margin” and page three shows the following picture.



Pages 11 and 15 of Appendix F of the EIA illustrates the recurring sand erosion, showing that the Frontal dune of the Esplanade is indeed a **‘high risk erosion area’** and therefore a Resource Consent should be required.

Issues with the Certificate of Compliance (COC) Issued by WRC are as follows,-

- The COC is not relevant to this application as its scope is incorrectly done for a significantly longer 970m

boardwalk from Esplanade Drive to Hunt Road. Separate COC's from both the WRC and TCDC should be applied for and granted, and form part of an Application to DoC. It should be specifically noted that the COC incorrectly assumes that the construction is built in the back dune area, when the portion of boardwalk constructed for this application will be built on the frontal dune.

- **The COC has been erroneously granted on incorrect information supplied in the TCDC application.**

The COC incorrectly assumes that the construction is built in the back dunes only. We maintain that the proposed boardwalk along the esplanade (over 200 metres) will be built on the frontal dune as defined by the Waikato Regional Council in their application for the COC.

The earthworks for this "Esplanade Section" are for more than 200 metres along the frontal dune of a high risk erosion area, and therefore Resource Consent is required under the Resource Management Act 1991 (RMA).

Please refer to photos in the TCDC application for concession, Appendix F, Figures 8 and top photo of Figure 10, clearly showing the erosion that occurs in this area from storm events, which will be likely to increase in size and frequency in the future due to the effects of global warming.

We ask the Minister to reject the application for concession, for the proposed boardwalk as it stands and require that TCDC include COC's for just the area of construction that the application pertains to.

Not considering a cheaper and more environmentally friendly alternative route in the Environmental Impact Assessment, section 5.1 that we ask the Minister to take specific note of under the Conservation Act 1987, section 17U (4) (a) (i).

- The current proposed route along the top of the frontal dune is the most intrusive option available. This is also the option that is most susceptible to being scoured out by storm events or subjected to wind-blown sand build up, which at present is not an issue on the existing grass surface.
Under section 5, Assessment of Alternatives, the only options looked at were on the top of the frontal dune where they intend to place the boardwalk despite what they say in this section of the report, one the other side of the Esplanade Drive, and one half way down the back of the frontal dune between the carpark and the top of the frontal dune, where the most earthworks would be required.
- The option that was not looked at all was immediately in front of the carpark, between the two existing concrete kerbs, ie. between the existing carpark and the 'alternative location shown in 5.1, Fig 12 of the BECA report. This is the easiest, cheapest, and most environmentally friendly location to place either a concrete or wooden walkway. It only requires the addition of car wheelstops to be placed in the carpark to prevent cars from parking with the front or backs of the vehicles from encroaching over the pathway and also the least amount of earthworks of any of the options. The existing rubbish bins would also have to be relocated by a few metres. See photo below.



This option can cater to the public with limited mobility by directing them along to the area in front of the surf club, where there is also wheeled vehicle access down to the beach itself. It should also be noted that there are very few old style wheel chairs these days used by those with limited mobility, somewhere in the order of 95% of mobility vehicles are electric and designed to run over undulating grassed surfaces such as the existing grassed frontal dune with ease.

We ask the Minister to take specific note of this option under the Conservation Act 1987, section 17U (4) (a) (i).

We ask the Minister to reject the application for concession for the boardwalk as it stands regarding this matter.

Not considering properly the ‘Do Nothing’ option under the Conservation Act 1987, section 17U (4) (b).

- Under the “Section 5.3 Do Nothing” option in the TCDC application for concession, it is also argued that there is a lost opportunity for Iwi to tell their story and provide points of interest. But the installation of plaques to do exactly this, alongside the beach access points can be done independently and are not reliant on building the proposed boardwalk. The old and dated amenity furniture referred to in this section that were installed by TCDC without DoC consent can be removed, or TCDC could lodge an application for concession, to update this furniture which is not reliant on constructing the proposed boardwalk. TCDC states that by doing nothing, the dunes will continue to be worn by existing public access. Do they mean the grass area of the frontal dune area? As this shows no sign of being worn by existing public access or for any other reason, or are they referring to the existing access tracks down to the beach? As these can be and should be improved independently of the construction of the proposed boardwalk.

We ask the Minister to take specific note of this option under the Conservation Act 1987, section 17U (4) (b).

We ask the Minister to reject the application for concession for the boardwalk as it stands regarding this matter.

- We also note that when people trip and fall on the existing grass surface, there is a minimal risk of serious harm. When a hard surface such as the proposed boardwalk is introduced, then the risk of more serious harm by a fall is greatly increased. This should have been given due consideration in the TCDC application for concession, as a health and safety issue.

This costly project not being the best use of public funds in the DoC administered Crown Land.

- This project is now budgeted to cost over \$479,000 just for the proposed esplanade section being applied for in the TCDC application.
- For TCDC to spend this amount of money and resource on this 'feel good project' rather than placing further funds and resources into maintaining and repairing the dune areas that have been directly affected by past TCDC works that have gone ahead without DoC permission or concessions, should be of the utmost concern to DoC. We note that DoC have done very little in this area as well, which is their responsibility.
- These funds would be better spent on dune restoration, which does not have to be done as part of or reliant on the boardwalk project as suggested in the TCDC application for concession. Dune restoration can and should be done independently of any other TCDC project, and should be an ongoing commitment by both TCDC and DoC.

The Draft Whangamata Reserves: Management Plan

- This states under [Appendix C: Other land maintained as Open Space](#), that for the area of [Whangamata Beachfront – Whangamata](#)

Management Actions

- **Maintain area and beach access for day visitors.**

If TCDC are going to follow their own Reserves Management Plan, then they should discontinue with this project.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

We would like the DoC to Decline the application for concession by the TCDC outright, based on the facts and points of concern detailed above, but should DoC consider that the submission from TCDC be granted, we firmly believe that it should be with the following conditions,-

- That Resource Consent should be sought by TCDC for each part or stage of the proposed boardwalk, and approved prior to commencement, given that the boardwalk along the esplanade section is on the frontal dune as defined by the Waikato Regional Council, and not the 'back dune area' as per the TCDC application to WDC for the CoC that they obtained.
- That the TCDC application for concession should be re-applied for and should clarify exactly what information is relevant for the Esplanade section or stage that this application for concession is applying for, and more specifically the information in the application that is "additional for future stages" should be excluded from the TCDC application for concession.
- That a public survey be required, containing a 'for / against' question, spelling out the cost of the project, should be undertaken so that an unbiased and accurate conclusion to the survey can be obtained, and that a clear majority of public respondents are for the project. TCDC should be required to have a clear public mandate to proceed, which they don't have at the moment. This is contrary to what is stated in the BECA Environmental Impact Assessment Section 7 Conclusion.
- The construction of the boardwalk should go out for "open tender", and that due process for obtaining and managing public tenders is followed, as stated in the TCDC application for concession. Approval should be rescinded should TCDC not do as it states that it will do in the application for concession.
- That a survey of people walking or cycling along the grassed area of the esplanade, during a busy time such as Easter or Xmas be undertaken by TCDC, asking whether they would prefer walking / cycling on the existing grass surface, or a wooden boardwalk structure. At the moment the TCDC has no clear public mandate to proceed, by those people currently using the area.
- That the alternative route detailed above which is not regarded in the Environmental Impact Assessment, section 5.1 in the TCDC application for concession be considered, and that we ask the Minister to take specific note of the Conservation Act 1987, section 17U (4) (a) (i) and be duly considered regarding the TCDC Application.
- That TCDC be required to re-apply for an application for concession with a more extensive and balanced Environmental Impact Assessment Report, including Social Impacts on neighbours, affected groups and organisations. The Environmental Impact Assessment Report as it stands in the current TCDC application for concession is quite simply not adequate. We ask the Minister to reject the TCDC application for concession for the proposed boardwalk as it stands and require that TCDC include a section on Social Impacts including those above and the effects on people and organisations in any future application for concession, for the proposed boardwalk.

We ask the Minister to note The Conservation Act 1987, Matters to be considered by the Minister (2), (a) the information available is insufficient or inadequate to enable him or her to assess the effects....

- We ask that the Minister take due consideration of the 'do nothing option'. We ask the Minister to take specific note of this option under the Conservation Act 1987, section 17U (4) (b).
- We ask the Minister to require that TCDC include written Iwi approvals in the TCDC application for concession, for the boardwalk, and that DoC not approve the TCDC application for concession until Iwi approvals are obtained and included.
- That significantly greater proportion of funds of the budget should be allocated to dune weeding of exotic plant species and dune restoration. It is not possible for manual removal of plants such as agapanthus by beachcare volunteers. The funding for this is currently woefully inadequate. These require removal by mechanical means. We note that DoC should take responsibility for maintaining and enhancing this extremely valuable natural area.
- That no other works or structures be erected 'under this TCDC application for concession' apart from the actual boardwalk itself, for which this TCDC application for concession pertains to, including showers, further seating, tables, or the re-erection of the 'viewing platform' that TCDC removed due to them not applying for or obtaining permission or concession to erect when TCDC first installed it.

There is not enough detail regarding the location or alignment of the proposed boardwalk in the TCDC application for concession. We ask the Minister to require that TCDC re-apply for a concession, with far greater detail regarding the proposed location and alignment. We ask the Minister to note The Conservation Act 1987, Matters to be considered by the Minister (2), (a) the information available is insufficient or inadequate to enable him or her to assess the effects....



G. Your Signature

Signature of submitter or person authorised to sign on behalf of submitter

Printed name of submitter or person authorised to sign on behalf of submitter

20/4/2021
Date

Please complete this form and send to permissionshamilton@doc.govt.nz (*Attention of B Sheppard*).
You may also post your submission to: Department of Conservation, Permissions Team, Private Bay 3072, Hamilton 3240 (*Attention of B Sheppard*).

SUBMISSION to DoC 2021



ESPLANADE SURF BREAKS





info@surfbreak.org.nz

SUBMISSION TO:

Department of Conservation

Email: permissionshamilton@doc.govt.nz

Attention: B. Sheppard

Subject line: Submission – 76634-ACC - Thames Coromandel District Council

Post:

Director-General

Department of Conservation

Permissions Team

Private Bag 3072

Hamilton 3240

Attention: Bryn Sheppard

Re: Land use: Use of public conservation land for private/commercial facility/structure 3b

To: Construct a boardwalk on Esplanade Reserve along Esplanade Drive at Whangamata Ocean Beach, between the Surf Life-saving Club and the northern end of Esplanade Drive.

1. Surfbreak Protection Society (SPS) are opposed to the application in its entirety due to the potential for significant adverse effects as below.
2. Surfbreak Protection Society considers that the cumulative impacts of Stage 1, 2, 3 will negatively impact on the dune system and surf breaks.
3. Surfbreak Protection Society seek that the Department of Conservation decline the application in entirety.

INTRODUCTION

1) My name is Paul Shanks, 68 years of age, I have been residing in Whangamata since 1958. I am a Surfer, a former Aotearoa/NZ surfing champion, a recipient of the Ministry of Environment Green Ribbon Award [2006] for services to fresh and salt water and I am currently a member of the TCDC-WRC Shoreline Management Team and President of Surfbreak Protection Society.

2) The Surfbreak Protection Society (SPS) is a nationally representative group of Surfers and friends dedicated to the conservation of the 'treasures' of the Aotearoa/NZ Surfing community (and general public)-our surf breaks-through the preservation of their natural characteristics, water quality, marine eco systems and low impact access for all. We strive to be Aotearoa/NZs 'Guardian-Trustees' of our surf breaks and the natural environments that compliment them.

3) Since the establishment in 2006, SPS has successfully been involved with incorporating surf break preservation and sustainability into policy prepared under the Resource Management Act or RMA 1991⁽¹⁾. SPS was a successful submitter on the New Zealand Coastal Policy Statement (NZCPS) 2010⁽²⁾ containing national direction on surf break protection.

SUBMISSION

Acts of Parliament to take into Consideration

Resource Management Act (1991)⁽¹⁾

New Zealand Coastal Policy Statement [2010]⁽²⁾- Whangamata listed in schedule 1 Policy 16.

Hauraki Gulf Marine Park Act [2000]⁽³⁾- Encompasses “all seawater and common marine and coastal area, all conservation land and reserve land”.

Marine and Coastal Area (Tatutai Moana) Act⁽⁴⁾- “Land below Mean High Water Spring (MHWS) owned by the Crown or a local authority became part of the common marine and coastal area”.

There are 2 significant surfboard riding zones on the main beach of Whangamata, which are listed in the Aotearoa's surfing bible ‘Wavetrack Guide’⁽⁵⁾ -used by NZCPS Board of Inquiry as the proxy listing of known and rated surf breaks of Aotearoa/NZ.

They are the ebb-tidal delta at the Whangamata estuary entrance. This surf venue is recognized worldwide as a perfect wave known as the ‘Whanga Bar’ (rated 10/10 in the Wavetrack guide⁽⁵⁾) it is protected by the words of:

NZCPS Policy 16⁽⁶⁾ -protect the surf breaks of national significance for surfing in listed schedule 1 by

- a) ensuring that activities in the coastal environment do not adversely affect the surf breaks; and
- b) avoiding adverse effects of other activities on access to and use and enjoyment of surf breaks- and

NZCPS Policy 15⁽⁷⁾ -to protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate sub-division, use, and development and

- a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment New Zealand Coastal Policy Statement (NZCPS).

Whilst the other zone is in front of what is now called ‘the Esplanade’ this suite of beach breaks (Wavetrack guide rated 8/10) are identified in the ‘Significant Surf Breaks of the Waikato Region’⁽⁸⁾, so qualify to have an effects assessment done *before* any works proposed in the coastal environment would take place.

These surf zones are intertwined by the dune fields, geography, morphology, long-shore current and a constant supplying and depleting sediment cycle of and between each other, inside the bay, by wind and water. The artificial holding of sand in a location or multiple locations can and will affect one or

all the surf breaks. As would closing sediment pathways like blow-throughs and reducing your undulating dune field system to a singular barricade frontal dune, i.e. 'the Esplanade'.

Conservation Act Part IVA⁽⁹⁾, relates to- "Marginal strips which are for conservation purposes and in particular for maintenance of adjacent waters, water quality, aquatic life and for the protection of natural values of the strip and its natural values." DoC website⁽¹⁰⁾.

Whangamata surf breaks are adjacent to the 'Esplanade' and are of extremely high natural value as prescribed by the NZCPS Policy 13⁽¹¹⁾ and Policy 15⁽⁷⁾.

NZCPS Policy 13: Recognize that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

- a) Natural elements, processes and patterns
- b) Biophysical, ecological, geographical and geomorphological aspects
- c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks
- d) The natural movement of water and sediment
- e) The natural darkness of the night sky
- f) Places or areas that are wild or scenic
- g) A range of natural character from pristine to modified
- h) Experiential attributes, including the sounds and smell of the sea; and their context and setting

The proposed 24-7 'Esplanade' cycle/walkway known in the submission application as 'The Boardwalk' imposes itself negatively on all those attributes and Policy 15⁽⁷⁾ of the NZCPS:

Avoid significant adverse effects of activities and avoid remedy or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment.

NZCPS Policy 15 (c): having regard to:

- 1) Natural science factors including geological, topographical, ecological and dynamic components
- 2) The presence of water including in the seas, lakes rivers and streams.
- 3) Legibility or expressiveness-how obviously the feature or landscape demonstrates its formative processes
- 4) Aesthetic values including memorability and naturalness
- 5) Vegetation (native and exotic)

- 6) Transient values, including presence of wildlife or other values at certain times of day or year
- 7) Whether the values are shared and recognized
- 8) Cultural and spiritual values for Tangata Whenua, identified by working as far as practicable, in accordance with tikanga Maori including their expression as cultural landscape and features
- 9) Historical and heritage associations
- 10) Wild and scenic values

The proposed 24-7 'Esplanade' cycle/walkway needs to consider these attributes of the Marginal Strip and its adjacent waters the surf breaks and beach.

Seascape⁽¹²⁾

"Seascape" is not defined by the NZCPS, has not been subjected to any particular judicial analysis. The extent of seascapes is therefore up for debate, with opinion divided on their extension below the surface of the sea. Landscapes and subsurface features would not naturally fall within the term seascape.

In terms of international approaches, the Guide to Best Practice in Seascape Assessment, prepared for authorities in Wales and Ireland, and applied throughout the United Kingdom, extended that definition:

"...for the purposes of this guide we have broadened the concept and assumed the definition to include:

- Views from land to sea
- Views from sea to land
- Views along the coastline
- The effect on landscape of the conjunction of land and sea."

Even if the proper approach to the NZCPS, underwater landscapes and features are not irrelevant. Some underwater features, such as reefs and sandbars are of *particular* cultural significance and will be recognised in that context, and to the extent that an underwater environment is or could be utilised for recreational activities, adverse effect on that activity will be relevant under the RMA (Resource Management Act).

Otherwise, if an underwater landscape is unusual or of *particular* beauty there is some scope in most decision-making processes to have regard to those values.

Historic Places Trust observed in its submission on the Marine Reserves Bill; "Marine historical and cultural heritage is threatened by human activities in the marine environment such as marine farming and associated construction." Yet, the legislation fails to offer any protection for marine landscapes and places of cultural heritage of national importance."

Tasman District Plan explicitly recognises the value of underwater landscapes/seascapes, identifying as an issue: "the appropriate form, scale or location of use or development in the coastal marine areas that protects landscapes, including surface and underwater seascapes and natural features.

The Kaikoura District Council has also had regard to underwater landscapes values by recognising in its plan the unique relationship between on-land geological features and the Kaikoura canyon. The government could "take a longer view and set a goal of bringing about the protection and integrated management of an undersea-to-mountains natural state".

History

I would like to thank Jim Dahm for telling us how it all happened⁽¹³⁾ 7500 years ago, but I am just going back to 1953 when the NZ Government declared it was opening up Whangamata as a holiday venue.

In 1957 my parents bought land on the corner of Barbara and Beverly Terrace. Sensibly they were considered beach front properties behind the 3 tier undulating dune systems of both the bays. My family of 7 used to wander down through the sand canyons and enter the beach by way of the vent to an expanse of white sand that used to squeak as you walked to 'our spot' on the beach which was just North of St Patrick's Row blow-through.

To the south, was the largest expanse of beach where you could while away the hours, with parasols and towel- all tides, all day as it was a long gentle slope just North of the new surf club location. Next to Lowe St and at the North East tip of Williamson Park. This made it the most popular spot on the Beach.

To be seen on the beach, surfing in the excellent waves that end up lapping at the feet of the sun-bathers on the *white* sand.... or being distracted while taking in the smell of coconut oil on the summer breeze and checking out the views ... was a must as a local.

The contour of the beach made it easy access for all ages and abilities and importantly, readily accessible for the surf lifesavers moving their equipment on the fuller tides.

"The Esplanade Drive area of Whangamata is one of the most heavily used beach-front areas in New Zealand, particularly in summer" Jim Dahm⁽¹³⁾.

The 'Esplanade' carpark/road was a gradual creep- up from Graham St to Lowe St, as it enabled selling of the front East half of Beverly Terrace sections- thus creating the road loop. Inevitably, this attracted more people and more cars. You just get out of your car and set foot straight on the beach or you can sit in your vehicle and observe the beach scene and take in the views of the islands and the waves.

Now, being a busy car park and thoroughfare, the 'Esplanade' road/carpark needed more maintenance, at a cost the town did not want to afford. I remember the water truck towing the grader to grade the excess sand that had been blown over by Easterly wind, as the grader had run out of its diesel budget. Also, the sand could not be returned to the beach because of the metal content, so had to be trucked off.

In 1981 by way of central government, a labour scheme was set up with local government. I was part of a fun team that built the concrete foot path on the West-side of the 'Esplanade' and it's still going strong today, because of the quality workmanship no doubt (!).

I am not sure when the tar seal came, before or after 'Beachcare'?

'Beachcare' is a misleading term/name as it is not about saving the beach, but more changing the beach to protect the man-made sandcastles, in this case the 'Esplanade's' infrastructure of concrete, tar-seal, streetlights and surveillance cameras.

It began with the sediment fences, the council workers started at the South-end of the main beach and fenced up all the blow-throughs through to the entrance to the Estuary at the /Northern end of the beach. As the sand built-up they would build another one on top. St Patrick's Row and Mooloo Crescent could be 10-12 ft high now or should I say, deep. These 2 areas of the beach where the ocean would come right into- what is now the front of the motor camp, where there are now 2 or more houses built- would seem crazy to build on, knowing that the area was occasionally underwater.

Once high enough these fences were backed up with clay in what was once the secondary dunes, but now real estate, roads, car parks and concrete paths.

The 'Esplanade' did not have a real problem with erosion in the beginning as it was along a low sloping part of the beach where Tangaroa came up and gently caresses Papatuanuku's sunned sand at the Mean High Water Spring (MHWS). It was still the age-old problem of sand blowing up from the beach to and on the "Esplanade" car park that had to be trucked away.

So along came Jim Dahm and Harley Spence with their wisdom and the approval of the 2 Councils (TCDC and WRC), Beachcare fenced off the most used, highly prized beach area, the part of the beach that the town owed its 'Beachenomics' and 'Surfanomics' too, as these people do not go to the beach for fun sport and mental-health- no they survey and enlarge the dune in width and height- they think they have achieved something and are disinterested with people/surfers alternative assessment.

We yelled, protested, an incident was reported in the papers... What are you doing? You are stealing our beach. This last bastion of the organic front dunes and the culture that lives and visits here. Here is a culture that had helped build the town, gave it an international reputation was one of the birthplaces of the surf culture not only in Aotearoa /NZ, but all over the world. This part of the beach was worth \$millions to this town of Whangamata.

The beach has been in an accretion phase because of "Car-park Care"-according to the surveys, in some places up to 17 meters. This changing of the interface of the ocean and the land has major effects on the quality of the surf at the 'Esplanade'- to the negative. The experiment has developed a parallel trench beyond the inside Eastern breaker line causing the wave height and form to change without losing energy, lose peel angle and shut down square on the beach after passing through this most of the time, where in the past it was not the case.

Loss of Beach

This application is a chance to highlight the demise to the surf-able wave in the adjacent waters of the Marginal Strip and the loss that we have had to endure because no cause and effect was done before "Beachcare" was born and limited parameters for monitoring only measuring the dunes width and height, with no surf break assessment report, which has been mandatory since 2010⁽²⁾.

The allowed growth of the dune at the 'Esplanade' and loss of bathing space has forced the Whangamata surf club to place the safe flags more often to the South of the surf club where the beach is flatter as it sweeps around to Hauturu Island. This is in front of the contaminated water flowing from Williamson Park above and below the ground of the 'Marginal-strip'.

This brings in the second waters of the 'Marginal Strip', storm water at both ends of the 'Esplanade' these points are the input and exit points of concentrated contaminated storm water. At Williamson Park there is a 10,000 cubic metre pond when full, that takes water from the streets 1km west and it spills over/under rock filled baskets on to the beach just above MHWS and at the North end is a storm

water well that discharges into the primary dune not 20-30 m from current MHWS. Both these outlets have been increased in capacity 2 years ago.

These new large volumes of freshwater input from/through the Marginal-Strip on top of the winter-early spring West to East ground pressure has caused the Beach profile to drop in front of the "Esplanade" causing the artificial accretion to slump and allow Tangaroa to erode to the depth of 3-4m in height and head west by 7-8m or more. All of this has been verified by Dr Shaw Mead from eCoast.

This event exposed the old sand trap fences that were used to steal our beach to make a factory dune, now not vertical but horizontal with twisted wire and metres of poles and 4x1" timber sticking out of the new sand cliff. This is clearly an Occupational Health & Safety issue.

DoC who have responsibility for the Marginal-strip, TCDC who put the fences in and Waikato Regional Council who condoned the experiment, basically walked away and now the horizontal wood and wire is of no assistance to holding the dune and is a hazard in a designated 'Hazard Zone'.

With the release of all the sand from the slump, the erosion of the of the upper beach and now the curve of the beach increasing..... Tangaroa has used the event to make good "sandbanks" for waves.....to deliver good peel angle and vortex, because gone is the trench that ran parallel with the barricade frontal dune.

It would be irresponsible now to build a cycle/walkway on top of an unstable dune that is now susceptible to erosion because of lower beach profiling. This is because of the amount of storm water to be discharged through the year let alone the ground water rise- because of the predicted sea level rise- as announced in the new TCDC Shoreline Management Plan⁽¹⁴⁾. To say you will improve the stability of the "re-claimed" by doing more Coast-care work at the 'Esplanade' without doing a comprehensive Surf break Assessment would also be highly irresponsible.

Surf Break Definition

NZCPS (2010) Glossary:

Surf break, A natural feature that is comprised of swell, currents, water levels, seabed morphology, and wind. The hydrodynamic character of the ocean (swell, currents and water levels) combines with seabed morphology and winds to give rise to a 'surfable wave'. A surf break includes 'swell corridor' through which the swells travels, and the morphology of the seabed of that wave corridor, through to the point where the waves created by the swell dissipate and become un-surfable. Swell corridor means the region offshore of a surf break where ocean swell travels and transforms to a 'surfable wave'. Surfable wave means a wave that can be caught and ridden by a Surfer. Surfable waves have a wave breaking point that peels along the unbroken wave crest so that the Surfer is propelled laterally along the wave crest.

Surf Science

From eCoast /eTakutai Surf Break Assessment, Pakari Dredging (Mead 2021)⁽¹⁵⁾

"Since the first relevant surfing specific studies back in the 1970s the collective global knowledge regarding the multiple disciplines of the surfing consciousness has grown considerably. While social, cultural and economic ('surfonomics') studies are imperative to an understanding of surfing resources.

The history of physical surf science is firmly embedded in oceanographic research and classic surface wave theory. Basic understanding of surf break composition; quantification of surfing waves and factors effecting surfing wave processes.

"Understanding and qualifying the various features that combine to produce a surfing break at a particular location are implicit to determination of the impacts of any alterations to a particular break" (Mead and Borrero, 2017).

Beach Break (The 'Esplanade')

"At a beach break, waves break in peaks along the beach caused by offshore wave focusing and/or nearshore sand bars and rips. Successive waves can break in different locations depending on the beach morphology, offshore wave spectra (direction, height, period) and wave peakiness. Often good beach breaks have control features offshore or nearshore that stabilize the position of sand bars or dictate wave focusing.

A prerequisite to being a beach break is the presence of mobile sediment. A beach break's overall natural morphology will be the function of incident wave conditions. Morphology change will be bound in-part to the presence of consolidated features, such as offshore reefs, headlands and landward boundaries. By default, the presence of mobile sediment contributing to the composition of a surf break, means it is a sensitive environment that can be altered very readily- examples are an extensive list of Coromandel beaches.

Delta Breaks (The 'Whanga Bar').

Mead [2000] refers to river/estrine delta breaks, and Scarfe [2008] to river or estuary entrance bar breaks. Surfers often refer to this typology as 'the bar'. The formation of material at the seaward end of a river or tidal inlet is known as an ebb tidal delta. This type is therefore referred to, simply as a delta break.

The ebb tidal delta is a body of sand that accumulates where out flowing estrine or river waters and waves interact to form sandbanks over which surfable waves develop. the tidal inlets are influenced by processes such as wave energy, tidal range, tidal prism, direction and rates of long-shore sediment transport, sediment supply and nearshore slope, and are subject to change [Scarfe 2008].

The complex dynamic nature of delta environments, combined with the dependence on inland/enclosed waters, which can be subject to all manner of external factors, that are not necessarily associated with nearshore processes, means the delta breaks are considered ultra-sensitive.

Examples include 3 of the 17 Surf Breaks of National Significance, Whangamata (Waikato), Karitane (Otago) & Waiwhakaiho (Taranaki), [Mead 2021].

When accessing "Natural Character" you have to take account of the 'Surfers view', taking in the 'experiential attributes' looking from the ocean to the shore as per TCDC Reserve management Plan 2020 page 14: "The land is Crown marginal strip which provides public access to and along the beach. It also serves as a physical and visual buffer between the beach and residential properties".

Resource Consent

The Code of Compliance is not enough to allow this proposed project to move forward, it would require an application for Resource Consent.

"This review is not definitive, as a detailed design and a Certificate of Compliance will determine the activity status- a resource consent maybe required" Ashby, TCDC⁽¹⁶⁾.

SPS say that an application for a resource consent is essential for this proposed project.

Consultation Report by Beca

Section E- *"Dunelands have however been rapidly developing with coastal dune system restricted to foredunes backed by narrow grass reserves"*.

"Providing works are through BACK DUNES only".

"Forming a track in coastal frontal dunes over a length of 100 meters- consent is required".

"Earth works in an open space zone allows a maximum volume of 100 cubic metres (m³) on slopes less than 1 in 8 and a maximum area per site of 250 m² on slopes less than 1 in 8. The proposed 'Esplanade' cycle/walkway is 310 meters long x 3m wide with a disturbance width of 2m each side during construction and 50 mm deep. This comes to 108.5 m³ in volume and 2,170 m² during construction."

It must be also noted at this point TCDC has not mentioned the concreting or ramming in of the poles and rails of the access-ways and the construction of the "Hero-points" along the carriageway.

Section B- the Ecological Report-

"No true back dune or dune slack communities exist beyond the foredune as a result of residential and roading development".

"The Esplanade Drive Promenade concept design situates the boardwalk at the crest of the existing foredune".

Options 8

a) *"Traverse the foredune enabling beach goers to experience the sand dunes and coastal views from within the foredune"*.

b) *"Has greater adverse ecological impacts on dune ecology given its location within the foredune itself"*.

c) *"Formalizes the existing walking track along the leeward side of the foredune"*.

Thus, the official reports have proved that this development is in the high risk foredunes.

The Jim Dahm section of Beca report.

Page 4--" The proposed boardwalk lies within the Current Coastal Erosion Line (CCEL) along most of its length, which suggests it could potentially be impacted".

Page 10--"erosion cut back very close to seaward edge of the grass reserve at the southern end of the Esplanade Drive".

Page 12--"risk to the boardwalk from coastal erosion is very low limited to southern 100-200m of the Boardwalk i.e. the "Esplanade".

- "using Brunn Rule suggests permanent net erosion of 30-35m could occur at Whangamata for every 1m of sea level rise".

*- Dahm's conservative estimate of rise of 0.36m over the next 50 years suggests-----
"permanent erosion of about 12 meters could occur. This would increase the boardwalk being impacted by erosion along Esplanade Drive, particularly the southern end ".*

Page 13--"erosion ---to be experienced seaward of the Esplanade Drive".

Page 14--"The high-risk area occurs at the southern end of proposed boardwalk" i.e. the "Esplanade".

As mentioned, Dahm has used a conservative measurement of the CCEL. The TCDC operative Plan includes the Future Coastal Protection Line (FCPL). This defines the areas potentially at risk from erosion should sea levels rise as projected to 0.9m which means erosion could exceed 30-35m which would take not only the board walk at the "Esplanade" but the whole carpark!

No matter how conservative an approach is used, it is clear there will be substantial erosion at the esplanade where the boardwalk is.

Thus, the official reports have proved that this development is in the high risk foredunes.

Waikato Regional Plan

"If any part of the proposed boardwalk is within the high-risk area, then consent would be required".

The WRP states that the high-risk erosion area includes *"coastal frontal dunes on the East coast"*.

Therefore the 'Esplanade' is clearly a 'High risk area'.

WRC definition of a frontal dune is *"the seaward most foredune from MHWS to the lowest point of the dune on the landward margin"*.

Waikato Regional Coastal Plan

"The RCP seeks to adopt a precautionary approach to identifying coastal hazards and areas of risk."

Waikato Regional Policy Statement

" Policy 6.2 That the coastal development occurs in a way that provides for setbacks (for both new and existing development) allows for sea level rise, including the landward migration of coastal habitats and avoids increasing risk in the coastal area."

"Policy 13.1 that natural hazards risk management approach be taken that ensures risk does not exceed acceptable levels, prefers use of natural features over man-made structures for defence, and uses best available information and practice."

SPS would say a natural feature would be a Surf break and man-made structure such as an artificial Barricade-dune.

However, the expression of the intolerable risk may vary between communities depending on their level of willingness to accept risk.

Acceptable and tolerable risk in the NZCPS

NZCPS Policy 3- directs the "adoption of the precautionary approach in relation to the use and management of coastal resources potentially vulnerable to the effects of climate change."

Objective 5- "seeks to ensure that the management of coastal hazards is risk-based and considers climate change. It requires proactive management, including locating new development away from areas prone to such risks, considering responses, such as managed retreat, for existing development and protecting and restoring natural defences".

Objective 5 give rise to policies 24, 25, 26 and 27.

Identification of coastal hazards and assessing risks over 100 years, consider the avoidance of any increased risks, discourage the use of hard protection structures, promote the use of natural defences, against coastal hazards.

Such as surf breaks!

Care of the Beach

As in many locations the decisions that affect the beach and surf in Whangamata are made by individuals who are infrequently on the beach or not at all. For those of us that *it is* an everyday thing, we know that sand is like a liquid and tonnes can be moved by wind and water in an instant of time. Is dune expansion seaward to support the cycle/walkway a questionable tolerable risk?

The question is how do we quantify or *what is* good Beachcare? And what is over-exuberant Beachcare? SPS believes that dune width and height that is created or proposed to be created to defend landward infrastructure especially those built or proposed to be built in the Current Coastal Erosion Line and /or the Future Coastal Protection Line is over exuberant and will steal the beach and damage the surfable wave and its ability to dissipate potentially damaging ocean energy.

In Whangamata, what do we perceive as erosion? We have built out on to our once expansive beach. Is it the erosion of the line on the beach of 1953 when the NZ Government declared Whangamata open for real estate plunder *or* is it the erosion of the accretion line of 17m created by Beachcare?

SPS agrees that soft structures are better than Tonkin and Taylor rock walls however SPS has seen overzealous beach gardeners go too far and help change or even ruin known surf breaks. From the toe of the dune, it should be a gentle slope so the ocean can slide up and slide back as opposed to a barricade and smash, rebound and scour.

SPS has supplied a video of Beachcare Illawarra to amplify this opinion, and highlights experiences at Whangamata 'Esplanade' (Please refer to following video link):

<https://www.facebook.com/BeachCareIllawarra/videos/500236687568877/>

Authorities are slow or reluctant to take up surf science as most of our Councillors and bureaucrats are new to the coast, tend to stay a short time and move on. SPS know and understand that good surf banks 100m out in the common marine area dissipating ocean energy in the form of a rideable wave and saving the beach and dune from suffering excess energy that causes erosion. The idea would be, or is is foreign to those authorities.

In Whangamata we have the privilege of a natural asset that creates world class waves. Unless the 'Beachcare' dune-creating undertaken by often over-exuberant volunteers is kept in-check, when natural events occur, like storm surges and large swells, we will see them magnified with excess sand storage- reducing sand transport & limiting the formation of natural sand banks. We will consequently see a continued loss of good surf and increased erosion of the dunes by the incoming ocean- leading to more expensive maintenance procedures to prevent the undermining of the dunes and the land behind them.

SPS has used 1 of the maps supplied by Beca in their reports to illustrate the scenario. Beca report fig 3 and fig.7 (Jim Dahm).

Alternative Location

Conservation Act s17U(4) *"The Minister shall not grant concession to build a structure where satisfied that the structure could reasonably be in another location"*.

There IS ALREADY an alternative route for people who do not want to walk on the sand and grass, meandering at leisure and prefer a more formal path that is not ad-hoc in its width and direction: it is on the west side of the "Esplanade" that was referred to above – it is already made therefore no cost and hard wearing.

But this option was washed off by TCDC developers as *"this would require a road crossing which could create health and safety risks"*. I point to the Barbara road crossing that interacts with the Cycle/walkway from TCDC offices to the beach, 20 years in existence and no health and safety issues raised. A photograph is supplied to show a safe formalized 'non ad hoc' crossing that enhances the improved access and so, it is well worn.

Business Plan

" Whangamata recently underwent a \$4.2 Million town centre upgrade, promoting its surfing history and world class waves " Hauraki Gulf Marine Park forum or HGMPF/Seachange website⁽¹⁷⁾; whilst TCDC poisoned the waters and dredged and 'beachcared' away the quality of the rideable waves.

The business plan for this project has never been unveiled, it must be good for the \$3m that it is estimated to cost. With the five hundred thousand dollars to go on the 'Esplanade', what is the key

to this business plan? "The Promenade" coastal cycle/walkway promoted by traditional tourist ventures without any understanding of the effect of a structure in the moving living dune and beach system, this is the formula that grew out of Taupo Rotorua Tauranga, Mt. Maunganui and now Whitianga. This is an added product to sell formula tourism to the "Tourist" from the I-site/information centre.

It is more than that, when one reads the Reserve Management Plan the TCDC wants to commercialize the reserves of Whangamata and have a path linking all the clients (concession holders) along the top of the Dunefields and other coastal margins and in the TCDC Long Term Plan they want to charge for car parking space (estimated at 1200 spots in Whangamata).

"We want to be sure our charges reflect a fair compensation for the commercial use of public land and align our Reserve Management Plan" TCDC Long Term Plan.

"Charging for car parking in other popular beach areas and/or our main town centres" TCDC Long Term Plan.

This explains why the 'Esplanade' was mentioned in the TCDC 2003 and 2017 Reserve Management plans. Many fantastic 'hawkers' locations and over a hundred car parks to charge 'Tourists' for. Plus, overnight legal freedom campers- this is what the activity application was for -form 3b *"Use of conservation land for private/commercial facility structure"*.

Concessions Part 3B (4): An individual or organised group under-taking any recreational activity, whether for the benefit of the individual or members (individually or collective) of the Group, does not require a concession if the individual or group is undertaking the activity without any specific gain or reward for that activity, whether pecuniary or otherwise. Conservation Act.

TCDC has been charging Surfing NZ a small fee \$120 for occupying the Marginal strip twice a year two days at a time (Billabong Open and Junior Pro) since 2004.

Also, since 2004 TCDC has also been charging a concession fee to "Whangamata Surf School- \$560 per year. Yet Whangamata Surf School has recently secured a 10-year lease/concession from DoC.

Another private enterprise happening on the Marginal Strip has been the "Memorial seats". There are nearly 100 around Whangamata and more specifically there are 36 on the main beach, 11 of them on the stretch of the Marginal Strip from the outer parameters of the "Esplanade" at a cost of \$1000 each.

"Each of the donors would have been invoiced by the contractor directly, without any money going through Council, or if at the donors request Council has managed the process, any money invoiced is passed directly to the contractor." TCDC Whangamata.

Request for information dated 17th of July 2020, regarding contractors who built the memorial seats in Whangamata. *"The majority of seats were made and installed by our parks contractors-Smart Environmental Limited and the seat recently installed on the beachfront end of Harbourview Road was made by Duffin Contractors Thames"* TCDC Thames.

It is worth mentioning that this is a site (Harbourview Road) marked on maps as a significant Maori site.

Control of Marginal Strip

"A response by Council's legal dept, indicating that the Boardwalk was on land (Marginal Strip) that is administered by the Department of Conservation (DoC) on behalf of the Crown and is owned, managed or controlled under an INFORMAL arrangement by Council" TCDC.

"Councils Community Facilitator Manager prefers progressing control and management agreement on the reserve with the Department of Conservation. This will enable TCDC to continue to assess yearly concession applications and have more of a day-to-day role in management ". TCDC

This was confirmed by DoC's Mr Bryn Shepard (20/04/21) that *"I understand the District office is aware of this (car-parks) and having discussions with TCDC about the Marginal Strip and its future management".*

This is significant because by default TCDC becomes responsible for the adjacent waters and common. The Business plan that TCDC has provided (SPS has significant reservations), is an opportunity DoC should take up and utilise a similar business plan to support flora and fauna, not bollards, ropes and chains.

This is contrary to the DoC application form submitted by TCDC: "Exclusive possession -do you believe you need exclusive possession of the public conservation land on which your structure/building is located?". TCDC answered, NO.

TCDC's past and present staff would have known this whilst they researched the project, but did their political superiors know? Is that why our community has seen "bullying bravado" towards those who have a different outlook on the beach and have a better business plan that has been working successfully since the mid-sixties 'Surfonomics'.

Community Consultation

Whangamata has been aware of this Project since the late 1990's along with other water and access issues. At that point in time the Whangamata Community Plan (WCP) Forums did not think the WCP inhibited people with mobility issues- the beach is firm from the mid-low-mid tides and there is ample space along the many beach access points. An alternative solution could be beach wheelchair mats like those employed by Whangamata Surf Club. Beach wheelchairs as seen in NZ Herald and used by Waihi Beach Surf Club could be another less expensive alternative.

These issues were thrashed out over 2 years or more in community forums and eventually accumulated into the WCP. The participants were a Local MP, TCDC politicians, WRC staff and hundreds of citizens of Whangamata. Over the years before and after, the WCP was given an Award by KPMG for walking the Whangamata Community into the future.

In 2011 the new mayor of TCDC announced TCDC will be following the Coromandel Blueprint; the Whangamata Blueprint is not a statutory document and has not been peer-reviewed.

In 2011 the WCP forums were closed, followed by the Water Committee, Harbour Committee and Beachcare. The new overseers would be Gary Towler (Area Manager) and Jim Dahm (scientist) and with them, an announcement that the Community wanted a cycle walkway. Then *modifying of the reserves* classification began with little community input- only those selected by Council. The 'Whangamata Strategic Community Plan' 2015 was subsequently released, however there has been

no outcomes posted on TCDC website. This happened again in 2020 when citizens raised the direction and values of the WCP 2001, so again, a select few were invited to review the WCP. Whangamata Community Board then amended those visions and principles.... to allow for the cycle/walkway?

The WCP was the first under the Local Government Act 2002. The WCP was reviewed by the Parliamentary Commissioner for the Environment in 2 Reports 2005 and 2006.

The WCP stipulated that there be natural walking tracks across the dunes not "Constructed "paths/tracks along the dunes.

The process that TCDC followed was a 'tick the box' approach- with most of the ads small and in obscure places in newspapers. Having drop ins at odd times to miss the holiday home ratepayers then wait 2 years and instigate action that was indicated at drop-ins.

Inevitably uproar followed in 2019-20- when rate payers were informed that they were to pay up to \$3m for a cycle/walkway strong enough to carry a maintenance vehicle and be operational 24-7 with water supply, power supply all night lighting and surveillance cameras.

Conclusion

In the absence of a Conservation Management Plan (CMP) or a full Environment Impact Assessment (EIA) to allay community concerns, which the council has given no indication so far of an intention to undertake such investigations. Only applying for a Code of Compliance for the 'Esplanade Marginal strip' means the project is firmly in the realms of an ad hoc approach. Consent needs to be applied for in order to build on the foredunes.

DoC has the responsibility to require a CMP and/or an EIA when none has been provided and they have no other information on which to assess the environmental effects- it would be unreasonable and even irrational to proceed without both types of assessments for the whole of the 'Marginal Strip'.

SPS cannot stand back and watch another local government 'designed to fail' project come to fruition, which not only takes away the enjoyment of the beach and the sea by locals and visitors, but more importantly is far from future-proof. Any walkway built upon man-made dunes will continue to be undermined by a badly thought-through storm water infrastructure and the erosion from the sea caused by the shifting sediment transportation- also as a result of the 'Coastal Care' work done to date. Subsequent maintenance costs will run into the millions for rate payers.

"Bringing revenue through rates to help manage and protect the coastal environment." Thompson TCDC.

Therefore, Surfbreak Protection Society wishes for the Minister of Conservation to decline the TCDC application for a Cycle/walkway along the 'Marginal Strip of the Esplanade' at Whangamata.

SPS would like to speak to the submission.

DECISION SOUGHT

SPS seek the Department of Conservation decline the application

Paul Shanks, Surfbreak Protection Society

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4. Marine and Coastal Area (Tatutai Moana) Act
5. Wavetrack Guide
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10. Department of Conservation website address
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16. Application quote from Ross Ashby Project Manager at TCDC
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Taff standing in same spot as Valerie 50 years on.



Cambridge Ladies Open 1968



Taff Kennice stands in front of the wooden facing installed in the 1920s at Whangamata Beach Inlet, Beach

(SWE)



Figure 7: View of study area in 1959 - enlarged from WA-49861 (Alexander Turnbull Library)

opposite sand canyons (SWE)
is good peel angle for/d waves.
10

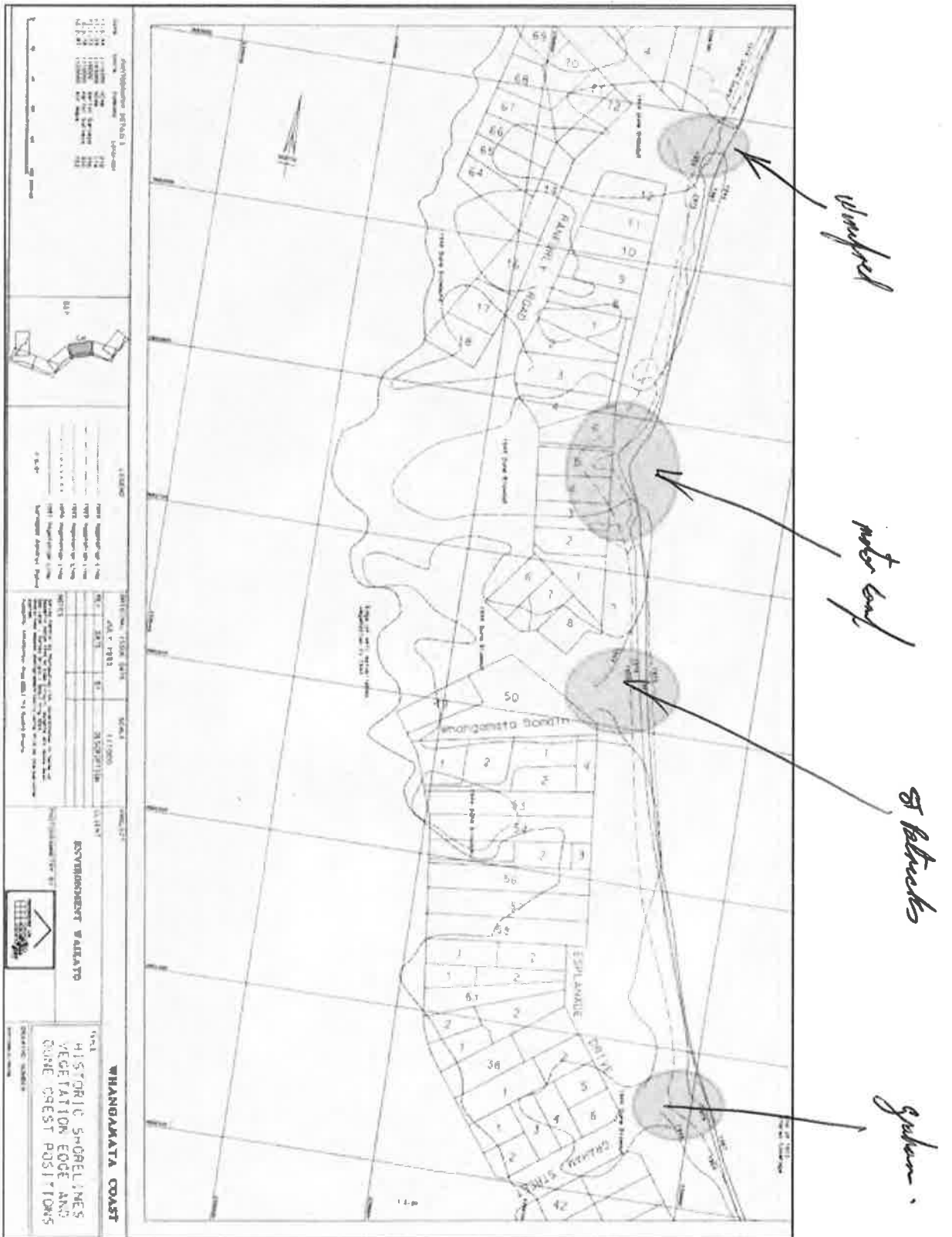


Figure 3: Historic mapped shorelines from 1944, 1959, 1973, 1978 and 1987 for part study area (WRC data).

From: Paul Shanks [shankseas@xtra.co.nz]

Sent: Sunday, 13 February 2011 4:09 p.m.

To: Ruth Buckingham

Subject: RE: Blue-Print

Dear Ms Buckingham,

WE must thank you for helping us over the last few weeks to catch up and understand a bit better the Coromandel Blue Print its relationship with The Whangamata Community Plan and The Regional Policy statement RE-6.9 however during discussions and to this date you have never offered-up a copy of a draft document or the final document that you are likely to present this Wednesday at a Council workshop - This document has not been made available to the public as it will be presented to the Political Steering group first, for their recommendation to the four Blueprint partner agencies. The Council workshop on Wednesday is not to review the full LAB document, but is for the new Council members to get an understanding of the Blueprint project to date.

As I said in my early correspondence I thought the Blue-Print was flawed as it failed to recognize the new New Zealand Coastal Policy Statement and its Direction ie-

As part of the Blueprint project, this work has been undertaken in the Local Area Blueprint phase. Its application

Policy 13-- preservation of natural character--1c assessing the natural character of the coastal environment of the region or DISTRICT ,by mapping or otherwise identifying at least areas of high natural character, and they include-

2c -Natural landforms such as headlands peninsulas ,cliffs, dunes wetlands, reefs, freshwatersprings and Surfbreaks

-2d- the natural movement of water and sediment

2h--experiential attributes,including the sounds and smell of the sea and thier context and setting

Policy 15 --To protect the natural features and landscapes (including seascapes)--(d) ensuring that regional policy statements and plans,maps or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policy and rules and (e) including the objectives, and rules required by (d) in plans

At that stage we thought that all we had to do was to get the surfbreaks identified and mapped and then the TCDC would get them registered in the Blue Print (which was what we thought was the same as our community Plan) and thus into 6.9 of WRPS.

Now on review we believe it is flawed because of lack of true and meaningful consultation(which is reflected in the so called aspiration of the community in the proposed Blueprint) Monday 26-4-10 VOXY-"a low turn out at public meetings and Hui being held to discuss how the Coromandel, key towns might take shape over the next 50 years is disappointing "----"the public is not taking the opportunity to influence the future"-- "the first three forums attracted a disappointing turn-out"it was written to improve this poor attendance you would "target e-mails mailouts and advertising". We have had a scan through the public notices of Whangamata's Coastal news and could not find an advertisement I received no mailouts or e-mails to tell us that we were a Focus group and when the Focus group meetings were. This is hard to believe as Surfbreak Protection Society(SPS.) is a member of Harbour Committee(delegated to TCDC) SPS have been involved with TCDC in Council hearings ,Appeals to Regional Council,and at the time of focus group meetings 2010 were in the Environment Court Appeal over the wastewater applications at Whangamata and myself I have been partaking in all Community Forums -water-working groups- and made many submissions to community plans and in fact won The Ministry of Environment -Green Ribbon-for my involvement in my Whangamata community The TCDC has always informed me when a Whangamata Community Forum is on and sent me the Order paper each month

As I have pointed out in previous correspondence, our office requested the Area Offices to update the master database with key stakeholders. We did not advertise in the Coastal News, but did advertise in the Hauraki Herald, and placed posters at several locations in the relevant settlements.

The 2002 local Govt. Act is currently weighted to Community outcomes what we see at the moment is the desired Council-straff outcome as many of the plans/projects in the Blueprint are quite alien to the prize winning Whangamata Community Plan (the true defining plan for Whangamata)

The Community plans were definitely considered in the development of the Blueprint, a summary of these can be found in the Supporting Documents folder held at the Area offices, and were also considered in the development of LABs. These are summarised in Appendix 1 of the LABs with a matrix highlighting the actions that are relevant to LABs.

When we look at the groups you targeted we do not see under Environmental--Ngati Whanaunga, Ngati Puu, A separate iwi hui was held in all relevant locations, for Whangamata this was held on 17th May 2010 with both Ngati Whanaunga and Ngati Puu represented.

The Green-Party member who lives in Thames Clean Water Whangamata or SPS., under Social we do not see Whangamata board riders, skateboard club, Bmx club there is minimal youth outreach and this is looking to the future 50 years? Under business's, absent is the 3 retail surfshops the 2 surfboard manufacturers the skate shop and this is repeated in the other centres?

Also who is missing and never been informed is the effected parties of (-1)-the walkway (that was strongly opposed at the Community forums CROSS THE DUNES not along the dunes and (-2) the PRIORITY -1. status of the construction of a Nautical-centre now Environment centre with restaurant and bars at the end of Hunt Rd, (-3) a canoe launching area at the yet to completed mitigation site for the lost wetland (-4) the walkway that is being hurried along that goes from Heatherington Rd out into CMA to end up at Sharon Place point at which sewage rising main crosses harbour to wastewater plant It begs the question why would you build a walkway in the most toxic part of Whangamata (25 years of the town's stormwater and the equivalent of a milk tanker of raw sewage a week leaking into that area) as a tourist attraction? answer the sewage pipes are too small and in addition travel under industrial area so when known developers want to develop past Moana Point and build the x2 high-rise apartments on our reserve land as marked in artist impression of final Blueprint they will have to pay the correct contribution fees however we the ratepayer are going to subsidise by providing the super structure to support this pipe system for their profit It also appears that as the Council is not going to clean up its stormwater discharge problem but simply bury it and reclaim estuary to lease or sell and move the industrial area up to the top of the Moana anu estuary all this and more which has not been signalled to the Whangamata Community Forums not even at your presentation 3rd October 2009 and when one looks at the amount of attendees outside of Council and staff at that meeting there was 40 as opposed to LABs 2010 environmental -4

Business -6
Social -5

These numbers do not constitute what one would call a representation of the community to enable TCDC to allocate funds to the projects it desires in this poorly processed Blue print plan. I would suggest to Council that it could waste millions dollars of Ratepayers money through possible litigation if it tries to force this concept plan into reality by placing it in the Waikato Regional Policy 2011 under section 6.9

Now we would respectfully request that you go back and align the Blueprint to the award winning Whangamata Community Plan so we can move forward openly and honestly. As noted above the LABs have taken these into account.

Yours faithfully



Homes on former racecourse 3



Wings and Wheels touch down 4

stuff + Neighbourly

Hauraki Herald

Friday, January 24, 2020

Surfer fights for dunes

KELLEY TANTAU

Evocative beachside attributes like the sound and smell of the sea are at risk of being lost if a boardwalk is given the go-ahead in Whangamatā, a resident said.

Two options for an oceanfront boardwalk are now out for public consultation, with one being a walkway encouraging people through the crest of the dune system along Whangamatā's esplanade.

The other is an alignment that follows the existing informal pathway back from the coast.

But Paul Shanks, former New Zealand surfing champion and president of the Surfbreak Protection Society, said there was a third option: neither.

"This is the very last piece of natural character left in Whangamatā that is un-urbanised.

"If you look from a surfer's perspective, when we're in the water and we're looking back at the vista of Whangamatā, even though it's so urbanised, we've got a beautiful beach and a working dune system and the houses are not dominate and there is no traffic running along the dunes.

"It's so natural," he said. According to the Thames-Coromandel District Council's concept plan, the aim of the project was to improve access and amenity to and from the beach for all ages and abilities.

The boardwalk would be "well lit," with opportunities to



The proposed boardwalk in Whangamatā aims to improve access and amenity to and from the beach for all ages and abilities. TCDC

explore lighting features along its route.

The plan also said that because of high foot traffic along the top of the grass bank adjacent to Esplanade Dr and through the dune system, a boardwalk would formalise access and reduce erosion.

But Shanks said that the dunes were the best they'd ever been, with initial problems spanning back 50 years when homes were built too close to the dune system.

Following the town's expansion towards the sea, a working group built the dunes up to what they are today, he said.

"There's nothing wrong with our sand dunes.

"They are the best they've been and they are operating as they should.

"When people come and say: "Look at the erosion," it actually has never eroded back to how it used to be.

"We're losing something



Paul Shanks, former New Zealand surfing champion and president of the Surfbreak Protection Society, said any boardwalk would damage Whangamatā's dunes (file photo).

that we never had."

Shanks also said the boardwalk proposal was in violation of Policy 13 in the New Zealand Coastal Policy Statement.

Policy 13 aims to preserve the "natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development".

Natural character may include natural landforms such as peninsulas, cliffs, dunes, and surf breaks; the natural darkness of the night sky; places or areas that are wild or scenic; and experiential attributes, including the sounds and smell

of the sea and their context or setting.

"These are the things we'd lose if it goes ahead," Shanks said.

There will be a public drop-in session regarding the proposed boardwalk between 10am-12pm on Monday, January 27 at the Whangamatā Service Centre on Port Rd.

Consultation is open until January 31.

Councillor and Whangamatā Community Board chair Ken Coulam said the walkway would seek to reduce erosion issues and wind-blown sand.

"This boardwalk will

improve pedestrian and cycling connections along the beachfront and improve and enhance Whangamatā's precious dune system.

"The boardwalk will be a shared pathway, allowing people to walk from Hunt Rd through to the esplanade and Williamson Park.

"This will be a real asset to the waterfront, as well as providing opportunities to reduce impact on our precious dune environment and provide a staged dune planting programme."

For more information see tcdc.govt.nz/whangaboardwalk

Thursday, January 23, 2020



Coastal News

Your Community Voice

ADVERTISING / EDITORIAL 865-8078



DISPUTED TERRITORY: The existing sandy path where TCDC wants to construct a boardwalk and cycleway.

NOT WANTED: Keith Gosling and Gary Gotlieb on Keith's deck with plans for the TCDC boardwalk over dunes.

Backlash over boardwalk

By ALISON SMITH

Beachfront owners and longtime beach advocates alike are slamming the council for what they're calling a no-say plan to drive a boardwalk on regenerating dunes at Whangamata Beach.

Keith Gosling is preparing for legal action after he found out about the plan for a lit, shared cycling-walking timber path from a friend, Taff Kennings, who lives a few doors down.

"It's disgraceful," says Keith, who's owned his home on beach access 7 overlooking the ocean for over 30 years.

"Everybody has been conditioned to protect the dunes and stay on the accessways. What this is doing is the complete opposite to that.

"It's just fortunate that somebody

thought to send me a copy [of the plans]. But what's the use of informing somebody when they've already made a decision?"

Keith says TCDC sent a letter on 20 December which he hasn't seen, since it went to his Auckland home "and I'll be here til March".

He says the he believes the process was "underhand".

"If they were honest and open about it, they wouldn't get anywhere.

"Nobody I know that lives in Whangamata — not only those that live on the beachfront — think it's a good idea when there's already accesses all along the beach to protect the sand dunes."

The works do not require resource consent according to TCDC and falls outside TCDC's Reserve Management Programme since the boardwalk is Marginal Strip managed by DoC.

‘It's disgraceful . . . Everybody has been conditioned to protect the dunes and stay on the accessways. What this is doing is the complete opposite to that.’

Keith Gosling

Promoted as a shared pathway for cyclists and walkers, it will link Hunt Rd through to the esplanade and Williamson Park.

The project is priced at \$474,000 with \$295,000 this year and \$179,000 next year.

Council wants feedback on two different routes on the dunes, with a public drop-in session between 10am-12 noon on Monday, 27 January at the Whangamata Service Centre, 620 Port Rd.

Option one is "encouraging people through the crest of the dune system", and option two follows the existing sandy path.

"We also want to hear what you think about the proposed re-alignment of the beach accessways along the Esplanade and any other comments in general about the design," the council press release

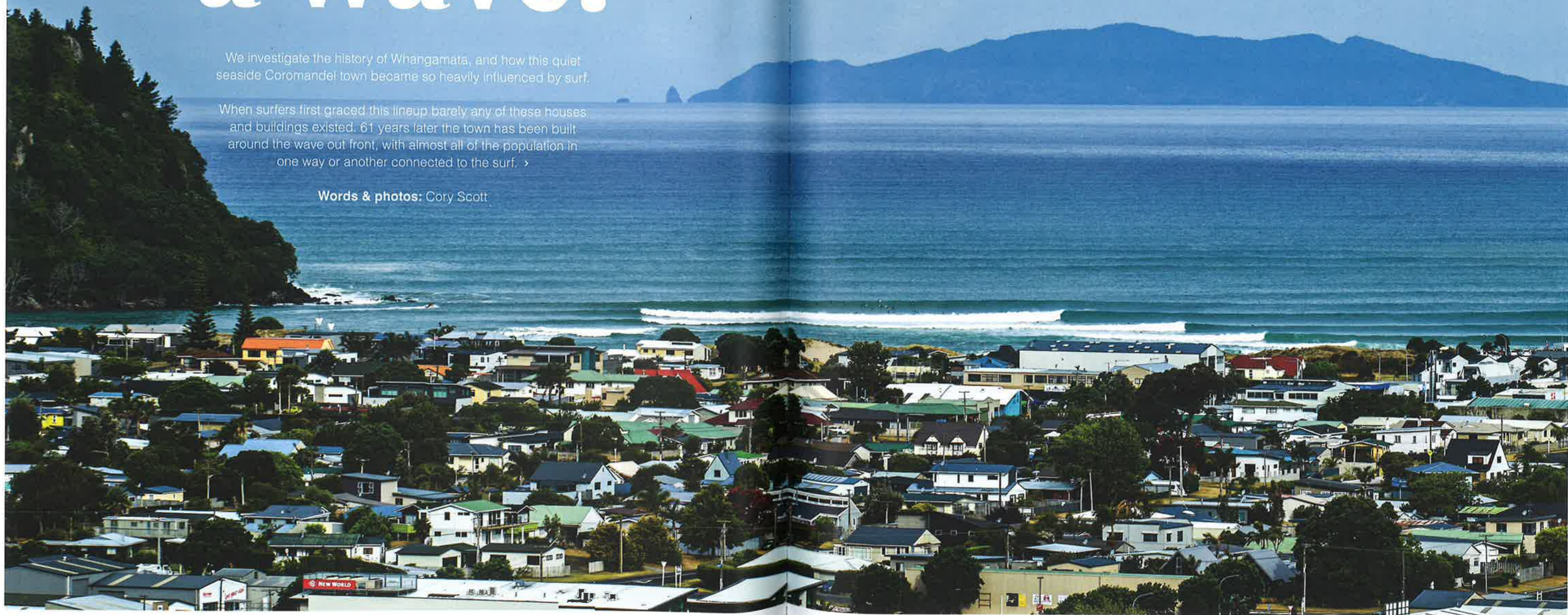
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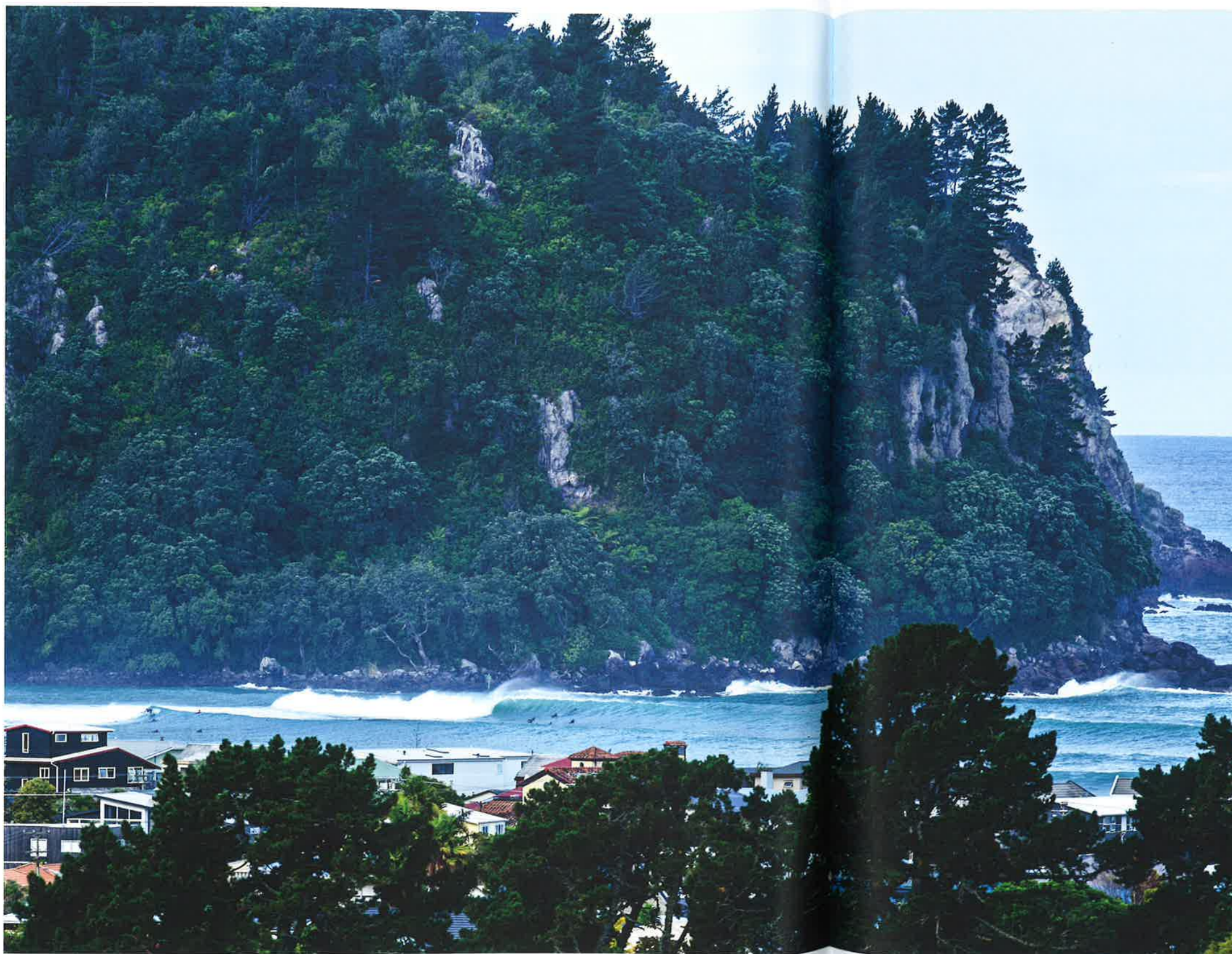
Built on a wave.

We investigate the history of Whangamata, and how this quiet seaside Coromandel town became so heavily influenced by surf.

When surfers first graced this lineup barely any of these houses and buildings existed. 61 years later the town has been built around the wave out front, with almost all of the population in one way or another connected to the surf. >

Words & photos: Cory Scott





Take a look back throughout the settlement of New Zealand and it becomes pretty obvious that coastal areas were widely overlooked for the inner lands and what at the time provided stability and income. Take Raglan, Mt Maunganui, Piha, Ahipara, not long ago sleepy villages for the hippies over amongst the dunes, now bustling meccas of their own. It was towns such as these where the early pioneering surfers migrated to, seeking solace and perfect waves with a minimal population. The word got out about these nomads, living almost off the land, surfing themselves silly whenever the swell appeared and those new to the sport wanted a piece of that action, and the populations began to swell. From those early beginnings in what is only a population of 4000, the main street of Whangamata supports four surf shops, has birthed countless talented champions surfers and at one stage even had four separate surfboard factories run by some of the biggest names in NZ surfing history.

It is said that Whangamata was an uninhabited wasteland in the early 19th Century after Ngāpuhi raiders swept down from the north during the Maori Wars, forcing any survivors inland, leaving the district with relatively no permanent population, which the Government at the time took under the provision of the Waste Land Act.

In those days Whangamata was a sandy flat covered with stunted Ti-tree and flanked by rugged bush where kauri flourished and wild horses roamed. In those days the Coromandel region's drawcards were harvesting the kauri for timber and prospecting for gold in the hills. It was a hard life with access into the town being by way of trekking or horse ride across the ridgelines of the ranges from Waihi through to Whiritoa. The settlement's only link with the outside world were Northern Steamship Company vessels which brought in a variety of merchandise, returning with cargoes of gum, sawn timber and crayfish. With no wharf or landing stage, boats had to negotiate the raw state of the harbour mouth which lay home to the famous Whanga Bar, yet riding the waves which would have been peeling down the sand bar untouched, would have been the furthest activity from their minds at the time. It wasn't until 1923 that a clay track was formed between >

Left: The view from the bedroom of Ben Kennings. Ben's pretty stoked his dad Taff brought his kids up here and now BK raises his own family here. BK has been watching these old pine trees that impeded his view of the bar, slowly become old and being removed and is hoping these big ones will be next in line.

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her north over to Thames was
y completely sealed through to

art of wave-riding was
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rom overseas or had attended
tralia themselves. It is by way
t that surfing in Whangamata
had acquired a 10-foot balsa
Peter was kind enough to
-year-old Hamilton girl Cyndy
ay, every day in the surf
beach, learning to master the
mpetitions were launched in
nd, winning the first Women's
cking it up in '65.

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. For Takapuna grom Taff
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and 57 years later he still calls
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en sleep in the pine trees on
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re doing was surfing, but we
e local cop Murray Cannon
were so >



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**We had heard
rumours of this
quality shaped
sandbar that
peeled; all we
usually surfed
were closeouts at
Takapuna, so we
hit the road**

Above: The top section can offer a challenging take-off-to-tube section when that sand aligns just right, followed by 400 metres of leg-burning walls.

Top right: Everywhere you look in town there's a surf flavour.

Bottom right: The colours of summertime Whanga.





“
...this town has really been built around the surf and the bar in particular, when you take a look at the makeup of the town and you have your accountant, dentist, lawyer, councillors, and they all live here for the surf, you know that surfing is in the blood of the town

Top left: Surfing NZ's main man on the ground Ben Kennings can watch this wave from his office window, yet lives by a strict regimen of work hours, otherwise when the swell is up he probably wouldn't get any work done. A big attitude swing from the very reasons his dad moved here in the '70s.

Top right: Taff Kennings is now 72 years old. For 58 years his love for the bar hasn't waned one little bit and he is still out there every swell picking off gems. Respect!

Left: Given the right sand and the right tide, this wave can transform from a fun-loving wall to a growler.

mesmerised by this wave that on every sniff of a swell we would head back down; the hippie era had kicked in and it seemed feasible to live off the land as such, and I couldn't get out of Auckland fast enough. Every single weekend we chased swell wherever that was, and with no forecasts back then we would sometimes drive to Gisborne only to find it was flat then drive through the night to Taranaki with no hesitation. If I kept this up my marriage wouldn't have lasted, so I told my dad I was gonna go fishing for a living, just to give a reason. I never actually ended up fishing - commercially at least. I had been groomed to take over the family shoe shop business, but I just wanted to live somewhere where I could surf and live with ease. It was a toss-up between Gisborne and Whangamata. I loved Raglan but back then there wasn't much there, and Whanga ended up ticking the boxes for raising a family and schools, and not being as isolated as Gisborne so I could still keep in touch with family in Auckland. As surfing became more popular so did the population of the town, and this town has really been built around the surf and the bar in particular, when you take a look at the makeup of the town and you have your accountant, dentist, lawyer, councillors, and they all live here for the surf, you know that surfing is in the blood of the town. If you take a look up and down the coast at other similar beaches which back in the early days were far more accessible, they never really took off, and it's my belief that this town was built around the Bar, and after almost six decades of surfing almost every swell on this piece of sand, it never loses its charm with me!”

Another early women's surfing pioneer, Jonette Mead, has fond memories of Whangamata. Coming from Hamilton, the Mead family had a caravan at the Whangamata Campground, which back then was the epicentre of the town. Since 1956 the family had visited during the holidays and weekends, making the slow trip here via the rough gravel roads, and spending their days swimming amongst the waves. At the time surfing as we know it wasn't known, then one Xmas Jonette looked out of the caravan window across the early morning mist as the sunrise lit up the sky and saw this graceful figure slide along a wave, and she was mesmerised and right then she wanted this to be her life. She was only 12, but she campaigned hard enough over the coming year, that when she won the coveted Miss Whangamata Future at 12 years old, she put her winnings toward going shares in an Atlas Woods board and as a family, her dad Ray and brother Peter all learnt to surf together on that shared board. "There weren't a lot of surfers around back then, but I was always in awe of Cindy Webb who had become the first NZ women's surfing champion. She was a goddess, with long blonde hair >

and brown skin and as a teen, I wanted to emulate her. Whanga back then was pretty quiet, with all roads leading into the town still gravel, there were a few shops and the picture theatre, and everyone hung around the Milk Bar. I believe Rodney Alison was credited with being the first to surf the bar, and those were the days of no legropes so when you lost your board it was a long swim, but we had spent years learning to bodysurf before surfboards came along so we were pretty proficient at bodysurfing in on a wave to get our boards. Back then there were no medical services or doctors in Whanga so if you got cut by a board, you often had to weigh up spending nearly a whole day going over to Waihi Hospital, or patch yourself up and get back out in the waves. My dad Ray started up the Whangamata Boardriders Club and I remember the Hauraki Council offered them beachfront land to build clubrooms on, but at the time no one had the means or finances to get it off the ground. How hindsight is a wonderful thing - if only they'd known then what the future held for beachfront. My dad had launched his own company 'Inland Surf' in Hamilton, selling and fixing boards, and back in Whangamata he had been helping another young family with getting into surfing, the Shanks family, and dad taught Paul how to do his first ding repair, which I guess in a way led onto him becoming one of NZ's longest-serving surfboard shapers."

In 1963 an Australian surfer named Bob Davies came to NZ on a working holiday and ended up over the next decade becoming NZ's most in-demand surfboard manufacturer, setting up factories in Gisborne, Auckland, the Mount and Waihi, before scaling back and downsizing to launch Saltwater Surfboards in 1970 based in Whangamata.

Out of this operation and era, Bob and his label were responsible for the industry growth in Whangamata that placed it firmly on the map as the epicentre of NZ surfboard industry at the time, with many craftsmen launching their careers and honing their skills amongst the labels that were born of this era. Iconic Kiwi and international labels such as Saltwater, Natural Balance, Tube Cruiser, Special Forces, ISO, Byrning Spears, Hot Stuff, Town and Country, D-Bar, Lipsticks, Aloha, Anderson. Craftsmen such as Kingsley Conosque, Paul Mitchell, Greg Rhodes, Mark Ogram, Alan Byrne, Craig Hughes, Steve Rae, Jamie Reilly, Rodney Dahlberg, >

Right: Luke Griffin lives in Mt Maunganui 1 1/2 hours south, but when he knows the Bar will be on, you will usually find him there.



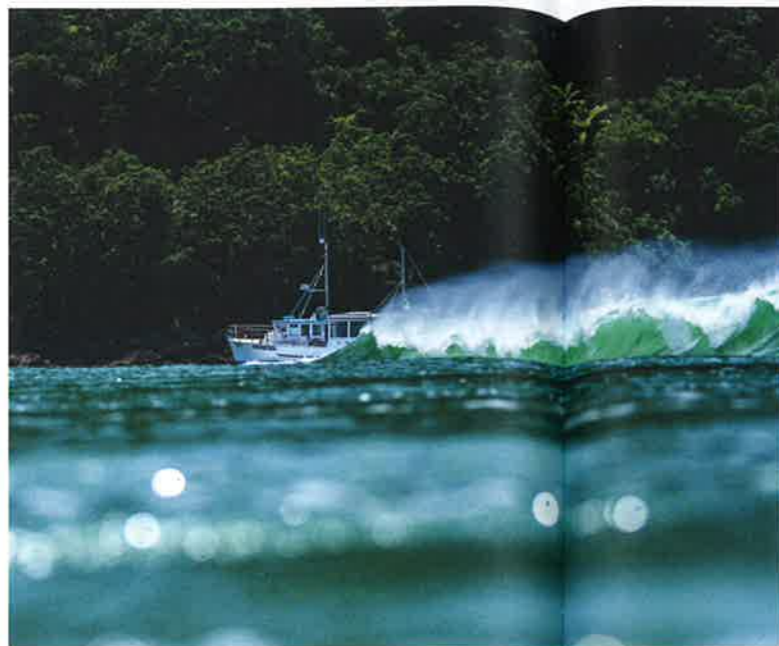


Top: Ella Williams built her career on the waves of Whangamata which lead to a 2013 World Junior title, 2016 and 2017 National Champion and Tokyo Olympian. Her family are all immersed in the sport and culture of Whangamata as owner/operators of the former Bob Davie owned Whangamata Surf Shop. When the swell is up the family take shifts on who mans the shop and who shreds the bar.

Top middle left: And while we have been singing the praises of The Bar, the Whanga Beach isn't half bad either.

Bottom middle left: Peeling through the inside section against the backdrop of Hauturu Island, Whanga offers one of the longest sand bar walls in the country.

Sequence: Karne Pitcher was the NZ U14 Champion in 2006, he then stepped away from competition, got himself a trade as an electrician, and now gets to enjoy every session out on the bar when a swell shows, and like all surf tradesmen, downs the tools, and paddles out giving it the old one-two!



“

Whangamata has gone on to produce many of our finest surfing talents, with National Champions and NZ Team Members aplenty and even a World Surfing Champion and Olympian in Ella Williams

Top left: Located around 1 1/2 hours from both Tauranga and Auckland, with close to 2-million people who may become interested in surfing, there's always gonna be a party wave.

Top right: While boaties and surfers have had to share the entranceway to the channel for many years, it's not all roses. The marina construction once threatened the natural state of this very channel, which would have led to the destruction of this iconic wave's form. This particular boat became dry-docked on the bar, was hit by a wave and luckily floated free before the next set hit.

Left: Paul Shanks moved here to live in 1974 after a childhood connection through his parent's batch since 1958, and while many have dedicated their surfing lives to The Bar, no one has dedicated the countless hours and loss of sleep, and spilt more blood, sweat and tears than Shanksy has over the many moons of riding and protecting the bar. Thank you for your service to surfing brother.

John 'Quimby' Quellan, Brett Munro, Ray Finlay and Wayne Lowen, all applied or learned their trade in Whangamata.

Since those days, Whangamata has gone on to produce many of our finest surfing talents, with National Champions and NZ Team Members aplenty and even a World Surfing Champion and Olympian in Ella Williams, whose family now own and run the former Bob Davies-owned Whangamata Surfshop, continuing on the legacy of this famous surf town...

In 2010 the development of a marina threatened the very existence of what this town was built on, the shape of the Whanga Bar sand spit, which led to a very public dispute and a town divided. This showcased to the non-surfing public just how important and treasured such a natural phenomenon was, and this fight was almost single-handedly led by surfboard shaper Paul Shanks who had moved here in 1974, and he can still be found taking notes, measurements and then out surfing every single day that the bar breaks till this day.

Paul lives and breathes Whanga, it's in his blood! Originally from West Auckland, the man formerly known as Piha Paul started surfing at age 11 on the West Coast not far from where he lived.

His family had a section down in Whangamata where Paul had enjoyed family holidays since he was five years old, so the Whanga seed was planted early. In 1969 Paul got his driver's licence and he was off chasing waves whenever a swell was forecast, which back then was simply learnt by reading the NZ Herald weather map.

After being picked up as a sponsored grom by local surfboard shaper Brian Weaver, Paul began to hang at the factory and before he knew what was going on he was learning to shape boards. In 1972, at 19 years old, and with \$16 in his pocket, he somehow convinced a landlord into renting him his first factory and the Tubecruiser label was born. In 1974 he and a mate Kinsley Kernovski heard that Bob Davie was looking to get out of the game and sell his surf shop in Whanga. After talking turkey, Bob just said look give me \$100 a month and you can have my business. So, together with the skills of Kingsley who had just returned from working with Jerry Lopez and Ben Aipa at Lightning Bolt in Hawaii, the two launched Natural Balance. That particular year saw a record three-month dead flat spell, which forced Paul to rethink his living situation - what was the point of being in the surf industry if there was no surf? So it was back to Auckland in 1977 before the lure and perfection of >

much it drew Paul back
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so Paul thought 'jeez, I
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glassing for Saltwater
on his own back under

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other passionate surfers, they
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ga Bar listed as one of 17
'breaks' which would become
the dredging of the estuary
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tless hours of court time and
a simple case of big money
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to see that the spotlight was
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of data collected, and
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in the natural flow of sand
the shape of the iconic bar,
argue that as we look back
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happen to coincide with a
was halted, and in the swells
ry from what she once was.
ons: "I moved here for the
many others, from the '60s
some incredible memories of
and was groomed after a few
d 8-foot. This town was built
so she's worth fighting for!" ☺



“
**I moved here for
the perfection of
the bar as did many
others, from the
'60s through to the
'90s we had some
incredible memories
of long barrels and
when the sand was
groomed after a few
days of swell, she
would hold 8-foot**

Top right: Local lad Rangī Ormond oozing the style and grace that was developed on this very wave and taken around the world by Rangī, now back home and loving his roots.

Bottom right: Luke Cederman is from Raglan, and being one of those proud Westies who claim "West is best" you won't often see him over on the east side, but when he does he hits Whanga Bar cause he only goes left! And he's pretty damn good at it!



Community plan gives town a head start

Whangamata is probably the first town in the country to start a town plan, as now required by law.

And this initiative was the catalyst for a government workshop on March 18.

The workshop launched and discussed the Parliamentary Commissioner for the Environment's (PEC) report: 'Turning hopes and dreams into actions and results: Whangamata, a case study of community planning in a coastal area'.

It was held in Thames, with officials and ratepayers from around the peninsula and beyond attending.

Discussions aimed to help other Coromandel coastal communities with their community planning process, and encourage the Whangamata community with its plan.

The study was done following concerns received by commissioner, Dr J Morgan Williams, six years ago. These were about encroachment of mangroves into Whangamata Harbour, and the wastewater treatment plant's inadequate performance.

The commissioner was also told of worries about the effects of development in Whangamata, including water quality, estuarine ecology, recreational uses and traditional use; and access to harbour resources by tangata whenua.

A major concern was the community's view that harbour water quality had become degraded.

When the study was complete the PEC decided it would be valuable for other local authorities wanting to improve community environmental wellbeing.

The study considers environmental issues in Whangamata

are typical of those in many NZ coastal towns including Coromandel, Tairua, and Whitianga.

However Whangamata's concerns were compounded by a long-running dispute between some residents and ratepayers, and TCDC and EW, over harbour management and effects of the wastewater treatment plant on the harbour.

The study says that to resolve the dispute the parties needed to agree on key facts, and on the best way to achieve an environmentally sustainable wastewater treatment plant. A key reason TCDC and EW initiated the community planning process was to achieve these objectives.

The study says some parts of the community held unrealistic expectations on the process's ability to achieve what they wanted, and they did not consider statutory and planning limitations. It also suggests they may have lacked sufficient information.

Many key environmental issues relate to the harbour. Commenting on harbour water quality the study says that up to 2001 EW and TCDC failed to meet the terms of its resource consents, in spite of remedial work done by the council. While some tests indicate that water quality has improved, the report did not go so far as to confirm this.

It wants EW to do more testing in the harbour to determine what effect, if any, recent improvements done by TCDC to the wastewater treatment plan may have had.

The commissioner considers ongoing improvements in wastewater

To Page 4

Water quality a major part of commissioner's report

From Page 1

treatment are important and necessary to improve harbour water quality.

The study points out that other significant sources of contaminants exist within the catchment and this issue must also be addressed.

It wants authorities to work with the community in ensuring the upgraded wastewater treatment plant meets resource consent conditions for the duration and beyond the consent period.

It says the water quality of Whangamata harbour has degraded and some areas are probably unsafe for swimming and shellfish gathering at most times. It is also probably unsafe to swim in the harbour immediately after heavy rain.

As there are disagreements about the right method to assess harbour water quality, it recommends EW and TCDC meet with Clean Water Whangamata and public health officials to discuss concerns on testing methods.

It finds that past and proposed physical changes to the harbour's structure will have long-term adverse environmental effects on the harbour, and wants TCDC to work with EW and Waikato University to ensure research results in an effective assessment of any changes. The harbour's physical structure has changed as a result of engineering works such as causeways, groynes and wharves, plus increased rates of sedimentation.

The study refers to the pressure caused by development. This includes conflicts between people wanting changes and those wanting the status quo.

It also refers to limitations of funding as well as human resources to manage environmental effects of intensive

development.

The study says the issues in Whangamata are complex and interrelated, and most are a result of pressures from coastal development.

It recommends that TCDC address the community's distrust of council by appointing suitable skilled neutral facilitators.

As well as development subdivisions other issues identified include aquaculture, industry such as sand mining, coast structures such as marinas and wharves, and conflict over recreational space and access.

Other issues noted in the study are the proposed marina and encroachment of mangroves.

Commissioner's comments

Dr Williams says many of Whangamata's challenges can only be resolved by changes in the whole catchment, and a community plan is the ideal vehicle for this.

"After a promising start the plan has appeared to stall and the PCE investigation had highlighted several areas of concern in its implementation," he commented in the report.

"Everyone must understand the legal, environmental and financial contexts. The plan must sit comfortable with other layers of local government so everyone is aware of its strengths and limitations. Also it needs a champion so that what should happen does happen."

A follow-up study is planned in about a year's time to focus on aspects of the Whangamata Community Plan. The commissioner also plans to look at progress in reconciling different environmental

aspirations in the community for the Whangamata region.

He says many key concerns remain unresolved.

Local input

One of those attending the workshop was Whangamata Boardriders president Paul Shanks. The boardriders are associated with Clean Water Whangamata.

Mr Shanks said he felt satisfied that their concerns had been acknowledged and they now feel vindicated.

He said as a boardrider he was happy to see acknowledgement that the Whangamata bar is one of the best surfing spots in New Zealand.

Whangamata businessman Jan Bartley also attended the workshop.

He pointed out at the meeting that at least 10 officials involved in the process over the years - both elected and employed - had moved on.

"Yet little has changed, and there are no results to show for their work."

He said the issue of Whangamata's wastewater plant had come up at the workshop.

"We have a run-out of the consent next year and we will not meet that deadline. In practice if council shows it has started to do something about it then it is allowed to spin out the time before completion. Personally I consider this dishonest."

Mr Bartley was encouraged to see the emphasis on community participation.

"The big message that came out of the workshop was the need for the community to take part at all stages of planning. This is because the community has a good understanding and local knowledge of its own area."

Whangamata Community Board Meeting 19th May 2020.

Aloha my Community Board,

The commercializing of reserves ie Council applying for tenders (attached), the proposed walkways of Moanu anu anu and Whangamata Dune Fields, these two issues revolve around the changing of the Whangamata Community Plan 2001(WCP), although this Accord is non- statutory by Council it is recognized by the Govt. (1st Community Plan under Local Govt. Act) by KPMG with a Prize for Vision, reviewed and recognized by the Parliamentary Commissioner for the Environment 2005.

The WCP (by way of it's many citizens/participants and their wishes over a decade of Community Forums) inhibits the progress of the desire of the Council bureaucracy to create franchises on the beach. The WCP says all commercialism should stay on Port Rd -and to the west, the reason being to maintain the "Outstanding Features the Whangamata Dune Fields, the Beach and the Surf in its aura of "Outstanding Natural Character".

The Community Forums always regarded the best way to maintain the Dune Fields was that one could only cross the Dunes east to west and just leaving the defined natural sand-tracks that have been there for many generations and have and always will work well. So the WCP inhibits the Council bureaucracy in their ability to promote or even consider a cycle /board walk south-north thru the Dune Fields.

I have supplied a photo essay (*see attached document*) of Buffalo and Brophys beach and with an example of out of the area Lyall Bay Beach Wellington (which has lost its natural character status in the proposed Natural Heritage Plan) these highlight-----"a poor thought pattern"--the original asset is the beach and dunes, then Council provide parking and cycle/walkways that are too close to the Assets. Nature comes along and damages the infrastructure built, the beach and dunes are not damaged they just changed at that moment in time, however the Council has invested in this infrastructure and feels it needs now to protect that investment and gives the opportunity for private-preferred contractors to invoice, so the infrastructure now becomes the asset and the beach and dunes become lost in their own space and the Outstanding Features in the coastal landscape are diminished and the lost Outstanding Natural Character will never be retrieved just written out of "A Plan"

The franchising has increased potential to profit if Council bureaucracy link reserves and private accommodation by way of these mini roads with a franchise in every reserve along "da-Dune-estuary byway". Once the franchising is completed these could be packaged up and leased for 25 years by way of a blanket consent/contract, such as was done with the engineering, rubbish, street-care and the 3 waters in the past.

A Consent to "a sound management group" with high skills in events business and council processes would be preferable. and as the Council is not into running such things and as its not one of their core business then the concession package would be let, to a preferred contractor/society.

"Community Boards will most likely have parks that can cater large crowds. It is therefore, important that a template be developed in-terms of a contract/concession to be available to promoters that provides sound and disciplined management and source of income for Council" Garry Towler Ordinary Meeting TCDC 19 Sept 2017 public excluded.

Then the Public have lost more control of their spaces to the franchisor who would sub-let, and concessions to franchisees, entities such as Beach Hop, Brits at the Beach, Rock Concerts, Blackies, Georgia's, Whangamata Surf School Pak & Pedal the Whangamata backpackers-SUP (x2) , Memorial-seats etc, these concession are incursions on our public spaces and diminish the Outstanding Character of these Outstanding Natural Features

The changing of the WCP by way of selecting peoples (*attached*) with positions of responsibility in the Whangamata Community saying that they are representing that community but without supplying the minutes of those groups that purported to their vision of the WCP.

Then Council take no minutes of that meeting nor advertise to former participants of the WCP Forums, most of whom are still residents, and there are now no actual WCP Forums for updates and feed back and supply of information, nor discussion documents prior to this WCB meeting today.

It is noted that the people who were identified and invited to the WCP Review did not all turn up and other peoples did who were not on the list but purported to represent, but supplied no confirmation of their authority, yet we the participants at all the WCP forums were not engaged.

As the council has stated that there will be new general policies for all council reserves, & public consultation is planned for Whangamata, Tairua-Pauanui mid May to Mid July 2020. The citizens of Whangamata would be very keen for clarification on the intentions going forward in the below paragraphs by the WCB.

"During the preparation of this reserve management plan, the Board have identified some areas of land held under the Reserves Act 1997 that do not contribute towards any current or future outcomes or needs. Council will review that the reserve classification of these land areas to be revoked(withdrawn, cancelled) and the land to be sold".

But the Council does not tell us which reserves or where and why they think that, the Council go onto say, which is curious after what is said in the previous paragraph "There is no areas of land identified in this Plan" 20/05/2013.

Then to have this current Community Board to reside in chambers under the confusion and anxiety of Covid-19 today to deliberate on the proposals put forward. This when none of you participated in our WCP Forums except for now, and now is not a good time and this form of democracy in whole is a farce.

Also the perception of officers of Council mis-representing the outcomes at Reserve Management meetings of the past, so as to distort the interpretations of the outcomes of those meetings, that this Community Board will consider today.

So I ask the WCB to consider the words of the PCE when reviewing the WCP.

"Everyone must understand from the outset the legal, environmental and financial context, the plan must sit comfortably with the other layers of local government, so everyone is aware of its strength and limitations.

It needs a champion so that what should happen, does happen.

Above all it needs to endure and evolve. A Community Plan is no place for sprinters--marathon runners are needed to monitor the environment, conduct the science, keep abreast of the legislation and understand the local history.

The people of Whangamata need to persevere with the Plan and to continue to chart a more sustainable future " Dr. Morgan Williams PCE "

thank you,

Paul Shanks

Surfbreak Protection Society

EXPRESSION OF INTEREST – COMMERCIAL ACTIVITY ON A COUNCIL RESERVE

www.tcdc.govt.nz



Thames-Coromandel District Council is currently seeking Expressions of Interest from businesses or individuals who wish to obtain a license to operate a commercial activity on a Council reserve, for a period of 2 years from the 1 July 2020 until 30 June 2022.

Please note there are only a limited number of spaces available on Council reserves for commercial activities, so it is important that you fill out the form correctly and provide all the information required.

The Expression of Interest and Application Form can be downloaded from the Thames-Coromandel District Council website using the following link:

<https://www.tcdc.govt.nz/Our-Services/Licences-and-Permits/Commercial-business-concessions/>

(On top right-hand side of the page).

Expressions of Interest will close at 4.00pm on 31 March 2020 - please note late applications will not be accepted.

The Expression of Interest and Application Form with all supporting information can be mailed to:

EOI Commercial Activities on Reserves
Thames-Coromandel District Council
Private Bag, Thames

or alternatively, email to:

customer.services@tcdc.govt.nz

Any queries please call Customer Services
on 07 868 0200.

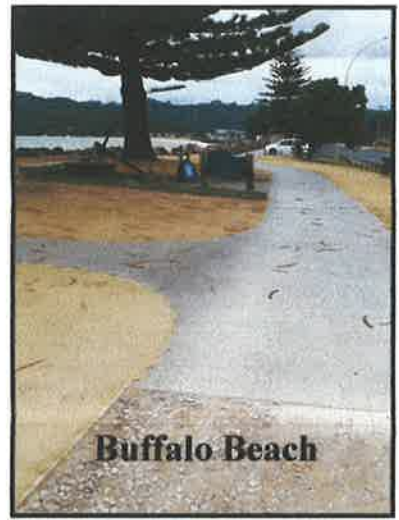
Rob Williams

CHIEF EXECUTIVE

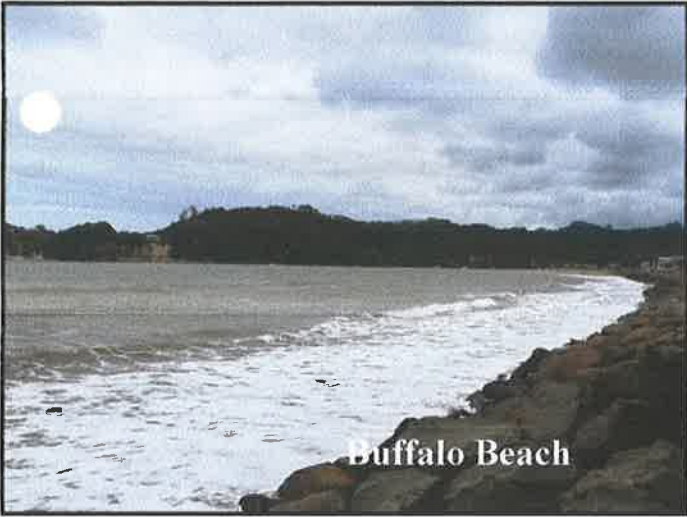
for THAMES-COROMANDEL DISTRICT COUNCIL



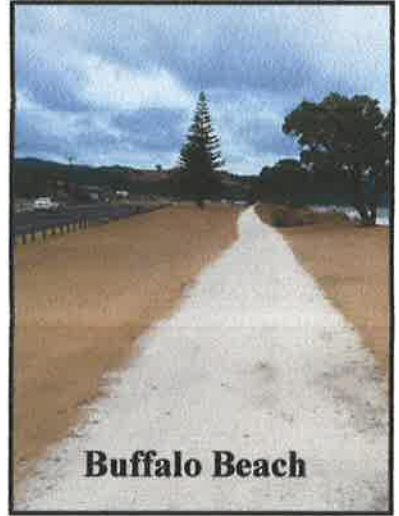
Buffalo Beach



Buffalo Beach



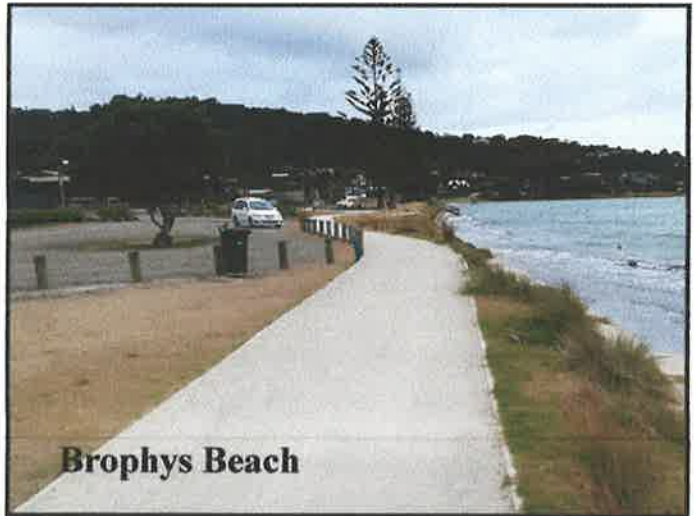
Buffalo Beach



Buffalo Beach



Brophys Beach



Brophys Beach



Lyll Bay

3/3/20
ie nearly
1 month !!

----- Original Message -----

From: Charmian Nell <charmian.nell@tcdc.govt.nz>

To: "shankseas@xtra.co.nz" <shankseas@xtra.co.nz>

Date: 07 February 2020 at 12:18

Subject: Response to LGOIMA request - Whangamata Community Plan

Good afternoon, Mr Shanks

On behalf of Thames-Coromandel District Council I sincerely apologise for the delay in having this sent through to you. On this occasion our peer review system didn't work as seamlessly as it should and we are working to ensure this does not occur again in future.

Please find information in response to your LGOIMA request dated 3 January 2020.

- The following are the organisations that were invited to the focus group workshop and attached is a copy of the attendance register completed by participants, including elected members, on the day. Staff attending were Erin Bates, Jennifer Mahon, Ashleigh Howard, Kirsten Williamson.

Whangamata Community Board	
Whangamata Ratepayers Assn	Terry Wilson
Onemana Ratepayers Assn	Ruhi Pene
Opoutere Ratepayers/Residents Assn	Gordon Ikin
Enterprise Whangamata	Julia McNee
Whangamata Community Services Trust	Kiri Campbell
Whangamata Area School BOT	Jeremy Cox/Alison Mills
Opoutere School BOT	
Whangamata Lions Club	Geoff March
Whangamata Surf Life Saving	Andrea Paynter ✓
Whangamata Grey Power Association	Cushla Jarvis

Whangamata Community Marae	Tai Rapana
Whangamata Menz Shed	Mike Judd
Whangamata Combined Sports Club	Lyn Norris
Whangamata Community Swimming Pool	Jo Jensen
Whangamata Golf Club	John Freer
Whangamata Netball Club	Trudi Conway
Whangamata Rugby & Sports Club	Kevin Brooks
KSM Enterprises	
Whangamata Art Group	

2. As the focus group format had a range of activities designed to get an idea of the issues and priorities relating to the area, there were no formal minutes taken but attached are notes with the outcomes. There was one workshop held on 21 February 2019 with a public survey in April/May 2019.
3. The Whangamata Community Plan is currently being drafted.
4. Attached is an image detailing the designation from Hauturu Point to the Whangamata Wharf.

Regards

On behalf of Erin Bates – District Manager South

Charmian Nell

Thames Area Administrator

Thames - Coromandel District Council

Private Bag, 515 Mackay Street, Thames

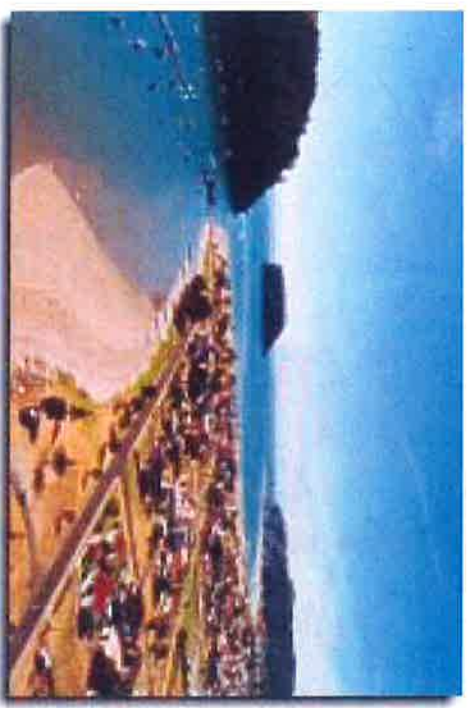
Telephone: 07 868 0200

Fax: 07 868 0234

WHANGAMATA COMMUNITY PLAN

our future

2001



"Pride of the Peninsula"
"Pride of the Peninsula"



**Turning hopes and dreams into
actions and results**

**Whangamata, a case study of community
planning in a coastal area**

Office of the
Parliamentary Commissioner for the Environment
Te Kaitiaki Taiao a Te Whare Pāremata
PO Box 10-241, Wellington

March 2005

Ella Williams: World Junior Champ



The World Junior Champion out surfing on her local Whanga Bar, who would have ever thought! Photo: Cory.

A photographic dedication brought to you each issue, to blow your mind, make you scream WTF, or make the words "That's choice as" roll off your tongue. There are a lot of things that one could consider 'Choice As'. The waves during the weekend, the party Saturday night or that hot chick or dude you met at that same party, or even the new board that your shaper just tuned out. But when it comes to 'Choice' things, not much can beat winning a World Title. We catch up with Whangamata's Ella Williams on her 'Choice' new title 'The ASP World Junior Champion'.

Firstly congratulations to be the WORLD JUNIOR CHAMPION must be a surreal feeling, THANKYOU SO MUCH! It is the most incredible feeling ever, it's something that words cannot explain really. I am just over the moon with the win! I don't believe it has sunken in yet! I think something this life changing or big in your life won't sink in for a while. The smile on my face will stay for a long time!

How did entry into the comp come about? It was crazy how it happened! One and a half weeks before I was working in the shop with my brother, all of a sudden I got an email saying "urgent please reply ASAP!!" I opened it up and it said that a girl just before me on the rankings had pulled out because of injury. I was next on the ratings to get in. So I made the call and secured my place and ran with the golden ticket!!

Did getting that last minute call up take the pressure off in the buildup? Yes, I think because of how fast it all happened I was just taking it all in and anything was a huge bonus to me. Thinking everyone knew they were going to be there so they had time to plan, whereas I didn't and was just so happy to even be involved and get there. It was so funny because every athlete there had a proper coach, trainers and everything!! I just turned up with my mum, no coach, trainer, nothing. Just my mum, and won the contest!

How were the waves and the venue for the event?

The waves were fun most of the time, it changed a lot, as a lot of beaches do. One of the first days for the comp it was really solid so they put the boys out. From that day on it just started to drop off but still stayed a contestable size. But I was just happy to be surfing a beach break because I'm used to surfing beach breaks at home (Whangamata) so I felt very comfortable and happy with my surroundings.

You've had a stellar year with a fourth place at the ISA World Surfing Games in the Open division, then you won the NZ Surf Festival to go on and compete against the best women surfers in the world, did all these events prior to the World Junior Champs prepare you for what was in store? I knew the level was high and all the girls are surfing so so strong. It was going to be hard, I knew that. But I was there to win and I would do whatever it took to take the win!

You arrived home to a reception that has historically only happened to Rugby Teams, yet the whole town of Whangamata and more turned out for a street parade to celebrate you surfing success, how did this feel? It was AMAZING!! The whole community's support has been incredible, for me to have such great people behind me and for them to all put in the time and effort every little detail did not go unnoticed. I'm even lucky enough to be

getting my own seat made for me in honour of the achievement. It makes me feel so lucky to have all of them, and supporting me in the way that they do. Very grateful.

You are an inspirational young woman that sets goals, this year you surfed in a CT event and now have a World Title to your name, where to from here? Thank you very much! From here onwards I am going to try and qualify for the Women's World Tour. As soon as I'm on the World Tour I'm just in the hunt for another World Title! And to always be a happy person, have a positive outlook on life and keep growing with my surfing.

Once again a huge congratulations from NZ Surfing Mag we are so proud of your achievements and the way you carry yourself while you represent our country and our sport, keep up the great work! Thank you so much! And also I would just like to say a huge thanks to my family Dean, Janine and Braedon for their amazing support, I couldn't have done it without you! I'm forever grateful. And to my sponsors that have been fantastic to me, Rip Curl, Weet-Bix and also Reef and Peter Anderson surfboards and New Zealand for all of your support, all of your messages, letters, phone calls, txts! Everything you have done, I truly will never forget it and really do appreciate it so much!







one would say that three high tide most used part of beach.
then beach was stolen

2000



2004



2011



Figure 10: View of dune seaward of Esplanade Drive prior to Coastcare restoration in 2000 (top photo), in 2004 four years after restoration (middle photo) and in 2011 (lower photo).

The stealing of our Beach

(5)



Coca-Cola Ladies Open winner Valerie Tredrea is presented with her trophy and cheque by Good Guy Ian Magan in front of the large crowd at the final day of competitions.

The Radio Hauraki Sound Cruiser supplied music throughout the competition. Surfers lazing on the beach and even board riders out on the water could hear the programmes loud and clear.



More opposition to boardwalk

Photos speak a thousands words, according to those against a beachfront Whangamatā boardwalk planned by Thames-Coromandel District Council.

The featured *Coastal News* front page from July 20 2000 shows an area on the Esplanade Reserve, where the planned TCDC boardwalk will be constructed.

The article recorded that Whangamatā Beachcare volunteers had already cleared away numerous broken walkway sections on the badly eroded dunes when this photo was taken.

Taff Kennings sought out the photo from our Fort Rd office and presented it to TCDC staff at a meeting about the planned boardwalk last week.

Whangamatā's Paul Shank's is another who is vocally against the boardwalk, and is photographed on the dunes at the end of Hunt Rd where a former boardwalk has broken pieces and nails sticking out.

Reactions to our front page article *Backlash over boardwalk* are being shared on *Coastal News'* Facebook page and email inbox, with mixed responses to the plan.

"We have a great deal of questions, but no answers," says Ross Ferraby. "What modelling has been done to show what happens when the foredune is scoured out by storm events, which have, in the past, eroded a vertical face of up to 2-3m and then gradually rebuilt over the following years? This is a natural process that has happened many times in the past, but will no doubt be exacerbated in the future with global warming."

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SAVE \$\$\$ GREAT WINTER SPECIALS CHANGES
 FROM FEBRUARY 15 2020



Huge seas clean out sand from dunes

HUGE EROSION: This front page of the *Coastal News* on July 20 2000 shows an area on the Esplanade Reserve where the planned TCDC boardwalk will be constructed. Whangamatā Beachcare volunteers had cleared away numerous broken walkway sections on the badly eroded dunes when this photo was taken.

TCDC responded that the walkway alignment was informed by coastal scientist Jim Dahm, and will be located primarily away from the active dune erosion zone.



THORNY ISSUE: Whangamatā's Paul Shank's stands by the twisted remains of a beachfront boardwalk complete with nails poking out at the end of Hunt Rd.

Esplanade end. We intend to keep the boardwalk as close to the landward side of the dune system in this location," said TCDC project manager Ross Ashby.

Opinions

"I've been holidaying at Whanga for over 35 years. I love it because it still has a small coastal town feel. And it's not yet commercialised. Dumno, I just feel like it will lose a bit of that charm."
 — Lynley Stewart

"Why don't they do proper footpaths around the Whangamatā streets? More street lights, fix the roads, fix the bumps on the bridge. You know do

something that the town actually needs before something that is not really needed."
 — Kelly Maree

"Nearly every person I've spoken to think it's a great idea, but only the squeaky wheels get the attention in the media."
 — Noddy Watts

"It's a great idea, unless you live on the beachfront!"
 — Madia Eruoi




"There is a fourth option which might be acceptable to all parties: Continue the boardwalk along Esplanade Rd proposed area and stop at the sand dunes."
 — Garry Gottlieb
 TCDC Councillor



Permission Number: 76634-OTH
Holder Name: Thames
Coromandel District Council
Location ID(s): 39624

Permission locations (Location IDs listed above) are highlighted in yellow on the map

Legend

-  Track or Road
-  Public Conservation Land
-  Marine Reserve / Sanctuary



This map is to inform and may be unsuitable for other purposes e.g. engineering, surveying, navigation



0.451 Kilometres

SCALE 1: 9,028 @ A4

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Date Printed: 19 April 2021



Nature-lovers and surfers have embraced Surfnomics as a way of saving beaches by quantifying the financial benefit they bring in tourism dollars to their local communities. Picture / Brendon O'Hagan

Putting a price on the waves

Calculating the economic benefits of surf tourism has saved many world-class surf breaks from extinction at the hands of developers, writes **Gregory Thomas**

Raglan's businesses ride on its breakers

Surfing in the US

In the US 3.3 million people surf 108 times a year, drive an average of 10 miles per session and contribute at least US\$2 billion annually to the US economy.

In 2002, a surfer named Chad Nelsen enlisted an economist at Duke University to help put a price tag on a popular surfing spot on Puerto Rico's northwest coast.

Nelsen's idea was novel – to prove that the waves breaking on the beach constituted a multimillion-dollar asset and persuade the local town to take pains to preserve it.

Real estate developers were after another multimillion-dollar asset – the views from the beach, which would be the selling point for three high-rise condominiums they planned to build.

Surfers and environmentalists feared that the construction at Rincon, the village in Puerto Rico, would change the flow of sediment around the beach and bury a reef that created the surf break.

Nelsen sought to show that without the reef, there would be no waves, no surfers and, ultimately, a big drop in tourism dollars.

"We found that people were buying second houses there just for the surf," said Linwood Pendleton, the Duke economist who assisted Nelsen and is a chief economist for the National Oceanic and Atmospheric Administration. "It was contributing literally millions of dollars a year to the local economy."

Rincon and its world-class wave break, discovered by surfers in the late 1960s, embodies a cycle that's as regular as the tides – surfers trek to remote reaches of the globe in search of the perfect wave.

They discover prized beaches. Word gets out. Tourists pile in. Developers seize land and opportunity. Construction alters the wave break. The surf loses its edge.

Surf advocates have long argued that Mother Nature is priceless, invoking geological and hydrological mechanics that distinguish the character and appeal of the waves.

In a new strategy, Nelsen and a handful of other surf intellectuals are letting go of lofty environmentalist rhetoric and fighting economics with economics.

"Those of us who really love the ocean have an instinct when we see beautiful places like this to think that

From B9

Riding the wave

What is Surfnomics?

An offshoot of natural resource economics that seeks to quantify the worth of waves, both in terms of their value to surfers and businesses, and their non-market value – or how much people would be willing to pay not to lose them.

they're priceless and to think that the commodification of nature, and putting price tags on everything, is the root cause of nature's destruction."

Rincon was a rare victory for surfers.

The international campaign to protect the wave break, led by the Surfrider Foundation, an advocacy group, blocked the condo proposal and persuaded lawmakers to designate Tres Palmas, the name of the break, as the heart of Puerto Rico's first marine reserve.

And it helped launch the science of "surfnomics".

In March, Nelsen, 42, completed a doctorate of environmental science at UCLA, where he studied the economics of surfing.

Surfnomics is an offshoot of natural resource economics that seeks to quantify the worth of waves, both in terms of their value to surfers and businesses and their non-market value – or how much people would be willing to pay not to lose them.

"The assumption is often that surfing is worth zero dollars," said Nelsen, environmental director for the Surfrider Foundation.

"It's taken for granted. It's not perceived as being a viable and important source of economics, particularly with decision-makers in coastal zone management that we're talking to all the time."

To prove there is intrinsic value in

a wave, Nelsen started at the beginning. A report he produced tabulates the number of surfers in the country and how much money they shell out for the privilege of riding the waves.

After surveying more than 5000 surfers, Nelsen concluded that about 3.3 million people in the United States surf 108 times a year, drive an average of 16km per session and contribute at least US\$2 billion (\$2.4 billion) to the US economy annually.

"The report is to demonstrate that, hey, there's a lot of surfers in the US... They go to the beach a lot, and they spend a lot of money in these communities," Nelsen said.

"Therefore, you should take their interests seriously."

In part, the survey is an effort to shake the stereotype of the shaggy stoner who lives out of a van and doesn't contribute to society.

Nelsen calls that misconception "the Spicoli virus" in reference to Sean Penn's iconic surfer-slacker character from the 1982 movie *Fast Times at Ridgemont High*.

The median surfer these days is 34 and pulls in more than US\$75,000 a year, according to Nelsen's study.

"Even 10 years ago, the posture was one of trying to dismiss the arguments of these 'crazy surfers,'" said Michael Walther, a coastal engineer in Florida whose research persuaded officials in Monmouth County, New Jersey, to rethink a beach renourishment plan that would have buried a surf break in 2001.

Building proposals for a new harbour in Los Angeles, a cruise ship terminal in Australia, a factory in Mexico or a jetty in France don't account for potential damage to surf breaks that bolster nearby communities with tourism dollars.

When surfers have spoken up, Nelsen said, their arguments have tended to be passionate but abstract and lacking a concrete link between the building, the break and the local economy.

Meanwhile, the argument of real estate developers is more easily couched in economic terms – job creation, revenue and growth.

A simple case study: A world-class surf break at Madeira, an island off the

Raglan's waves are the bread and butter of the local business community, with surfers from all over the world travelling to the Waikato town to ride its famous left-hand breaks.

Charlie Young, who runs the Karol Lodge and Raglan Surfing School, says he has not seen any definitive figures on what the waves, such as Manu Bay and Indicators, could be worth.

But surfing fuelled most of the local economy, he said, from the cafes and surf stores to accommodation providers and food retailers.

Young, also a board member of the Raglan Chamber of Commerce, said the value of the waves meant it was crucial the natural environment was protected.

It would "crush Raglan's heart and soul" if something – such as an environmental disaster – stopped people from surfing, he said.

"Protecting the environment is the number one priority here in Raglan, from our mountain to the harbour and the ocean... issues

like seabed mining and oil drilling are all things that need to be looked at very closely."

Young, who arrived in Raglan from southern California 14 years ago and never left, said most of the town's surfing visitors were Kiwis, mainly from Auckland and Hamilton.

Most of the international surfers came from North and South America, as well as Australia and Europe.

"A lot of people end up trying surfing when they come through and get hooked," Young said.

Surfing New Zealand estimates there are 140,000 active surfers here.

While there has been no research on surfing's economic impact, Surfing NZ spokesman Ben Kennings said there were about 160 surf-related shops around the country and 40 wholesalers dealing with big international brands. Some wholesalers had turnover of \$20 million a year.

In addition there were about 30 surf schools with numbers growing. Christopher Adams

coast of Portugal, suffered a damaging blow when the Government installed a seawall in the 1990s.

US-based Save The Waves Coalition objected, saying the wall would make surfing more dangerous.

The seawall was built, and surfers stopped visiting en masse. Save The Waves founder Will Henry thinks that they lost the fight because they weren't properly equipped.

"If you talk in dollars, that's a language the Government speaks," Henry said.

"We didn't have any real data at the time to say, 'This asset is going to be worth X amount of dollars over the next 10 years.' It just didn't exist."

Save The Waves has since produced two studies evaluating the economic value of surf breaks, in partnership with academics at Stanford University, the University of Oregon and the University of Hawaii.

Mavericks, an epicentre of big-wave surfing in Half Moon Bay, California, is worth US\$23.9 million annu-

ally in a report produced in 2010. A wave at Mundaka, off the coast of southern Spain, brings in about US\$4.5 million to the local economy each year, according to a 2007 study.

Economists calculate the value of a surfable wave by tabulating visiting expenses of surfers and surf spectators.

Some of the indicators they watch include distance travelled, visits per year, time taken off work, length of stay, drive time, gas money, parking fees, food breaks and gear rentals.

The theory is that such figures represent how much money a person is willing to part with for the experience.

At Mavericks, for example, economists calculated that more than 420,000 people, not just surfers, visit each year to watch the waves and spend an average of US\$56.70 per visit.

The idea that self-sustaining resources such as waves don't attract dollars simply because you can't count people moving through a turnstile is outdated thinking, said Pendleton, the Duke economist.

"We've tended to focus on big industrial uses of the outdoors while forgetting about these much more sustainable uses of the outdoors, especially recreation," he said.

Surf economists admit that surfnomics is a risky proposition.

The few reports documenting the value of waves have not, so far, been challenged or scrutinised by developers.

But what if, for example, a wave worth US\$24 million annually is pitted against a new hotel that would bring in US\$30 million a year, Surfers Against Sewage, another advocacy group, says in a 2010 report on ocean resources. "Are the developers then in a position to 'buy' that wave from the surfers?"

Nelsen, for his part, isn't worried about the implications.

"We're not arguing that the world is one big cost-benefit analysis.

"Surfnomics is just one measure of the value of these resources. It's not the only measure."

The Washington Post

We've tended to focus on big industrial uses of the outdoors while forgetting about these much more sustainable uses of the outdoors, especially recreation.

Linwood Pendleton
Duke University economist

Here's a new section for the top 30 had to answer; we've always asked them to rate each other, now we've asked them to rate the country we live in. So, just what are the 5 best waves in New Zealand...and which is the worst. Ohh you might not like the answers....



Best wave; *Gizzy Island*

Just sneaking in by one vote Gizzy Island has been named by the top 30 as the best set up in the country. With 4 possible waves wrapping around ...and some of the set ups capable of producing as heavy wave as you want it's not too much of a surprise the Island gets the nod.



No2; *Whangamata Bar*

The double up drop into the first freight train section with the possibility of getting a hell pit followed by seemingly endless perfect long sections have got the top 30 hooked on the famous left hander. Never mind the farm run off and the raw effluent the local council seem loathed to clean up. Catching Whanga Bar on is worth the ear and gastrulae infections...apparently.



No3; *Indicators, Raglan*

Did you know that for years Indicators was considered unsurfable? It was deemed too fast and the dangers of losing your board, pre-leg rope era, just weren't worth it. Boy how things change, one of the most consistent spots in the country, capable of handling just about any swell the Tasman can throw at it, Indies long lefts get the thumbs up from the fellas.



No4; *Stent Road*

Taranaki's gem, the powerful bowling right hander makes the grade, again a spot that can handle size and has more than enough push, who knows, it maybe the venue that decides our next National champ.

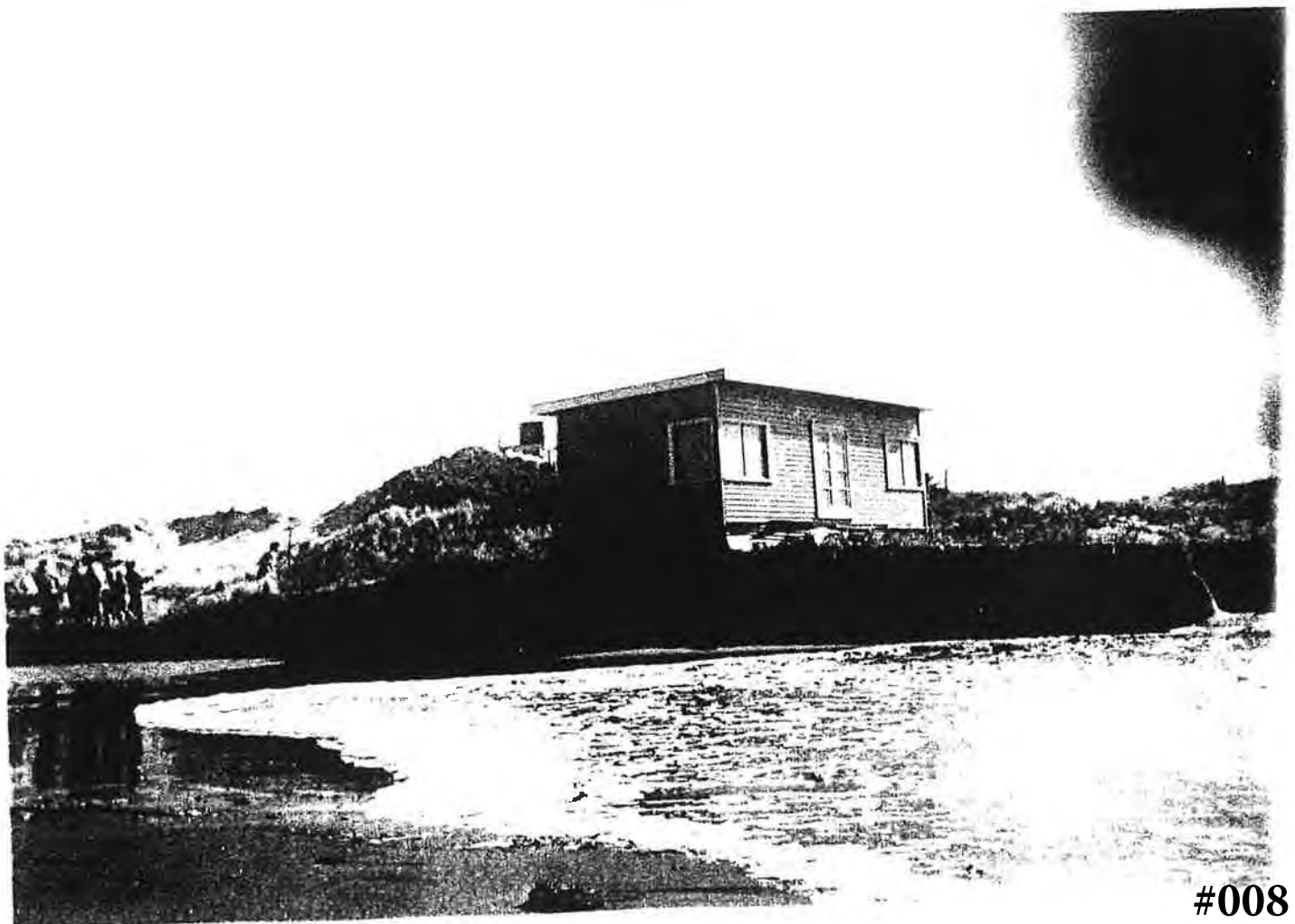
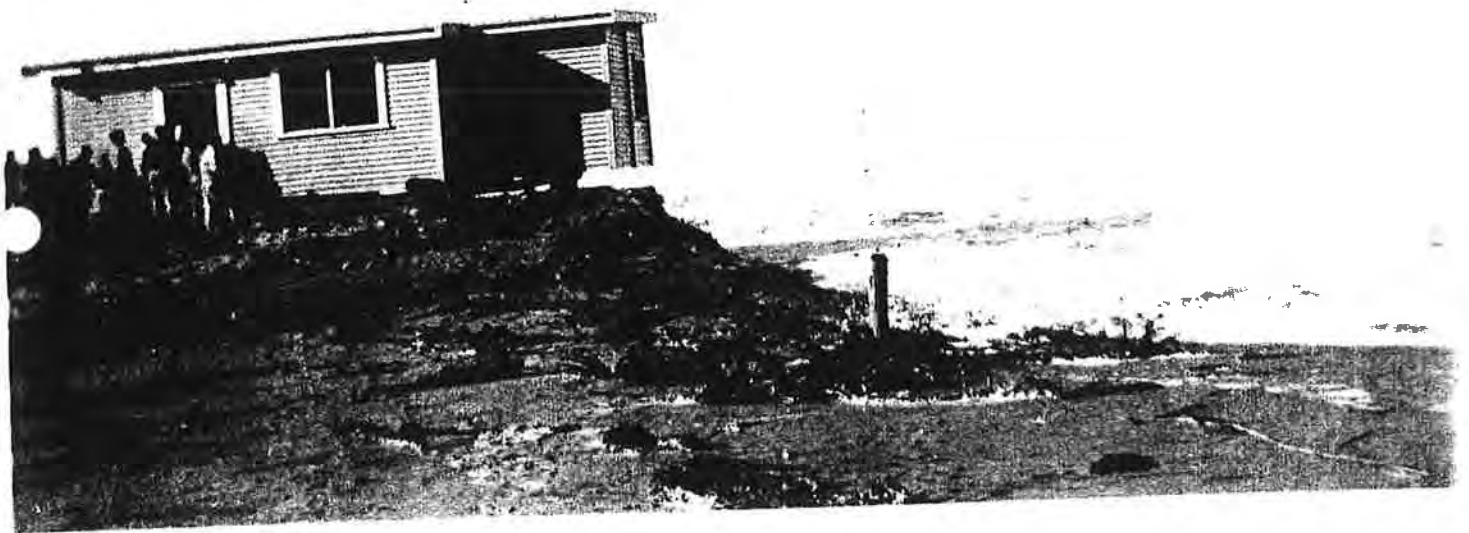


No5 *Wainui Beach, Gisborne*

Home to many a surfing champion current and past, Wainui completes the quintuplet. And even though many out of towners swear black and blue that the place is a hoax, and it always pumps the day before you got there, the fact remains that we do have photographic evidence that the place goes off.

The worst wave in New Zealand *New Brighton Beach, Christchurch.*

The majority of top 30 hate New Brighton with a passion, cold, soft; gutless waves meandering over badly formed sandbanks are not what get the top 30 amped. Even the locals voted for it. But don't be too disheartened Christchurch surfers everyone knows that New Brighton beach has it's days and your beloved home break only won this dubious honor by one vote, Manu Bay Raglan is also loathed by over 40% of the respondents.



#008



Our threatened

Walkways, playgrounds, picnic tables - having a strip of public land by the sea for everybody to enjoy is part of Kiwi culture. But this skinny chain of public land will wash away before the rising ocean reaches private property further inland. When one council chose to defend a popular path, it wound up in a court battle...with itself, writes **Eloise Gibson**.

Every spring, while Aucklanders attempt to spruce themselves up for summer, one of the region's most popular beaches undergoes a makeover.

A yellow truck on crawler tyres moves across the broad southern end of Ōrewa beach, scooping up sand that has collected near a river mouth and carrying it north, to the beach's droopy middle section.

More sand - up to four milk tankers' worth, over multiple visits - is carried slightly further north, to pad out a wave-bitten stretch of beach between Marine View and Kohu St.

For a brief time, the beach looks smooth and fabulous. But the effects don't stick.

As one of the first big, swim-able beaches north of Auckland city, Ōrewa is popular with urban escapees, as well as its 10,000-odd residents.

A beach this well-loved needs to look its best for the swimming season. But the fresh drop of sand isn't only for looks - it's defending a sliver of public land.

Above the beach is a scraggly grass strip, with a rough dirt path along it. It runs between a scoured bank and a row of multi-million-dollar houses.

The track is pitted and lumpy - "a goat track", one of Ōrewa's local board members calls it. But, in big tides, this 600-metre

stretch is the only way to walk along this piece of coast, without being on someone's front lawn. The path is a piece of Te Araroa, the public walkway running the length of New Zealand. Erosion, storms and, now, sea level rise, have narrowed the land to 1m-wide at its thinnest point.

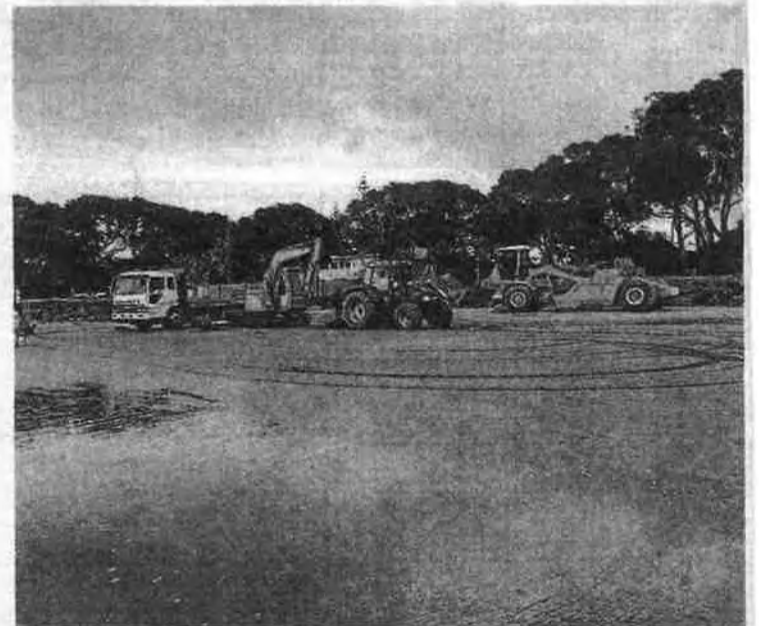
Last year, three different coastal engineers studied it and delivered a terminal diagnosis: within 20 years, one-third of the path would be gone. Within 40 years, 90 per cent would be lost, unless something was done to save it.

The sand gives the path a short reprieve. For a while, after the trucks do their work, there's a nice plump barrier in front. Soon, however, waves start nibbling. Currents carry the sand out to sea and down the coast, depositing it more or less where it came from. Next spring, the makeover begins again.

Threatened public land

There are strips of land like Ōrewa's beach path all around the country, and nobody knows how many are in danger.

When Land Information NZ surveyed who owns our coastline, in 2003, it found councils hold the titles to more than 6000km of seafront land, mainly roads and esplanade reserves, giving them almost a third of the 19,000-plus km of coastline. The Crown owns just over another third, while private owners have the rest.



These ribbons of land have been gifted to councils in people's wills, purchased by ratepayers, and surrendered by developers as a condition of subdividing. They hold walkways, barbecues, picnic tables, bike paths and pohutukawa. They're our licence to enjoy land we can't personally afford.

When the sea rises, some of these land titles will shrink. Legally, the landward boundary won't budge when the tide line moves in, but the seaward boundary will move inland, because it is usually defined by the high water mark. Our shrinking public land will buffer private property behind it - until the public land's gone. So far, there's no real plan to save or replace it.

We don't know the extent of the threat. Because publishing detailed maps of land at risk from sea level rise has proved challenging, technical and controversial, most councils haven't done it yet. One report for Local Government NZ suggested half a metre of sea level rise would threaten almost 2000 hectares of council parks and reserves.

While there's been plenty of head-

Top: Popular Ōrewa beach, north of Auckland, is threatened by erosion. Above: Annual efforts by council to shore up the beach by shifting sand are only a stop-gap solution. At right: The slim public pathway beside the beach is also under threat.

CHRIS MCKEEN/
STUFF

seaside land



scratching about what to do when private land is swamped by the ocean, much less attention has been paid to the land that's there for all of us.

'We have to protect what we have'

Councils are supposed to prepare for 1m higher seas by 2100, though there's a 5 per cent chance oceans could rise further, reaching up to 1.5m higher by the end of the century, says Tim Naish, a sea level rise researcher who's the director of Victoria University's Antarctic Research Centre.

We might yet get away with just half a metre by 2100, Naish says, if people worldwide rapidly cut emissions. But a good portion of that amount is coming in the next 40 years, no matter what happens, he says. "By 2060, we will have 25-30cm. That's locked in."

Ōrewa beach is as flat as a table-top, with damp, wide sand so firm you can cycle along it. The gentle slope offers little protection from waves. A metre of sea level rise would push the high tide line

roughly 56m inland -- past a row of palatial homes, onto the road, and almost as far as the town's first block of shops and cafés. The skinny reserve would be gone long before that.

For years, parks managers have been concerned that sand drops aren't holding the line, now that erosion is getting a leg-up from the early stages of sea level rise.

There's "no way" the council could afford to buy another strip of land like it, if the increasingly popular path was washed away, says Martin van Jaarsveld, Auckland Council's manager of community parks. "We have to protect what we have," he says.

The council wants to pave the path, to make it easier to use at all tides, including for cyclists and people with limited mobility. Four in 10 Ōrewa residents are 65 or older. But what might seem like a simple solution -- build a seawall -- led to an 18-year battle.

An exceptional case

Many Ōrewa residents want a seawall, pronto. The local board has set a seawall as its number one priority for ratepayer funding, and the council sees defending the strip as the region's most urgent coastal task. But other residents were willing to go to court to stop a wall.

In 2010, Rodney Council, which managed Ōrewa before the Auckland supercity, tried but failed to get permission to build a wall along the threatened 600m.

Two huge, path-eating storms -- in 2013 and 2014 -- prompted Auckland Council to try again, once it was in control of the area.

"We started to look at it and say, 'Is it acceptable to lose what little we have remaining?' And the answer was very much no," says Paul Klinac, the council's manager of coastal services.

As regulator of Auckland's coast, the council had to apply to itself for permission to alter the coastline. To avoid bias, it hired three independent commissioners to make the call on its behalf. The commissioners said no.

Owners of houses immediately behind the walkway -- including Peter Simunovich, son of the rich-list, scampi-fishing family -- said a seawall wasn't needed, and could make erosion worse. They argued that alternatives, including moving more sand, would work better, and said the council's design for the wall was untested and risky.

The commissioners' decision noted a seawall would stop these residents from walking straight from their houses down to the sand. Instead, they would have to walk along to a ramp, or stairs. Members of the public would walk in front of these people's properties more frequently, if the council paved the path. The commissioners didn't accept the erosion was urgent, and ruled there were risks to the natural feel of the beach.

The council still wanted a seawall, so its only legal recourse was to take itself to court, since the commissioners had declined permission in the council's name.

The case -- Auckland Council v Auckland Council -- happened in a quiet courtroom just off Auckland's Albert St, in May 2019.

Any court case is expensive, but this one was exceptional. The council had to pay for lawyers and experts on both sides and for an amicus curiae or 'friend of the court', to ensure a fair hearing. By now, the Simunovichs and others had withdrawn their objections, after negotiating a less obtrusive design. But a group of neighbours who still opposed the wall represented themselves in court.

Most of the cross-examination of council

Continues on page 6

witnesses came from a retired coastal engineer named Greg Shaw, who has lived on Ōrewa beach for 32 years. Shaw told *Stuff* he doesn't accept the council's monitoring records showing erosion is getting worse. "It's selective," he says. He produced old photos showing the sand looking washed-out, years ago. "The beach comes and goes," he says. "It can be totally different in a week's time."

Instead of building a wall, Shaw thinks the council should realign Ōrewa's estuary, which, he says, would be cheaper and allow more sand to be dredged and used to defend the eroding sections in a softer manner. (Auckland Council says this and other alternative plans aren't viable). He thinks future beach goers would be disappointed with how a wall would turn out. He won't be here, mind you. "I'll be dead, and the top of my coffin will say, 'I told you so.'"

One of the commissioners hearing the case was interested in the sea level projections. He wanted to know if the council had factored in something he'd read about: when Antarctica melts, it will lessen the continent's gravitational pull on the oceans, meaning New Zealand will experience just 10cm, total, of sea level rise. (The phenomenon is real, but sadly it won't work out that way. New Zealand will still get about the global average of sea level rise, says Naish).

There was one area of agreement: all three coastal engineers who gave evidence for the different sides, concurred that the reserve was a goner, if nothing was done. The questions were when, and what to do about it.

The court ruled the thin strip of land couldn't afford any more delay. But it took 15 months after the hearing to issue a final decision. In the meantime, Covid-19 hit.

By the time the court ruled in favour of the wall, the \$14 million the council needed to build and maintain it was no longer available in the budget. It might be funded next year.

All up, the council's costs to get this far have come to \$2.1 million.

That doesn't include spending by Rodney Council.

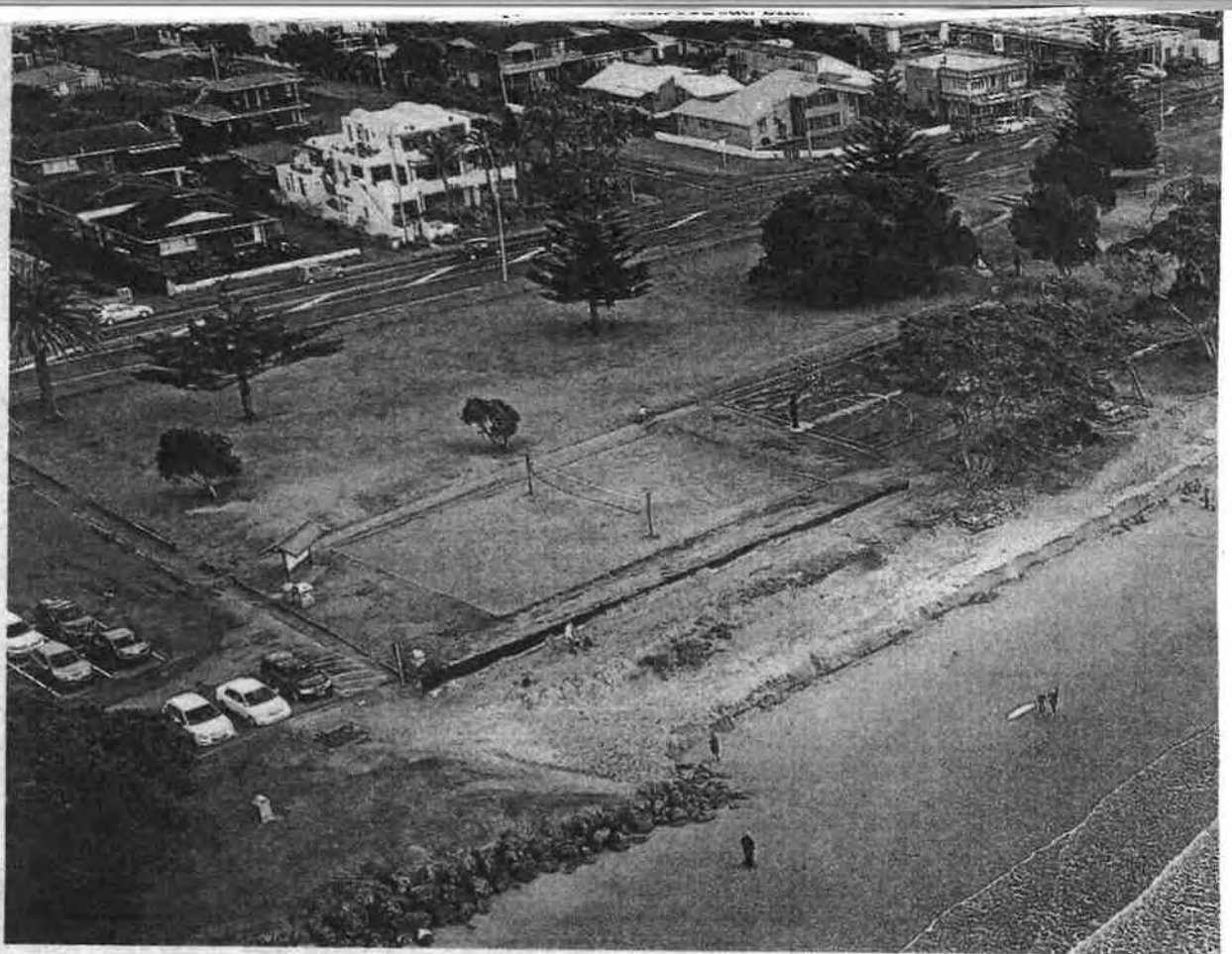
No room to retreat

There are two options when the sea comes in: defend, or retreat. Neither is ideal.

Seawalls can save land, but long-term they can't save sand. Once the tide line rises permanently up to the wall, any sand in front of it will start to disappear. Retreating saves the beach, but eats the land behind it.

"That's the issue with Auckland and New Zealand," says Klinac. "We have one part of the population that would very much like to see us armour our coast and try to engineer our way out of climate change, which is impossible, and we have another section that says, you need to stop building seawalls and you need to do what you need to do [land retreat], right now."

"My response to both those groups is, let's have a conversation, about which parts of our coastline require protection and why and for how long?"



"Is it acceptable to lose what little we have remaining? And the answer was very much no."

Paul Klinac, Auckland Council
Manager Of Coastal Services

"I see it as a sliding scale of priorities that we would even be able to fund," says Richard Hills, chair of Auckland Council's climate change committee. "We've got a huge number of closed landfills and many of those are on our coasts. Those are the things that we're going to have to protect, potentially, by building things like sea walls or man-made dunes."

Some seawalls offer only temporary protection, before the sea comes over the top or finds a way around the edges. It'd be silly to spend millions shoring up our coastline, while we keep building on land behind, only to see our walls fail anyway, says Judy Lawrence, a leading researcher on adapting to climate change.

Wherever there is space to let a beach move back, retreating gracefully is the better option, says Klinac. That's what the council is doing at wilder, bigger council-owned parks, such as at west Auckland's Muriwai. At Ōrewa, there's also a wider stretch of reserve to the south, where the council plans to make do with sand transfers until there's a long-term plan for the beach.

But at the narrow stretch, and at many other popular urban beaches, private development has hemmed the public land in. In fact, it's hemmed the beach in, too. The first bloke to have the brainwave of extending his front lawn onto the sand made his move in about 1955.

The entrepreneur filled 40-gallon drums with concrete and plonked them in a line

on the beach, giving himself some extra front yard. By 1971, says Klinac, every neighbour in the row had copied him.

Now the sea is pushing back, only it's trying to push farther inland than it was before. Klinac says the only thing masking the long-term erosion is the regular sand transfers.

It's odd to think burning coal in China, or revving a Mustang in L.A., or breeding a cow in Matamata, creates headaches for an Auckland civil servant, with a public pathway to manage.

Making matters harder for the likes of van Jaarsveld and Klinac is that nobody knows what these emitters will, collectively, do, nor exactly at what point Antarctica's ice sheets will kick into major, unstoppable melting. "We'll know once it's started, and then the uncertainties will reduce markedly," Naish says, drily.

Tidy transition?

Planners and experts, including Lawrence, have devised a way of dealing with this uncertainty. A community gets together with its council, and decides in advance on trigger points - what frequency of flooding it could put up with before moving away or building defences. That way everyone knows what to expect, even if they don't know precisely when.

There can be several, staged trigger points, setting off different reactions: dune planting first, then a seawall, then retreat, or any other variation.

Ōrewa's seawall, for example, might only last 30-50 years before the sea overtops it regularly. When that happens, the council has the ability to make it higher by adding another layer, called an upstand, says Klinac. The next stage after that is to consider retreat.

"We were quite clear that this was a medium-term solution," says Klinac, "and that with projected rates of sea level rise, there are some other things we're going to need to think about."

An aerial view of Ōrewa beach showing how recent storms have eroded the coastline and are pushing towards private properties.

CHRIS MCKEEN
STUFF

want to get into it, until he sees official advice on the law change. He says the issues of public and private land loss can't be disentangled.

"There is no straightforward answer. You've got a very valuable and very vulnerable strip of land. You've got sea level on one side and private property on the other."

"Yes, you've got the loss of that public land, but exactly the same thing is going to happen to the private land that sits behind it, just at a slightly later date," he says.

"And that's really tough, because you're dealing with private property, you're dealing with, usually, the primary repository of people's wealth, to the extent that they have any. Frankly, those are the really thorny issues about why this is taking such a long time to unpick."

Lawrence says one simple solution could be rolling easements, which give the public shifting rights of access along the coast. Unlike esplanade reserves, these easements move with the tideline. But they would bring their own costs, because the public's access-way moves further into private land when the seas rise, potentially colliding with houses and shops.

As for whether the government could *require* a public strip to be part of any plans for managed retreat, "that's easier said than done," she says, "because a lot of areas don't have the space and so you've got a squeeze [already]."

Lawrence and Shaw each found the Ōrewa court case interesting reading. It was remarkable how many differences were resolved through the court and pre-court mediation process, says Lawrence.

But it's clear New Zealand can't afford to litigate every slice of every beach, one wall, dune or retreat at a time. Our talking needs to happen in cheaper settings. Some councils have been holding community meetings, where, Lawrence says, the presence of outside experts has helped soothe tensions.

Peeing in the wind?

Assuming Ōrewa gets its seawall, it won't be the end of the sand makeovers. The council has agreed to continue, to keep the beach in front of the wall plump and sandy, and protect the reserve further south from erosion.

Every year, the yellow sand truck attracts attention, prompting comments and tips to the council from locals. Every year, there's a similar range of viewpoints quoted in the news.

"People say, 'What are you doing? It's pointless, it's just going to wash away!' They're entirely correct," says Klinac. "But it's a sacrificial buffer."

This year, the sand drops happened two days before a storm, which washed much of the sand away. People were aghast.

The council was "peeing in the wind," said a local business-owner. "A classic example of two days' work all undone within two days of the tide coming in."

It was time, he said, for the council to spend money on a permanent solution.



Richard Hills

"The biggest lesson learned for me is, more proactive, upfront discussions with our communities in a way that's a lot less pressured. So that when the time comes to do things like build a seawall, or remove a seawall or apply managed retreat, it's not all new to that community."

But, while the phrase 'managed retreat' sounds orderly, conjuring an image of neatly-packed suitcases, the truth is, no one knows how it will work, nor who will pay, because New Zealand has no official plan.

For years, councils have been saying they fear being sued by property owners for driving down coastal land values when they publish maps showing at-risk areas. When they do nothing, they still fear being sued, for failing to protect their communities.

Yet help from the government's been slow in coming. Under National, even non-binding guidance to help councils start these conversations was held back for a year, partly because ministers feared publishing it would hurt property values.

Greens co-leader James Shaw, now the climate change minister, was a critic of National's slow progress and clearly supports stronger action.

But the first term of the Labour-led government he is part of is going to end without enacting a better solution.

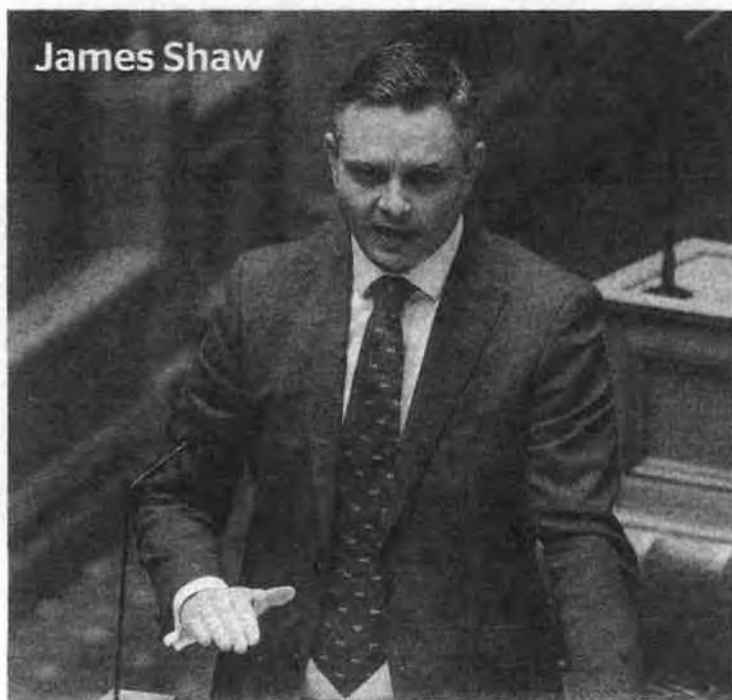
"It's not the sort of thing you want to jam through under urgency, because the issues are so complex," Shaw says. "But we also need to deal with urgent cases in front of us in the meantime."

This year, a major stocktake of planning laws, the Randerson review, recommended the government pass a law governing managed retreat, to help councils out of the legal morass. Shaw says it would be passed within 12-24 months, if a Labour/Green government is elected.

But it's not obvious whether a law would help rescue our public coastal land. Could it ensure the public gets to have a coastal



Judy Lawrence



James Shaw

Preface

People who live in Whangamata are grappling with the same problems as many other New Zealanders who inhabit beautiful coastal landscapes. Their local environment and the town's infrastructure are under intense pressure, not least from the swarms of visitors who put considerable demands on it but depart without contributing, via rates, to the amenities that service the town.

Whangamata people, however, have taken a giant step towards resolving their environmental problems by creating a Community Plan that aims to give all stakeholders a voice in the long-term future of the area.

It is in the nature of environmental problems that there are no quick fixes, so our responses must be integrated and sustained as populations and technologies change. Many of Whangamata's challenges can only be resolved by changes in the whole catchment. A Community Plan is the ideal vehicle for this and I congratulate the people of Whangamata, and the staff and councillors of the Thames Coromandel District Council and Environment Waikato for their goodwill in creating it.

Nevertheless, good intentions must be put into practice. It would be fair to say that, after a promising start, the plan has appeared to stall and our investigation has highlighted several areas of concern in its implementation.

Firstly, everyone must understand from the outset the legal, environmental and financial contexts. Secondly, the plan must sit comfortably with the other layers of local government so that everyone is aware of its strengths and limitations. Thirdly, it needs a champion so that what should happen, does happen.

Above all, it needs to endure and evolve. A Community Plan is no place for sprinters—marathon runners are needed to monitor the environment, conduct the science, keep abreast of the legislation, and understand the local history.

It is now time to breathe new life into the Whangamata Community Plan. I hope that this study is a catalyst for the people of Whangamata to persevere with the plan, and to continue to chart a more sustainable future for their own enchanting part of New Zealand.



Dr J Morgan Williams
Parliamentary Commissioner for the Environment

Whangamata Community Plan

On the whole, people interviewed considered the community participation process to be positive and productive. EW and TCDC considered participatory appraisal a useful tool. The community strongly endorsed having a community plan.

Two groups interviewed considered that while the process started well, it was captured to some extent by some groups. However, the consensus was that the process had been useful.

Importantly, the process was initiated and supported by both the regional and district councils. It is generally accepted that the resulting plan is a consensus view within the Whangamata community. TCDC has endorsed the plan and supported its implementation. TCDC also sees it as continuing to have an active role within the community and intends to use the community plan as a key input in the development of its LTCCP.

It is also positive that those involved in the development process recognised the more complex issues (such as improving water quality) require a coordinated and ongoing effort beyond that achievable by the community planning process. This was addressed through specific measures such as the establishment of the Whangamata Watercare Committee.

The Commissioner considers the community plan's development has helped to get disparate groups into a constructive dialogue.

Despite implementation problems the community plan has successfully set agreed actions to address many of the community's environmental and community concerns. It is encouraging that many of these actions have been completed or initiated. However, many of the more challenging actions remain unaddressed.

Recommendation

To TCDC and EW: TCDC and EW work together to develop strategies, policies and processes to progressively implement the aspects of the community plan that have not been implemented but are within their jurisdiction.

Improving the community plan development process

The Whangamata community planning process has highlighted improvements that could be made in future:

- ensure stakeholders' commitment to the process
- set realistic expectations early in the planning process
- prioritise outcomes
- take account of the legal context
- take account of other environmental initiatives
- take account of available resources
- identify and address poor information or misinformation.

Ensure stakeholders' commitment to the process

As noted above, a key element to success of the community planning process was the involvement of the two councils. These organisations' early buy-in was crucial to the plan's future implementation and ongoing existence. However, some key groups were not fully involved in all or parts of the process. Tangata whenua expressed concern that they were not involved from the beginning, although this concern was subsequently addressed through a hui that resulted in the appointment of Ngati Pu as kaitiaki for the harbour.

A concern is that, after initial involvement, DOC representatives were not involved later in the process. DOC's presence would have been especially useful in the discussions on mangrove management. It would have been useful if a DOC representative could have informed the consultation process on the work looking at the spread of mangroves throughout the northern half of the North Island.

Set realistic expectations early in the planning process

It was clear that many people had very high expectations of what the community plan could achieve and within what timeframes.

Two examples of this were the mangrove issue and proposed marina. In the case of the mangroves the requirements imposed by the NZCPS were not taken into account. In the case of the proposed marina there was disappointment when the issue had to be excluded because it was subject to legal proceedings.

Recommendation

To all councils and their constituent communities: When a council and community engage in a community planning process the council makes it clear early in the process:

- the purpose of the process
- how decisions or recommendations as a result of the process might be put into effect
- how those decisions or recommendations might fit within the council's ongoing planning and policy development and implementation.

Prioritise outcomes

No priority was given to the plan's goals and actions. This lack of prioritisation was a concern for some community board members, who felt this would have helped them to allocate resources and effort.

Allocating priorities to the actions would also have been useful to help set realistic expectations and focus implementation efforts on critical actions, rather than those that were easily achieved.

Take account of the legal context

The implementation of community plans will be influenced by their legal status. Under the Local Government Acts (discussed in Appendix B), local community plans of the type developed for Whangamata have no legal status, although they could be used to inform LTCCPs under the LGA 2002.¹²⁰

No formal relationship exists between community plans and statutory RMA plans. At most, the planning processes in the RMA can be informed by non-statutory plans such as the Whangamata Community Plan (Appendix B).

One community board member saw the lack of any legal status as a key failing of the process, and that without it the community could (and do) see the process as a waste of time. Not surprisingly, in the case of the Whangamata Community Plan, this has resulted in an implementation gap. Social and environmental goals were identified as important to the Whangamata community. It has proved difficult to find an effective statutory mechanism for their implementation.

In addition to legislation, statutory-based policy initiatives also need to be taken into account early in the community planning process, primarily the NZCPS and the proposed Waikato Regional Coastal Policy Statement. If the plan is revised, any policy outcome on the foreshore and seabed debate will also need to be taken into account.

From the other point of view, the community plan cannot put limits on or replace other consultation processes with the community. For example, this investigation highlighted the need for specific consultation with the community when planning the wastewater treatment plant upgrade. While the plan provides this as a desired outcome, the process was not able to adequately address the detailed issues involved with complex issues such as a wastewater treatment plant and integrated catchment management.

The Whangamata Community Plan also contained actions that required changes to statutory documents and the support of other Coromandel Peninsula communities. One particular action in the plan's growth and development section states, "[a]djust the District Plan density rules to reflect community principles". However, to achieve this outcome the district plan must be varied.

Amendments to either the EW Regional Plan or the TCDC District Plan could provide a potential means for implementing some of the environmental goals identified in the community plan, although modifying RMA planning documents is a relatively complex and often lengthy process.

The subsequent reality of the limitations on the plan's implementation has led to some disillusionment with the entire concept of community plans. This disillusionment is unfortunate, as the process in Whangamata brought together community groups and individuals in a constructive way.

¹²⁰ TCDC explicitly states in their LTCCP 2004–2014 that it has used community plans as a source of information for the four community outcomes in the LTCCP.

The Commissioner considers that the development of the LTCCPs under the LGA 2002 represents a planning tool eminently suited to the identification, in a formal, local government planning document, of the type of mixed social, economic and environmental goals and issues identified in the Whangamata community planning process.

Recommendation

To TCDC: TCDC clearly identifies how it has used the various community plans in its district (including Whangamata's plan) to develop its LTCCP.

Take account of other environmental initiatives

The Whangamata Community Plan also needs to take account of other non-statutory environmental initiatives, for example, relevant environmental plans developed by tangata whenua. In Whangamata, this includes *Whaia Te Mahere Taiao a Hauraki: Hauraki Iwi Environment Plan*.

Other plans and strategies include those developed by non-governmental organisations such as Forest and Bird (for example, on mangroves) and other communities within district boundaries.

Recommendation

To all councils and their constituent communities: When a council or community are about to engage in a community planning process, the council, early in the process, reviews and summarises all relevant initiatives and strategies, so stakeholders can ensure that they consider the potential effect of these initiatives and strategies on the future community plan during the consultation process.

Take account of available resources

As noted above, small councils face constraints in expertise and funding. It will be necessary during the development of community plans for all parties to take these into account, and shape and prioritise goals and actions to work within these constraints.

Identify and address poor information or misinformation

The community plan will only be as good as the information used to inform the discussions in its development. However, perfect information is rarely available and the plan's actions should take this into account.

Recommendation

To TCDC and the Whangamata Community Board: TCDC and the Whangamata Community Board, as part of the community plan's ongoing development, develop a programme for addressing critical information needs. This information is collected to inform discussions about future versions of the community plan.

Improving the community plan's implementation

The investigation of the Whangamata community planning process has highlighted that implementation and ongoing development are the most challenging aspects. Three limitations to the community planning approach can impede its implementation (see Chapter 4). These are:

- the plan's lack of any formal legal status
- the lack of capacity in, or commitment by, the plan's implementers
- actions being beyond the implementers' scope.

Recommendation

To all participants in the community planning process: Participants in the community planning process enable the community plan's more effective implementation by:

- ensuring ongoing political and community commitment to the plan
- defining the plan's impact on the council's day-to-day operations
- appointing an effective champion (a group or an individual) for the plan
- monitoring progress, reporting, and reviewing the plan.

Ensuring ongoing political and stakeholder commitment to the community plan

The life of the community plan should extend beyond the immediate electoral term so it provides a means of addressing issues that require long-term solutions. However, as the plan requires ongoing political support there is a risk that political commitment may waver. In Whangamata some community board members who did not participate during the plan's development expressed lukewarm support for the plan. In addition, some community members questioned the level of commitment to the plan by TCDC councillors and staff.¹²¹

The various stakeholders' commitment to the plan may also waver over time. This concern was raised by some community board members who felt some new people coming into the community did not feel bound by the plan, and wanted to readdress the issues.

The community plan must retain a high profile and be supported by the community. The plan must continue to be pertinent to that community and evolve in response to changing circumstances and expectations. These issues are discussed in the section below on monitoring progress, and reviewing and revising the plan.

¹²¹ TCDC staff, pers. comm., August 2003 interview

Defining the plan's relationship to the council's day-to-day operation

In the Commissioner's view, a key impediment to the Whangamata Community Plan's implementation is the lack of clarity about how the plan should be used in the day-to-day business of community boards, councils and councillors.

A key part of any future revision of the plan should be to address the issue of how the plan should be referred to by these agencies.

Appointing an effective champion of the community plan

During the investigation, confusion existed about who had responsibility for overseeing the plan's implementation and ongoing development. It is now clear the Whangamata Community Board has been given this responsibility. However, the investigation also highlighted uncertainty about whether the community board has, under its new delegations, sufficient discretion and resources to effectively implement this type of plan.

For an agency to be effective in its role it requires, in addition to having sufficient discretion and resources, ongoing support from all relevant statutory agencies, stakeholders, community groups and tangata whenua in both the implementation and ongoing review periods.

Recommendation

To TCDC: TCDC, as part of any future review of the implementation of the community plan, assesses the effectiveness of the Whangamata Community Board's delegations.

Monitoring progress, reporting and reviewing the plan

As part of the plan's implementation a programme is needed to monitor the plan's progress and effectiveness. This monitoring work should be linked to other environmental and local government monitoring undertaken in Whangamata.

The information provided by the monitoring should be reported to stakeholders and discussed in regular public forums. This information will also be an essential input into the plan's reviews.

It is concerning that the two proposed public forums each year to report to the community and provide the basis for reviewing the plan have not occurred (although a meeting was undertaken in August 2004). However, the Commissioner notes and endorses the community board's initiative to request from the council a new advocacy budget for the 2004/05 financial year. This funding would be used to "further promote Community Plan outcomes". This funding could also be used to ensure regular forums occur that promote ongoing public discussion and subsequently result in timely reviews of the plan.

Recommendation

To TCDC: TCDC allocates sufficient resources to ensure ongoing community participation in the community plan's implementation and review, including regularly using forums and information bulletins. These resources should:

- build TCDC's capacity to support facilitation and participatory processes, and the community plan's implementation (for example, by appointing a full-time staff member dedicated to community plan support activities in the district)
- address the community's distrust by appointing suitably skilled neutral facilitators.

print job

shanksy

----- Original Message -----

From: Paul Shanks <shankseas@xtra.co.nz>

To: tcde <dconnors@slingshot.co.nz>, tcde <glen.leach@tcde.govt.nz>, tcde <hdb@whangamata.co.nz>, tcde <jack.wells@hotmail.com>, tcde <mmcl@xtra.co.nz>, tcde <phrog2@hotmail.com>, tcde <tonyfox@xtra.co.nz>, tcde <wyn@hoadley.co.nz>, tcde <billies@xtra.co.nz>

Cc: Pauline Clarkin <hako@xtra.co.nz>, Catherine Delahunty <Catherine.Delahunty@parliament.govt.nz>, Peter and Monika Johnston <pelroy@xtra.co.nz>, Nathan Kennedy <nkennedy@ngaatiwhanaunga.maori.nz>

Date: 16 February 2011 at 08:35

Subject: Coromandel Blueprint re- Whangamata

Dear Mayor and Councillors,

I am writing to you out of my concern of the Coromandel Blueprint. I have been in contact with Ms Buckingham by correspondence although she has been responsive she has not eased my concerns. A copy of my letter to her dated 13-2-11 has been forwarded to councillor Bartley and Wells. 14-2-11

IT reads,

Dear Ms Buckingham-We must thank you for helping us over the last few weeks to catch up and understand a bit better the Coromandel Blueprint, its relationship with the Whangamata Community Plan and the Waikato Regional Policy Statement (WRPS) re 6.9 however during our discussions (by correspondence) and to this date you have never offered up a copy of a draft or the final document that you are likely to present this Wednesday at a Council workshop. As I said in my earlier correspondence I thought the Blue print was flawed as it fails to recognise the NZCPS 2010 and its direction

-1 Its Application

-2 Policy 13- Preservation of natural character

1c-assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character and they include-

2c-Natural land forms such as headlands, peninsulas, cliffs, DUNES

wetlands, REEFS, freshwatersprings and SURFBREAKS

2d-The natural movement of water and sediment

2h-Experiential attributes, including the sounds and smell of the sea and their context and setting.

3 Policy 15-To protect the natural features and landscapes (INCLUDING SEASCAPES)

-d-ensuring that Regional Policy Statements and plans, maps or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policy and rules and

-e-including the objectives and rules required by (d) in plans.

At this stage we thought that all we had to do was to get the SURFBREAKS identified and mapped and the TCDC would register them in the Blueprint-which we thought was the same as our Community Plan, and thus into 6.9 of the WRPS.

Now on review we believe the Blueprint is flawed because of lack of true and meaningful consultation which is reflected in the So Called aspiration of the community in the proposed Blueprint

VOXY-Monday 24-4-10 "a low turnout at public meetings and hui being held to discuss how the Coromandel key towns might take shape over the next 50 years is disappointing"--"the public is not taking the opportunity to influence the future"--"the first three forums attracted a very poor turnout"-to improve this poor turnout you would "target e-mails mailouts and advertising". We have had a scan through the public notices of the Whangamata Coastal News and could not find any advertisement we received no mailouts or e-mails to tell us that we were a focus group and when and where these meetings were to be held. This is hard to believe as Surfbreak Protection Society (SPS) is a member of Whangamata harbour committee (delegated to TCDC) SPS has been involved with TCDC in Council hearings, appeals to Regional Council and at the time of the Focus group meetings was in an Environment Court Appeal with WRC about the Whangamata wastewater application, and I have been partaking in all Community Forums, water working groups and made many submissions to community plans, in fact won the Ministry for the Environment Green Ribbon Award for my involvement in my Whangamata community. The TCDC has always informed me when a Community Forum is on and sent me the

Orderpaper each month

17/02/2020, 10:52 am

#008 1

The 2002 Local Govt. Act is currently weighted to community outcomes and what we see at the moment is the desired Council staff/s outcomes as many of the plans/projects in the Blueprint are alien to the prize winning Whangamata Community Plan.

When we look at the groups targeted we do not see under Environmental-Nagti Whanaunga, Nagti Puu Green Party MP who lives in Thames, Cleanwater.Whangamata SPS --under Social we do not see Whangamata Boardriders Whangamata Skateboarders Whangamata BMX infact there is no youth input and yet the Plan is going out 50years?

--Under Business absent are the 5 retail surfshops/beachshops,the skateshop and the surfboard manufacturers and is this repeated in other centres?

Also missing and never informed is the affected parties

-1 on the beach walkway which was strongly opposed at the Community Forums- across the dunes not along the dunes

-2 The Priority 1 status of the nautical/environment Centre with restaurants and bars at the end of Hunt RD on reserve and dunes.

-3 A canoe launching area at the yet to be completed mitigation area for the lost wetland

4 The walkway between Heatherington Rd and Sharon Pl. out into the CMA it begs the question why would you build a walkway in the most polluted and toxic part of Whangamata(25 years of untreated sewerage and stormwater accumulation)as a tourist attraction? is the answer to this that the sewerage pipes from Heatherington Rd are too small in diameter to take the flow and that it goes under the industrial area and thus too expensive for the Known future developers of past Moana Point and the x2 highrise developments on reserve land next to marina to contemplate so the Ratepayer will build the superstructure to carry the pipes to subsidize the known developers?It also appears the Council is simply going to bury this polluted area(not heal it)and create more land to lease or sell and send the industrial area up sw of the wastewater treatment plant.all this and more and it has never been signalled at any Community Forum not even at Ms Buckingham's Presentation 3-10-09 and when one looks at the attendees of that meeting outside of Council and Staff there was 40 persons compared with

LAB-Environmental-4

Business -6

Social -5 these numbers do not constitute what one would call a representation of the Community to

be able for TCDC to allocate funds to the projects it desires in this poorly processed Blueprint Plan I would suggest Councils could waste large amounts of Ratepayers money from possible litigation if it tries to force this concept into reality by placing The Blueprint in the WRC 6.9

We would respectfully request that the TCDC go back and align the Blueprint to the award winning whangamata Community Plan.

Yours faithfully
Paul Shanks

» localclassifieds «

say it. sell it. buy it.

Public Notices

EXPRESSION OF INTEREST – COMMERCIAL ACTIVITY ON A COUNCIL RESERVE

www.tcdc.govt.nz



Thames-Coromandel District Council is currently seeking Expressions of Interest from businesses or individuals who wish to obtain a license to operate a commercial activity on a Council reserve, for a period of 2 years from the 1 July 2020 until 30 June 2022.

Please note there are only a limited number of spaces available on Council reserves for commercial activities, so it is important that you fill out the form correctly and provide all the information required.

The Expression of Interest and Application Form can be downloaded from the Thames-Coromandel District Council website using the following link:

<https://www.tcdc.govt.nz/Our-Services/Licences-and-Permits/Commercial-business-concessions/>
(On top right-hand side of the page).

Expressions of Interest will close at 4.00pm on 31 March 2020 - please note late applications will not be accepted.

The Expression of Interest and Application Form with all supporting information can be mailed to:

EOI Commercial Activities on Reserves
Thames-Coromandel District Council
Private Bag, Thames

or alternatively, email to:

customer.services@tcdc.govt.nz

Any queries please call Customer Services
on 07 868 0200.

Rob Williams
CHIEF EXECUTIVE
for THAMES-COROMANDEL DISTRICT COUNCIL

3.1 Whangamata Commercial Operators Licenses on or over public places including Council Reserves – 1 July 2020 – 30 June 2022

TO Whangamata Community Board
FROM Derek Thompson, Community Facilities Manager
DATE 5/03/2020

1 Purpose of report

To consider applications to operate commercial activities on or over Council reserves in the Whangamata Ward for a term of two years from 1 July 2020 to 30 June 2022.

2 Summary

Refer to the appended comprehensive report

3 Suggested resolution(s)

That the Whangamata Community Board:

1. Received the Whangamata Commercial Operators Licenses on or over public places including Council Reserves – 1 July 2020 – 30 June 2022, report dated 30 April 2020.
2. Recommends to Council that the following licenses be issued to operate commercial activities on or over Council reserves in the Whangamata ward for a term of two years from 1 July 2020 to 30 June 2022 as per the Attachment A Comprehensive Report Recommendations.

References-Tabled/Agenda attachments

1. Attachment A Comprehensive Report Whangamata Commercial Operators Licence
2. Commercial Application Dandelion
3. Commercial Application Georgia Goods
4. Commercial Application Pedal and Paddle
5. Commercial Application Surf n Stay
6. Commercial Application Surfs Up
7. Commercial Application The Rolling Cone
8. Commercial Application Whangamata Surf School
9. Beach hofe
10. Barty at beach.
11. Rock concerts
12. Sunday markets.
13. Thursday cats
14. Pacific girls fishing contest
15. Ocean Sports club.
16. Ocean sports club fish contest
17. Wakaorana regatta

Reply

Forward

Delete

Fwd: Fwd: Re: General Enquiry - Whangamatā Marginal Strip

Date: 04/20/2021 (04:39:39 PM NZST)

From: Paul Shanks

To: big@whangamata.co.nz

 Text (5 KB)

hi Mike

shanksy

----- Original Message -----

From: Paul Shanks <shankseas@xtra.co.nz>

To: Bryn Sheppard <brsheppard@doc.govt.nz>, lrvine@doc.govt.nz

Date: 20 April 2021 at 15:52

Subject: Fwd: Re: General Enquiry - Whangamatā Marginal Strip

Aloha Bryn and Leanne,

relating to question 5.-- There are 11 memorial seats on the "Esplanade" Marginal strip and 36+ on length of main Beach and many more along Otahu Beach and up Whangamata and Otahu estuaries (a good little earn).

It appears no official concession were given by TCDC,

Letter dated 4/06/20 from TCDC " Each seat donor would have been invoiced by the contractor direct without any money going through Council,or if at the donors request,Council has managed the process,any money invoiced is passed directly to the contractor"

Letter dated 4/09/20 from TCDC. "Request for information dated 17th July 2020 regarding the contractors who built and installed the memorial seats in Whangamata.The majority of seats were made and installed by our parks contractors-Smart Environmental limited and a seat recently installed on the beachfront end of Harbourview Road was made by Duffin Contractors,Thames".

The last seat mentioned is on top of a sacred Maori site

kind regards

Paul Shanks

On 19 April 2021 at 17:27 Bryn Sheppard <brsheppard@doc.govt.nz> wrote:

Kia ora Paul

Thank you for your emails, regarding Thames Coromandel District Council's concession application.

Please see our response to your questions:

* Question - Clarity over the distance of the boardwalk from the Surf Club.

#008



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Dune erodes away

Slumping of beach dune exposes fencing from 80s

Alison Smith

Whangamata surfers have called on the Department of Conservation to investigate after a 4m high dune slumped away at a busy beach access, leaving ladders hanging in the air.

Recent storms carved the dune and revealed planks that locals say have been buried since the 1980s and 1990s.

Surfer Paul Shanks has called on the Whangamata District Council to investigate stormwater to the dunes, leading to their instability.

"DoC is liable for all this infrastructure that is on DoC land and on the beach. It is now endangering the surfers of Whangamata beach and surf club," he says. "Less than 12 months ago the TCDC reconfigured the back of these dunes to take newly sealed stormwater. They put in a large soak pit and the rain over the last few weeks has been able to concentrate under the dune.

"The dune-sand has become liquefied at a great depth, and so when only a moderate swell touches the dunes, they collapsed."

TCDC coastal scientist Jamie Boyle says the dune erosion is not a man-made problem.

"The dune erosion is completely natural and the active dune that has built up is doing exactly what it should be doing and providing a buffer for wave energy. The area is being monitored and the beach accessway upgrades will occur once the current erosion event settles down."

He said the stormwater upgrade work near Williamson Park would ease the increasing demand on this part of the network, and the current



Taff Kennings stands in front of the wooden fencing installed in the 1980s at Whangamata Beach. Inset: Beach ladders have been removed from the steep dune erosion.

Photo / Coastal News

beach scarp evident along Esplanade Drive and other parts of the beach impacted by recent storms and swells would have "very little influence" from one stormwater outlet.

"We would expect a small amount of scour within 1-5m either side of an outlet, but not the area-wide erosion that is currently visible."

Further drainage improvement started last week in Lowe St to reduce the impact of water ponding on the road and into low-lying properties. This project would reduce surface flooding draining on to adjacent properties and on to the dunes and beach area, he said.

But Shanks and fellow surfer Taff Kennings are among residents critical of work in the vicinity, including a proposed boardwalk on dunes where the erosion has occurred.

TCDC proposed to build the boardwalk from Whangamata Surf Club through dunes, eventually to Hunt Rd. It wants feedback on a 10m

trial section near the erosion zone.

Whangamata pioneer surfer Kennings said planks uncovered nearby had been buried for years, proving infrastructure on top of the dunes was futile.

He says the project relies on the advice of coastal scientists: "They just don't seem to want to learn from the residents here who have the knowledge. It will come back. But if you keep building things and don't really need them, you're just creating something that's falling apart every few years."

He said in the 1980s, those on the "dole" had to build fences along the beach to retain the dunes.

"This was built then and pops up when this happens."

In December last year TCDC gave residents options to select one of two routes – either higher up on the dunes or closer to the sea.

The Coastal News reported the council's response to concerns over

ecological impacts and consultation, that no consent was required since it was a permitted activity in its District Plan.

However, DoC Hauraki operations manager Avi Holzappel says any activity on DoC-administered land requires an approved permit or management agreement with DoC in consultation with Hauraki iwi.

He said TCDC contacted the department in January 2020 for permission when a title search confirmed the land was under DoC jurisdiction.

"As of today, TCDC has not yet submitted a formal proposal for the boardwalk," he said.

An online survey can be found at: www.tcdc.govt.nz/Your-Council/Council-Projects/Current-Projects/Whangamata-Boardwalk-Project/

TCDC says anyone can contact project manager Ross Ashby on 027 510 9079 or email ross.ashby@tcdc.govt.nz.

Storm causes slips on Whangamata dunes

KELLEY TANTAU

Bad weather has caused big slips at one of Coromandel's most popular beaches, but while a Whangamata resident fears for its future, council says the dunes are doing their job.

The July 16 storm that saw more than 300mm of rain fall in the Coromandel Peninsula has left sand dunes in Whangamata towering along the shoreline and an accessway destroyed.

Resident Paul Shanks said the beach at the end of Graham St was "a mess".

He believed an earlier decision by the Thames-Coromandel District Council to tarseal a nearby car park and install a deep man-hole caused the sand to liquify and the dunes to slip.

"If used to be a gentle slope, now it is a sand mountain and this is what they've created," he said.

"What you can predict is once you start engineering the beach, you will have to continue engineering the beach, so it's best to leave it as it is and build further back.

"This is a microscope of climate change and what we're seeing now is happening all around NZ."

But the council's coastal scientist Jamie Boyle said the recent storm events were the cause of the slips and there was no indication the car park had an impact on it.

The area is being monitored by the council and beach accessway upgrades will occur once the current erosion event settles down, he said.

"The current dune erosion is completely natural and the active dune that has lost sand is doing exactly what it should be doing and providing a buffer for wave energy."

According to the Waikato Regional Council, short-term erosion can happen during storms, as waves erode the beach and the dunes closest to the sea. This often leaves a near-vertical cut in the face of the dune, known as an "erosion scarp".

Significant dune erosion can occur in just hours, but full sand dune and beach recovery can take years, and though periods of erosion can continue for some time, in most cases it is not permanent.

And while Shanks said the recent storm exemplified why a boardwalk should not be built along the beach front, Boyle said a boardwalk would enhance dune resilience.

Public feedback on the council's proposed boardwalk showed around 60 per cent of submitters supported the concept and 40 per cent did not. "The boardwalk also offers the opportunity to reduce the number of beach access points through the dunes. At present, there are approximately 11 beach accessways through the proposed project area, of which seven occur within a 130m stretch of dune," Boyle said.

The area is being monitored by the council and the beach accessway upgrades will occur once the current erosion event settles down.



21 HISA sdt mont pordhast

Storm erosion forms sand cliffs at top beach

Some beach access difficult after 4m cliffs of sand created at Whangamata

Tom Rowland

High seas and stormy weather across the North Island's east coast has caused a surge of dune erosion from Whangamata to Pauanui Beach with locals saying New Zealand's best beach Whangamata now has its own White Cliffs of Dover.

The dunes in Whangamata are over four metres high while the recent storms have carved the escarpment and revealed planks that locals say have been buried since the 1980s and 1990s.

Whangamata Motor Camp operator Sarah Ellery said it is unlike anything she has seen before at the beach, saying there was no easy access down to a section of the beach, while at high tide there was no beach at all.

"It's between access eight and the surf club's pretty brutal but we aren't concerned, you may be concerned if you had an expensive house on the beach front," Ellery said.

"They are pretty high these dunes, we have had big seas and high tides recently. You can go down there and there is not much beach to sit on at high tide currently.

"Right now you have to go round past the surf club to get access to the beach, I went down last week and at its lowest you had to jump about half a metre to get down, so for older people and for the buggies it's not really friendly for them either."

Sarah said locals who had been at Whangamata for over 50 years said they had seen this happen before and were not concerned by the high



Local surfer Taff Kennings stands in front of the sand cliffs that have formed.

Photo / Coastal News



Whangamata beach before the sand dunes were eroded.

Photo / Coastal News



The sand cliffs are now over four metres high at their highest point.

Photo / Supplied

dunes. She said she hopes the sand dunes come back over summer, but was concerned on how the grass would come back to hold the dunes together.

"I don't know how it works really, but I know the grass has gone with the erosion so hopefully something

will be done about bringing the grass back."

Waikato Regional Council said that dunes play an important role in protecting beaches from coastal erosion and sand inundation caused by a combination of massive storms and high tides.

Native dune plants trap wind-blown sand, building a natural buffer in the coastal margin and allowing the dunes to self-repair following big storm events.

To hold the dunes together, marram grass is planted annually which is vigorous tussock-forming

grass that is very effective in trapping sand.

Due to Covid-19, the annual Coastcare planting season has started late this year, so Coastcare Waikato co-ordinators are keen to recruit

continued on A3

Storm erosion forms 4m high sand cliffs at top beach

continued from A1

more volunteers to help stabilise the dunes.

Waikato Regional Council site restoration adviser Monique Nelson-Tunley said there are nearly 70,000 plants to get into the foredunes and backdunes of beaches across the Waikato and Coromandel.

"Our dunes are fragile. More than 75 per cent of our region's beaches have been modified or destroyed by removal, grazing or trampling of native plants. That's why the work by our Coastcare volunteers is so important," Nelson-Tunley said.

The Department of Conservation said they are working closely with the Thames-Coromandel District Council around monitoring the erosion at Whangamata after concerns were raised by locals.

"We are aware of the erosion at Whangamata, and the concern that is causing for the local community, many of whom are recreational beach users," DoC's Hauraki district operations manager Avi Holzapfel said.

"Beaches are naturally prone to cycles of erosion and rebuilding, and management of such events will not be straightforward.



The dune's erosion stretches from the Whangamata surf club to the access eight gate at the beach.

Photo / Supplied

"DoC is working with TCDC to further clarify roles and responsibilities for management of this coastline."

Thames-Coromandel district council coastal scientist Jamie Boyle

says the dune erosion is not a man made problem.

"The dune erosion is completely natural and the active dune that has lost sand is doing exactly what it should be doing and providing a buffer for wave energy. The area is

being monitored and the beach accessway upgrades will occur once the current erosion event settles down."

He said the stormwater upgrade work near Williamson Park would ease the increasing demand on this part of the network, and the current beach scarp evident along Esplanade Drive and other parts of the beach impacted by recent storms and swells would have "very little influence" from one stormwater outlet.

"We would expect a small amount of scour within 1-5m either side of an outlet, but not the area-wide erosion that is currently visible."

Reply

Forward

Delete

Fwd: RE: Bond or Fee to TCDC

Date: 04/20/2021 (02:25:43 PM NZST)

From: Paul Shanks

To: big@whangamata.co.nz

 Text (2 KB)

Hi Mike,

shanksy

----- Original Message -----

From: Ben Kennings <ben.kennings@surfingnz.co.nz>

To: Paul Shanks <shankseas@xtra.co.nz>

Date: 20 April 2021 at 10:03

Subject: RE: Bond or Fee to TCDC

Hi Paul,

Sorry, was away on leave down at Kaiks with my girls.

We pay about \$60 per event to the TCDC. That covers the whole event including any bbq fundraisers.

We usually run one event a year and have been doing so since 2005. Not sure when the fees came into play.

Regards,

Ben

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Ben Kennings | Surfing New Zealand | Office/Mob: 021 2278732

Email: benkennings@surfingnz.co.nz mailto:benkennings@surfingnz.co.nz | Event Hotline 021 113 4506 | PO Box 233, Whangamata 3620

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From: Paul Shanks <shankseas@xtra.co.nz>

Sent: Monday, 19 April 2021 1:24 pm

To: Ben Kennings <ben.kennings@surfingnz.co.nz>

Subject: Fwd: Bond or Fee to TCDC

Aloha Ben

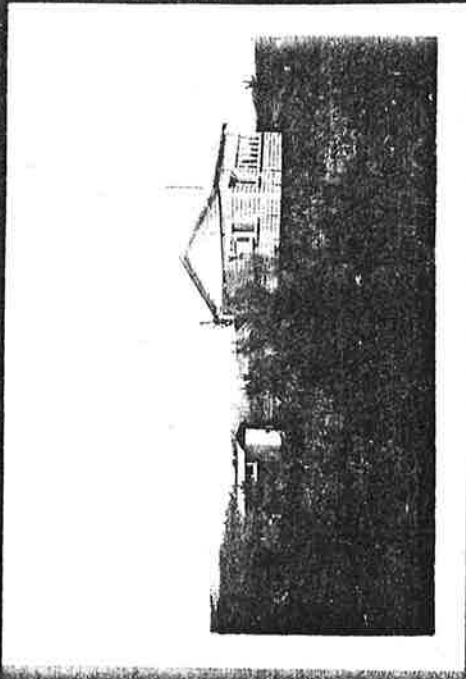
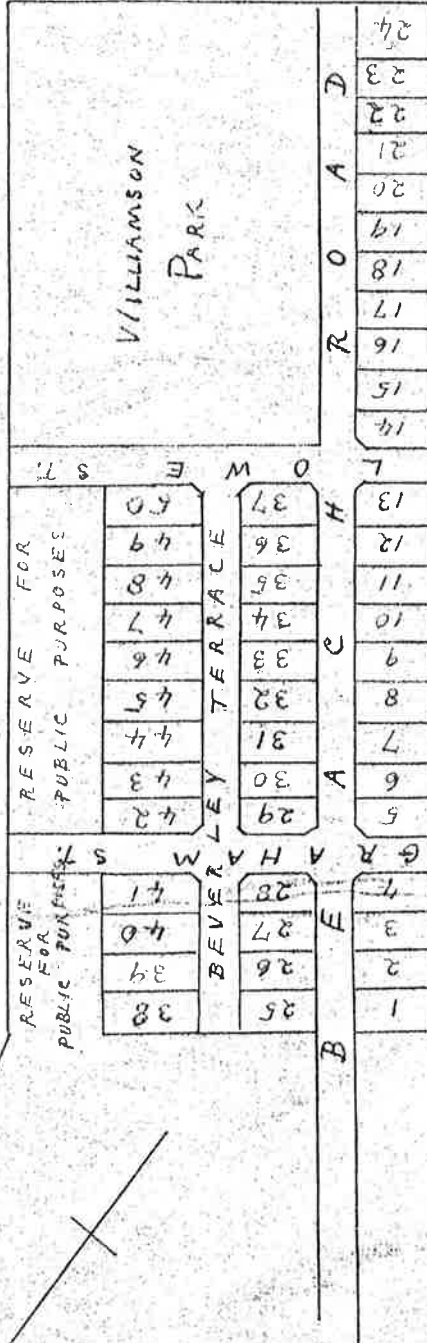
Just a gentle reminder can you answer the question of the other day

#008

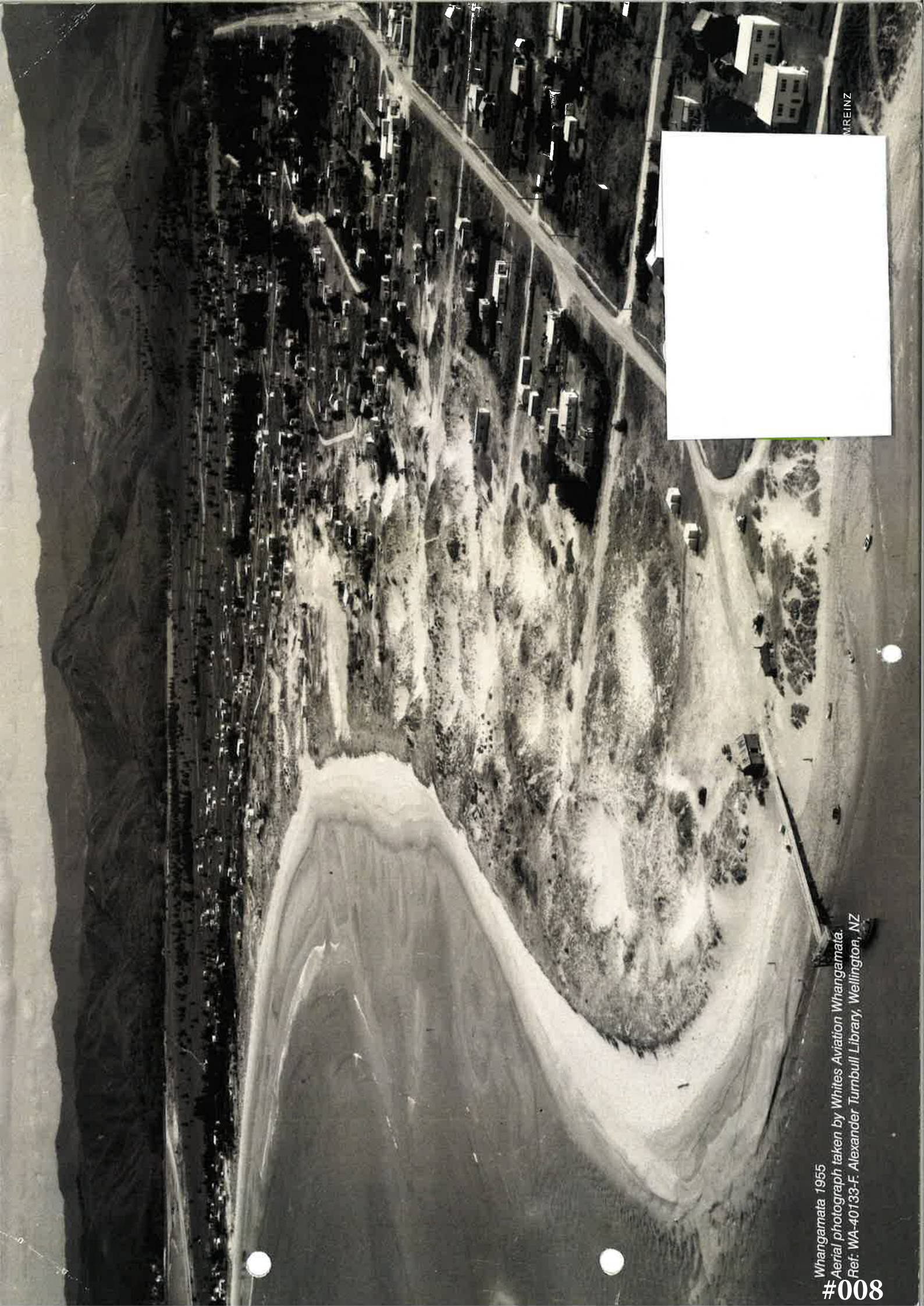
PLAN OF WHANGAMATA BEACH TOWNSHIP

PACIFIC OCEAN

B E A C H



First subdivision
and one of first
two cottages, about
1935



Whangamata 1955
Aerial photograph taken by Whites Aviation Whangamata.
Ref: WA-40133-F. Alexander Turnbull Library, Wellington, NZ

Whangamata Bar



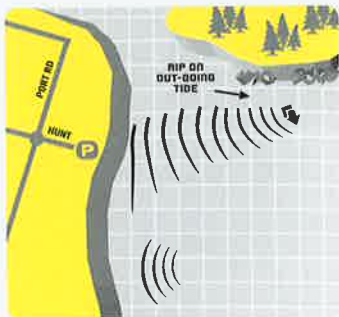
Whangamata is located on HWY 25 mid-way up the Coromandel coast. It's home to one of the finest left river bar breaks in New Zealand.

Paddle out by taking the rip in the channel - watch the strong outgoing tides if you're not an experienced or paddle-fit surfer.

Takeoff is a sucky drop followed by a good barreling section.

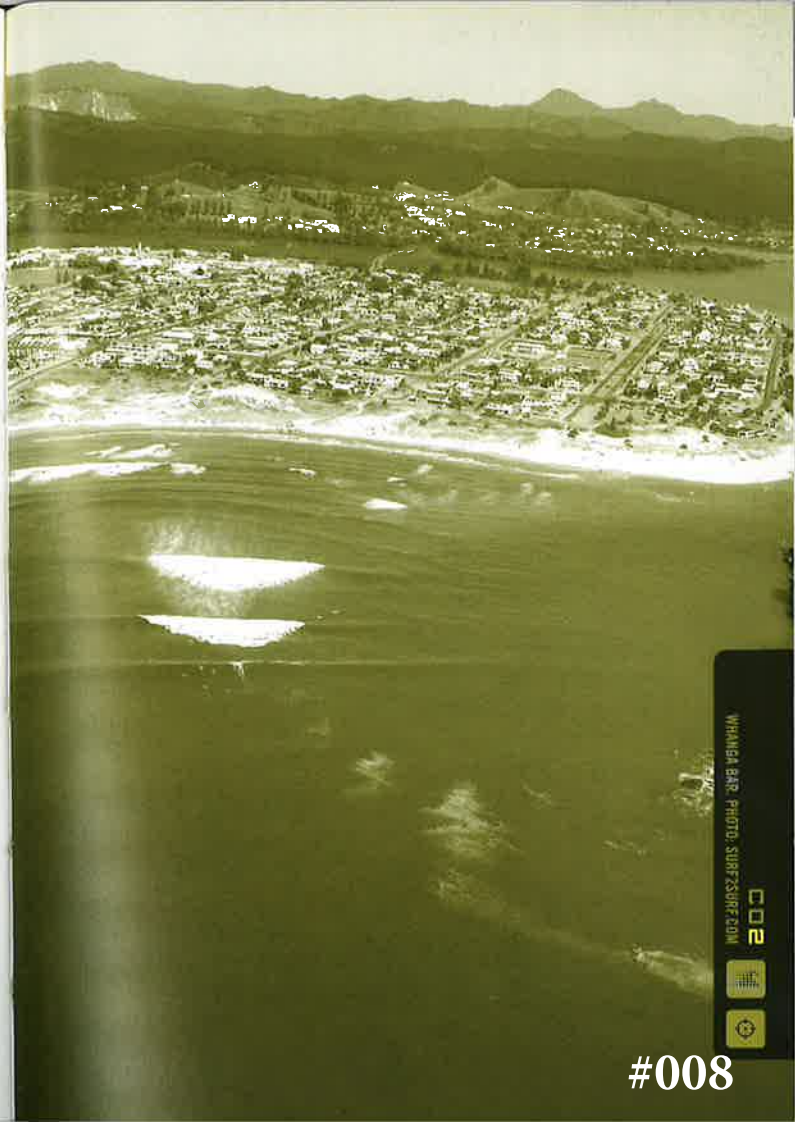
When you've spent enough time in the barrel, you can carve up the long workable wall firing off down the line for 150m. The Bar is a high performance wave, offering fast sucky sections perfect for snaps and roundie cutties. It'll pick up any swell northeast through to southeast, and breaks on the lower tides up to 6ft (2.5m).

Along with fine waves comes the crowds. Whangamata is a well-known and popular holiday destination for Kiwi's (and especially Aucklanders). In the peak of summer its breaks can become very crowded, especially the bar when it's firing. Remember to respect other surfers, there are usually plenty of waves for all - a little respect goes a long way.



When you've spent enough time in the barrel, you can carve up the long workable wall firing off down the line for 150m.

Further down the beach you'll find some sweet little beachies which hold up to 5-6ft (2-2.5m). Expect peaky takeoffs and long, fast, workable walls which morph into a heavy (fun) shorebreak. Good for surfers of all levels.





WHANGĀI BAR, PHOTO: DANIEL DAVIE



#008



Whangamata Beach

From the main street of Whangamata, take Ocean to the Esplanade.

Quality beach break producing peaky lefts and rights. Gets sucky and hollow - long workable walls peeling into heavy shore break. Beach can handle up to 5-6ft (2-2.5m). Good for surfers of all levels.



Whangamata Estuary

The estuary is located at the south end of Whangamata Beach.

Depending on the location of sand, the estuary can offer a very good right-hand bar break. When it's on, you can expect a sucky takeoff followed by a hollow right wall producing long rides. Competent surfers only.



WHANGAMATA BEACH PHOTO: DANIEL DAVIS





Whiritoa

Take HWY 25 from Waihi 14km. Turn right and head out to Whiritoa beach.

Super-grunty hollow beach break, also a reef break (Mataora Reef) located around the cliffs at the southern end of the beach. Difficult access around cliffs. Holds solid 6-8ft (3m) swell. Picks up all swells - north through southeast. Always better on north to northeast swells at mid to low tide. Intermediate - expert surfers only.



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Reel n Wave
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Salt Water Surf Shop
505 Port Road, Whangamata
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Sunshine Surf Coaching - Waihi Beach
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WHANGAMATA COMMUNITY PLAN

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"Pride of the Peninsula"
"Pride of the Peninsula"



About Whangamata

Surfing Mecca of New Zealand

Whangamata is one of the fastest growing towns in New Zealand (approximately 4-5,000 residents), and is also recognised as being among the most popular beach resorts.

Whangamata is famous for its spectacular ocean beach which provides some of the best surfing breaks, yet safest swimming in New Zealand.

Sea conditions suitable for all are available along its 4 km length or in the safe harbours that lie to the north and south. These lead out to a section of the Pacific Ocean popular for big game and recreational fishing.

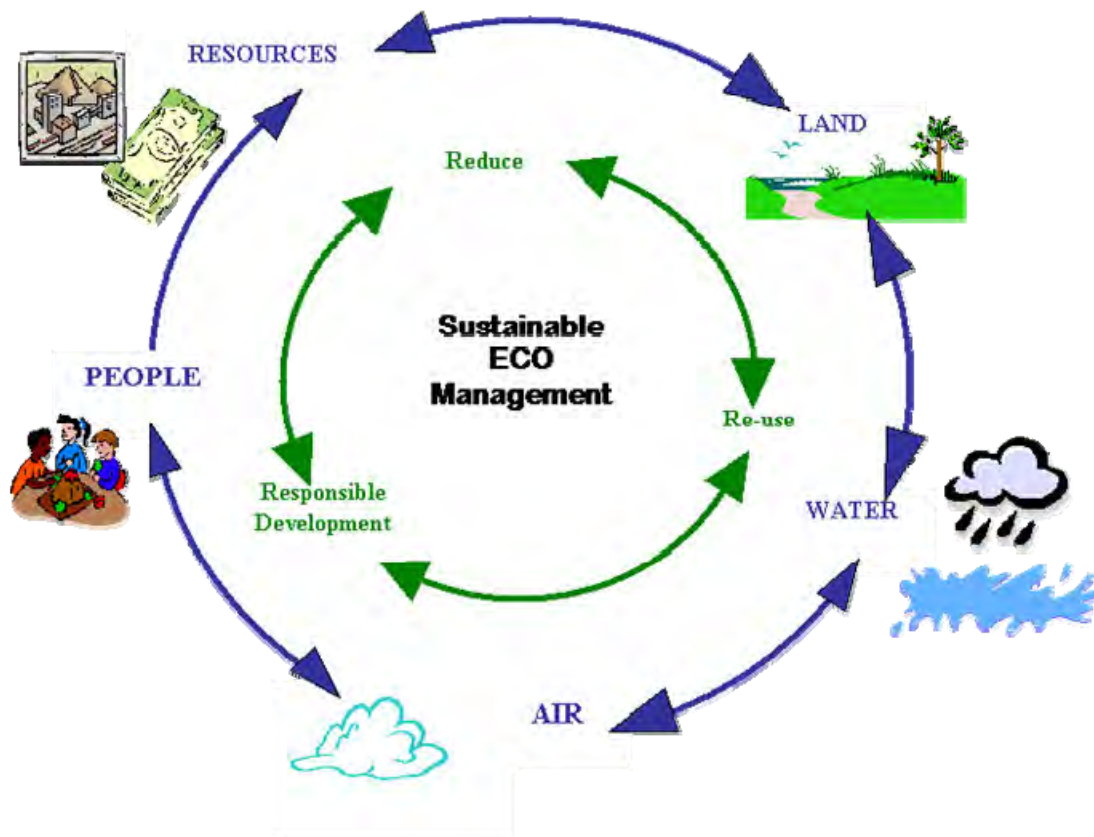
The Coromandel Forest Park and Tairua Forest bordering the town provide many outdoor experiences including short walks, mountain bike trails, and exploring old mining sites. Short trails from forestry roads lead to isolated beaches away from civilisation.



This plan outlines, for the Community Board and Council, the direction for Whangamata supported by the participants at the community forums.

Whangamata - An Eco-Town

- **environmentally sustainable**
- **economically viable**
- **socially responsible**



Sustainable eco management requires a close interaction with our natural environment. By carefully managing the ecosystem that Whangamata is part of, we will ensure the next generation has an environment of no less quality than the current generation enjoys.

The community principles and values outlined in this plan are designed to ensure Whangamata's character and environment are protected and rejuvenated.

Visions and Values

Visions

- The harbour will have a stable, natural backdrop including forests, bush walks, and appropriate land use.
- The harbour will be a clean, ecologically healthy, sandy playground in which human activity is in balance with nature.
- The beach will be clean and accessible, with naturally functioning dunes and bar.
- The town centre will be an attractive and vibrant place for people.
- Any development will be within defined town limits to avoid urban sprawl.
- Vistas of hills, harbour and beach will be protected to maintain the “beachy/bachy” spirit of Whangamata - “Te wairua o to tatoa Papakainga”.

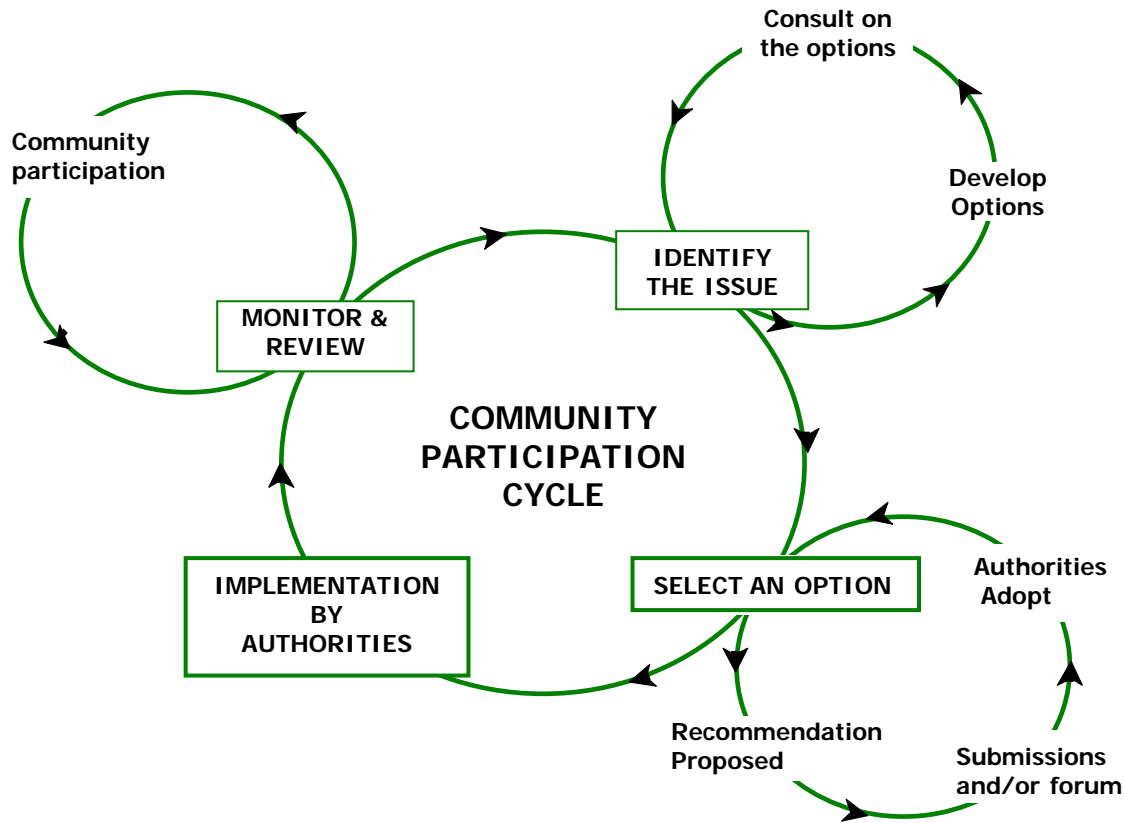


Values

- An active working relationship with Ngati Puu is essential for implementing the plan.
 - Special interest groups are important because they have the commitment to ensure appropriate actions are taken.
- It is important to use the wealth of information held by the community.
- Diverse and varied knowledge in the community will lead to better decisions.
- Waahi tapu and other sites of historic value will be respected and protected.
- Community participation is essential.

Community Participation

Principle: Community participation in managing the area is essential to achieve the best results.



Sustainable management for Whangamata requires a new approach to community participation. Participation at all levels in decision making from identification of the issues, through development of options, to monitoring.

The process to develop this plan has established a new relationship between the community and the authorities.

The community principles and values outlined in this plan require this relationship to continue and grow.

Goal: To ensure community participation in all decision making processes for Whangamata.

Actions	Timeframes	Responsibilities	Cost estimates
Two public participation and information sharing forums per year.	<ol style="list-style-type: none"> 1. August – to be involved in development of Annual Plan – Strategic issues. 2. February – to review past year Overview. 	<p>EW, TCDC, Community Board.</p> <p>TCDC, EW.</p>	<p>\$8,000 pa.</p> <p>\$2 per ratepayer/ pa.</p>
A community water care group to be endorsed and resourced by the authorities to be involved in ongoing issues regarding water management.	Short term and ongoing.	TCDC, EW, Water Care Group, Community Board.	<p>\$10,000 pa.</p> <p>\$2 per ratepayer/ pa.</p>
Approach the existing care groups to take on a role of overview and implementation for the relevant sections of the plan.	Participate in and present a section at the Community Forum.	EW, TCDC, Community Board.	<p>\$15000 pa plus capital cost.</p> <p>\$3 per ratepayer/ pa.</p>
<p>An interactive website to be developed to promote community involvement:</p> <ul style="list-style-type: none"> • issues based • feedback on plan implementation • includes local information • up to date monitoring plan. 	Short term.	TCDC.	<p>\$20,000 plus.</p> <p>\$5000 pa.</p>

Involvement and acknowledgement of voluntary community groups is important for Whangamata:

- Ngati Puu
- Grey Power
- Clean Water Whangamata
- Beach Care
- Harbour Care
- Wentworth River Care
- Komate Maori

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Goal: To provide opportunities for community involvement in the monitoring process.

Actions	Timeframes	Responsibilities	Cost estimates
That the community, assisted by EW, as a basis for a comprehensive monitoring programme develops the conceptual ecosystem model for Whangamata.	Short term	EW, TCDC, Community, Ngati Puu, Water Care Groups, Community Board.	\$10000 pa. \$2 per ratepayer per year.
Develop a monitoring and review programme that integrates the statutory and community monitoring processes and: <ul style="list-style-type: none"> ▪ involves the community, and; ▪ ensures the visions are being achieved; ▪ includes a response mechanism for adverse events; ▪ includes a comprehensive harbour monitoring programme and mitigation for adverse events. 	Monitoring programme agreed by December 2001.	EW, TCDC, Community monitoring group, Community Board.	\$10,000 pa. \$2 per ratepayer pa.

The quality demanded from the visions must be achieved.

Timeframes

The timeframes used for the plan are:

Short term

- immediately to two years

Medium term

- three to five years

Long term

- six to ten years

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Water

PRINCIPLE: To ensure all the waters of Whangamata are kept healthy by using an eco-system approach to manage drinking, waste and storm water as an integrated system.

- This principle aims to reduce long term costs, enhance environmental quality and achieve social benefit.
- The preference is that all water assets are not privatised, and management of the systems is responsive to community wishes.

WATER MANAGEMENT

GOAL: To ensure the water systems are designed, built, and operated to contribute to the community visions.

Actions	Timeframes	Responsibilities	Cost Estimates
To develop a water cycle strategy for integrated ecosystem management of wastewater, drinking water and stormwater, with linked incremental improvements.	Short term	TCDC, Community Board, EW, Water Care Group	ROC (Rough Order Cost) \$35,000 – note, no current direct or indirect link -stormwater and town water supply
Develop Whangamata Best Practice Guidelines for water, wastewater and stormwater to guide: <ul style="list-style-type: none"> • Council infrastructure provision; • Subdivision development; • Commercial and household; • Water use. This must be a living document in that it is updated with new technological developments.	Short term and ongoing	TCDC, Community Board EW, Water Care Group	ROC \$5,000 to \$30,000 plus depending on changes required to Council Code of Practice for subdivision and development.
Water cycle strategy be adopted as a policy of the council	Short Term.	TCDC, EW Water Care Group	How? District Plan variation \$50,000

The water strategy and best practice guidelines must be guided by the three principles of an eco system approach:

- Integration
- Zero waste and
- Based on the natural water cycle.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Actions	Timeframes	Responsibilities	Cost Estimates
planning systems.		Community Board	plus.
<p>An economic study to investigate the options for subsidising and/or creating incentives to minimise water use and waste production. This will include options for:</p> <ul style="list-style-type: none"> • promoting water and waste efficient technologies • pricing/rating systems • water meters subsidies • polluter pays options. <p>The study to take into consideration fluctuating populations and mix and match of options.</p>	Medium term.	TCDC, Community Board Water Care Group	Rough Order Cost \$20,000
TCDC to investigate the amount of current leakage from all the systems, then introduce leak detection programmes.	Short term.	TCDC, Community Board	ROC survey mass balance \$50,000. ROC survey individual properties within township and follow up letter \$250,000.

Whangamata residents want solutions that are cost effective and well researched.

GOAL: To ensure discharges to the waters of Whangamata will be managed to protect the wairua (spirit) of the estuaries and restore the health of the ecosystems.

Actions	Timeframes	Responsibilities	Cost Estimates
Environment Waikato to work with the community and further develop a Whangamata Standards which will become part of a statutory plan (to include estuary nutrient research).	Short term start. Medium term fulfillment.	EW, Whangamata community, Water Care, River Care.	
The resource consent will take into consideration the full direct and indirect ecological effects of the activity.	Short term and ongoing.	EW, TCDC, Community Board, Community monitoring group, Water Care.	With indirect effects difficult to determine cause and effect. Monitoring costs will be significant. Cannot price on info to hand.

The visions need numerical standards to support them.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

WATER EDUCATION

GOAL: To ensure ratepayers, residents and tourists have a sound understanding of the benefits of ecologically **sustainable** actions in their day to day activities which will result in better water management.

Actions	Timeframes	Responsibilities	Cost Estimates
Launch an ongoing public awareness campaign.	Short term and ongoing.	TCDC, Community Board Water Care Groups.	ROC \$5,000 to \$25,000 depending on programme link to other programmes.
Educate public about water cycle strategy and best practice guidelines. Keep public informed about progress.	Short term and ongoing.	TCDC, Community Board Water Care Groups.	Cost as per other education and promotion stuff, would link programmes.
Education programmes into eco response to water problems – “gizmos”, showerheads, dual-flushing toilets, recycle grey water, lift cut of lawn mower.	Short term and ongoing.	TCDC, Community Board, Water Care Groups.	ROC \$5,000 to \$25,000 depending on programme link to other programmes.
Develop a communication strategy in regard to peak time controls.	Short term and ongoing.	TCDC, Community Board.	ROC \$5,000 to \$10,000.

Dual flush toilet

- High level 11 litres
- Low level 5.5 litres
- Average person uses the toilet 5 times per day
- All high level = 55 litres
- 4 low level + 1 high level = 33 litres per day
- Savings per person each day = 22 litres
- 22 litres x by 365 days x 4,500 people = 36,135,000 litres of water saved

Note: All estimated costs within this document are at 2001 costs and may change in the future.

STORM WATER

GOAL: To minimise volume run off and pollutants entering the storm water system.

Actions	Timeframes	Responsibilities	Cost Estimates
<p>Employ point of entry control by:</p> <ul style="list-style-type: none"> ▪ Investigating options for solutions to contamination at all entry points; ▪ Implementing preferred options for point of entry control; ▪ Implementing control of contamination at points of entry. 	Short term and ongoing.	TCDC, Community Board.	<p>ROC \$10,000 Based on investigation sumps and houses. ROC \$5,000 based on investigation sumps.</p> <ul style="list-style-type: none"> ▪ ROC \$17,000 annual inspection only and letter follow up – no physical works. ▪ ROC \$25,000 one off – preparation of District wide bylaw on stormwater entry contamination controls. ▪ ROC physical works difficult without investigation, Range \$50,000 to \$200,000
All new buildings and developments be required to maximise on site retention and slow release of storm water.	Short term and ongoing.	TCDC, Community Board.	Investigation required may mean retention pond all sites – some sites and areas (commercial) impossible. Cannot estimate cost but will

Examples of on site storm water control:

- on-site infiltration systems
- larger storage guttering
- swales
- porous paving

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Actions	Timeframes	Responsibilities	Cost Estimates
			be significant.
Produce long term plan for stormwater to consider the effects of global warming on the system.	Short term start.	TCDC, Community Board, EW.	ROC \$30,000 plan. Actual works unable to estimate, but will be significant.
Prevent waste entering storm water systems by: <ul style="list-style-type: none"> ▪ eradicating illegal connections ▪ stopping any current contamination of storm water systems. 	Short term.	TCDC, Community Board, EW, Water Care Groups.	Without investigation cannot be estimated but will be significant.
TCDC to produce and maintain a complete storm water record - ie location, waterflow content.	Short term and ongoing.	TCDC, Community Board.	<ul style="list-style-type: none"> ▪ Location ROC \$10,000. ▪ Quantity ROC \$50,000. ▪ Quality ROC \$50,000.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Waste Water

GOAL: To minimise the load to the wastewater system and ensure no pollutants enter the waters of Whangamata.

Actions	Timeframes	Responsibilities	Cost Estimates
To minimise storm water infiltration to the waste water system.	Short term and ongoing.	TCDC, Community Board, EW.	Without investigation cannot estimate cost but would be significant.
Delegate the watercare group authority to investigate different options for wastewater treatment and disposal.	Short term and ongoing.	TCDC, Community Board, EW, Water Care Group Community.	Without groups terms of reference cannot be costed.
TCDC to implement the long-term solution to water treatment and disposal when decided upon.	Medium and long term and ongoing.	TCDC, Community Board, EW.	Cannot estimate until likely solution known.
Develop standards for on-site and satellite wastewater systems in line with NZ Health and Building guidelines.	Short term and ongoing.	TCDC, Community Board Community Board, EW Water Care Group.	ROC \$10,000 to \$30,000. To be costed.

People will be able to swim in the harbour without getting ill.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

DRINKING WATER

GOAL: To provide water in sustainable **quantity** and of the highest quality.

Actions	Timeframes	Responsibilities	Cost Estimates
Delegate the Water Care Group authority to investigate different options for providing the community with pure drinking water of a very high quality, and develop a Whangamata Standard in consultation with technical advisers.	Short term.	TCDC, EW, Water Care Group.	Without group terms of reference this cannot be costed.
TCDC to implement the preferred option when decided upon.	Medium to long term.	TCDC, EW.	Cannot estimate until preferred option known.
TCDC to introduce a system to check leaking taps throughout the residential area - to include education programme and appropriate mechanism to check and fix tap washers.	Short term and ongoing.	TCDC, Community Board, Water Care Groups, Community.	<ul style="list-style-type: none"> ▪ Leak detection survey each property ROC \$250,000. ▪ Education programme ROC \$5,000 to \$25,000. ▪ Onsite water storage, link programmes ROC \$5,000 to \$25,000.
TCDC to investigate the cost of subsidising the change of existing facilities to water conservation methods - eg, dual flushing toilets, showerheads, etc.	Short term and ongoing.	TCDC, Community Board.	ROC \$75,00.
TCDC to promote the installation of devices in new developments to minimise water use - ie dual flushing toilets, shower heads, guttering, etc.	Short term and ongoing.	TCDC, Water Care Groups, Community Board.	ROC \$5,000 to \$25,000 depending on programme link to other programmes.

Leaking Tap

- 1 drop per second equals 360 gallons per year.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Harbour and Beach



Principle: The health and cleanliness of the harbour, beach and shellfish (kaimoana) beds is most important. No development should threaten this.

Goal: To protect a range of diverse, healthy life in the harbour including birds, fish, shellfish and plants and ensure people will be able to harvest kaimoana with confidence from productive and accessible beds.

Actions	Timeframes	Responsibilities	Cost estimates
Educate on and enforce fishing laws.	Ongoing.	Mfish, Ngati Puu.	User pays.
Review harbour water quality standards and enforce them.	Short term.	EW.	Regional cost.

Pollutants from human activity, harvest, over-use, and competition for space all put pressure on the harbour.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Goal: To plan how mangroves will be protected in identified areas, but kept out of areas where other ecosystem values and uses would be adversely affected by their presence.

Actions	Timeframes	Responsibilities	Cost estimates
Get consent to enable residents to remove seedlings that can be pulled by hand from identified area.	Short term, ongoing.	TCDC, Community Board, EW.	\$10,000 plus ongoing cost.
Research – regional and national scale – the role of nutrient sedimentation and hydraulic action in mangrove expansion.	Short to medium term.	EW.	\$30,000.
Review Regional Coastal Plan.	Long term.	EW, TCDC.	Regional cost.

Goal: To provide a beach environment that will be clean and free from rubbish and has the dunes covered with healthy sand-binding plants and crossed by accessways.

Actions	Timeframes	Responsibilities	Cost estimates
Prepare a Beach Care Plan using the forum to assist with consultation. To include among other things: <ul style="list-style-type: none"> • Dune management • The Whangamata Bar • Stormwater • Access • Hazard Plan • Rubbish management. 	Plan developed and fed back into the forum process.	Beachcare group, Ngati Pu, TCDC, Community Board , EW.	\$10,000 plus ongoing maintenance estimated \$10,000 pa. \$2 per ratepayer.

Rubbish facilities are plentiful and accessible

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Growth and Development

Principle: Growth and development will reflect the community visions.

Goal: To balance development with limits on infill and multi-storey development to protect the “beachy” casual atmosphere.

Actions	Timeframes	Responsibilities	Cost estimates
To develop a protocol for Tangata Whenua participation in consent consideration.	Short term.	Ngait Puu, TCDC, Community Board, EW.	\$3000.
Current standards in District Plan are enforced.	Short term.	TCDC, Community Board.	Depends on level of enforcement.
Minimise discretion to deviate from standards.	Short term.	TCDC, Community Board.	Nil, policy issues. Other economic cost.
Adjust the District Plan density rules to reflect community principles.	Short to medium term.	TCDC, Community Board.	Plan change costs \$30,000 plus appeals to Environment Court.

Protect the vistas of hills and ocean that make Whangamata so attractive by managing the height and location of buildings to maintain openness and views.

Goal: To ensure developers pay a fair share for entry to services based on all costs.

Actions	Timeframes	Responsibilities	Cost estimates
New developments pay an entry fee covering all costs.	Immediately.	TCDC, Community Board.	Nil, policy issue.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Goal: To ensure the provision of appropriate infrastructure is ahead of growth through good planning.

Actions	Timeframes	Responsibilities	Cost estimates
Stop new connections until WWTP upgrade completed.	Immediately.	TCDC, Community Board.	Nil initial cost, other economic costs.
Develop best practice guidelines on water, waste, and energy.		TCDC, Community Board.	\$10,000 per ratepayer \$2 per ratepayer /pa.



Growth and development threatens the visions by changing the landscape, blocking views, increasing pollution, and putting more pressure on recreational resources.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Town Centre

Principle: The town centre will be an attractive and vibrant place.

Goal: To discuss and approve the town centre project undertaken in 1997.

Actions	Timeframes	Responsibilities	Cost estimates
Undertake public consultation to set priorities and develop an implementation strategy and detailed design.	To be determined.	TCDC, Community Board.	Public consultation to set priorities, develop implementation strategy and detailed design. \$50,000 pa \$10 per ratepayer/ pa



Note: All estimated costs within this document are at 2001 costs and may change in the future.

leisure and Recreation

Principle: A diverse range of activities will be available in properly managed areas.

Goal: To ensure public access will be provided around the harbour margins.

Actions	Timeframes	Responsibilities	Cost estimates
Develop reserve management plans for all reserves.	Medium term.	TCDC, Community Board, Ngati Puu.	\$10000 pa.
Progressively uptake esplanade reserve option.	Long term.	TCDC, Community Board in co-operation with Ngati Puu.	Nil, policy issue.

Maintain Riparian margins where appropriate.

Goal: To provide appropriate recreational amenities to meet community needs.

Actions	Timeframes	Responsibilities	Cost estimates
Establish and define selected areas for water activities: <ul style="list-style-type: none"> • play area for children • water sports • boating • etc. Refer Navigational safety by-laws.	2001.	EW, TCDC, Community Board.	\$2000 pa.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Goal: To ensure activities on and in the harbour will be appropriately managed.

Actions	Timeframes	Responsibilities	Cost estimates
Control of boat effluent pump out facility on the wharf.		TCDC, Community Board, EW.	\$5000 - \$10,000.
Enforcement of bylaws, and navigation bylaws discharge rules.	From 1 July.	EW.	User pays.
A mooring review is undertaken to assess future needs: <ul style="list-style-type: none"> • quantity location type • allocation mechanism. 	Once the decision regarding a marina is finalised.	EW.	\$20,000.
Review dredging, Develop a protocol for the placement of dredging. Pre and post-dredging sampling, to determine shellfish: content; quantities; location; condition; sediment types; etc.	Before December 2001.	Ngati Puu, TCDC, Community Board reports to EW.	\$40,000 per dredge \$4 per ratepayer per dredge.



Facilities identified as desirable for Whangamata:

- Entertainment centre/sound shell
- Open space and gardens
- Footpaths
- Sports and recreation centre
- Shade trees
- Library
- Dump/recycling facility
- Market place
- Street lighting
- Beach accessways
- The Whangamata Bar
- Camping ground
- Wharf/slipway
- Seating
- Toilets
- Art gallery/museum
- Car parks

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Catchment Management

Principle: Catchment management will minimise any adverse environmental effects.

Goal: To ensure native **vegetation** will be cared for and will extend to cover the western face of the peninsula.

Actions	Timeframes	Responsibilities	Cost estimates
Carry out feasibility study of pest management options.	By December 2001	EW	\$3,000
Design and implement animal pest control programme.	Starts in 2002-03 financial year. Ongoing maintenance.	EW, DoC, CHH and other land owners.	Estimated capital cost of \$160,000 with annual \$80,000 maintenance.
Negotiate a return of commercially forested land on the Peninsula to DoC management standards - subject to Treaty claims.	Negotiations completed in time for a handover at next harvest (approximately 25 years). Restoration of native vegetation will take approximately another 20 years.	DoC, Ngati Puu, CHH	Costs dependant on conditions of lease.
Construct a pest proof fence across the northern end of the Peninsula.	After final harvest.	DoC, Ngati Puu.	Approximately \$60,000 to upgrade existing fences?

Waahi Tapu and other sites of historic value are respected and protected.



Goal: To protect riparian area of the catchment from harmful effects.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Actions	Timeframes	Responsibilities	Cost estimates
Continue to fence and plant all farmed stream banks in the Wentworth Valley.	Already underway. Another 3-5 years to complete.	Wentworth Rivercare group with financial support from EW and TCDC.	Currently spending about \$13,000 pa.
Fence and plant all farmed stream banks in other catchments.	Form landcare group(s) during 2002. Begin a five year programme of work in summer of 2002-03.	TCDC and EW.	\$10,000.
Enforce the riparian management aspects of the Regional Coastal Plan.	Ongoing.	EW.	

Streams and adjacent land are managed to protect the harbour from pollutants.

Goal: To ensure land use in the catchment will minimise erosion.

Actions	Timeframes	Responsibilities	Cost estimates
Monitor forest harvest activities and enforce consent conditions.	Check timetable with CHH.	EW.	Full cost recovery from CHH. Costs depend on level of compliance.

Note: All estimated costs within this document are at 2001 costs and may change in the future.

Acknowledgements

- Environment Waikato
- Ngati Pu
- Thames-Coromandel District Council

The people of Whangamata who attended forums and participated in the preparation of this Plan

Photos accessed from:

- http://tour.thepeninsula.co.nz/index_thepeninsula.htm

Williamson Park stormwater test results

Sample #	Sample ID	Description	Sampled D	COA Repoi	Test	Result Nar	Result	Units
170603-07 -		Water Mid	#####	Microbiolo	Ecoli testin	E.coli	250	MPN/g
170603-07 -		Water Mid	#####	Microbiolo	Faecal colif	Faecal Colif	250	MPN/g
170603-07 -		Water Mid	#####	Microbiolo	Total colifo	Total Colifc	490	MPN/g
170603-07 -		Water Mid	#####	Metals	Recoverabl	Aluminium	2200	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Antimony	<0.45	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Arsenic	8.6	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Barium	17	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Beryllium	0.23	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Bismuth	<0.09	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Boron	<4.5	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Cadmium	<0.09	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Calcium	600	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Cesium	0.65	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Chromium	6.3	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Cobalt	0.61	mg/kg
	s by ICPMS	Sodium	<180					mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Strontium	6.2	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Thallium	<1.8	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Tin	<0.68	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Titanium	140	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Tungsten	<0.09	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Uranium	<0.18	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Vanadium	6.1	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Zinc	30	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Zirconium	2.4	mg/kg
170603-07 -		Water Mid	#####	Metals	Recoverabl	Silver	<0.45	mg/kg
170603-07 -		Water Mid	#####	General Te	Total Solid:	Percentage	67.9	%
170603-07 -	Williamson	Whangam.	#####	Metals	Total Metal	with Diges	Cadmium	<0.00005 mg/L
170603-07 -	Williamson	Whangam.	#####	Metals	Total Metal	with Diges	Chromium	<0.0005 mg/L
170603-07 -	Williamson	Whangam.	#####	Metals	Total Metal	with Diges	Copper	0.0035 mg/L
170603-07 -	Williamson	Whangam.	#####	Metals	Total Metal	with Diges	Lead	0.00029 mg/L
170603-07 -	Williamson	Whangam.	#####	Metals	Total Metal	Boron	<4.5	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Cadmium	<0.091	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Calcium	2500	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Cesium	0.63	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Chromium	6.7	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Cobalt	0.85	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Copper	4.8	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Gold	<0.45	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Iron	5600	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Lanthanum	3.3	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Lead	11	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Lithium	4.4	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Magnesiun	590	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Manganese	50	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Mercury	<0.045	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Molybdenu	<0.45	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Nickel	1.2	mg/kg
170603-07 -		Inlet Sludge	#####	Metals	Recoverabl	Phosphoru	230	mg/kg

170603-07 -	Inlet Sludge	#####	Metas MPF Faecal Colii	48 MPN/g	
170603-07 -	Outlet Slud	#####	Microbiolo Total colifo Total Colifc	320 MPN/g	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Aluminium	1600 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Antimony	<0.44 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Arsenic	3.6 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Barium	8.7 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Beryllium	0.15 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Bismuth	<0.089 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Boron	<4.4 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Cadmium	<0.089 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Calcium	850 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Cesium	0.49 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Chromium	4.4 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Cobalt	0.43 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Copper	1.4 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Gold	<0.44 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Iron	3400 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Metals Recoverabl Tungsten	<0.089 mg/k	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Uranium	<0.18 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverabl Vanadium	4.9 mg/kg	
170603-07 -	Outlet Slud	#####	Metals Recoverable Metal		

Frederick

NZ COASTAL POLICY STATEMENT REVIEW 08



SUBMISSION from Whangamata for SPS

PAUL SHANKS

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Proposed New Zealand Coastal Policy
Statement 2008

BY SURFBREAK PROTECTION SOCIETY INC
Submitter

TO DEPARTMENT OF CONSERVATION
Board of Inquiry

**EVIDENCE OF PAUL SHANKS
IN SUPPORT OF THE SURFBREAK PROTECTION SOCIETY INCORPORATED**

NORTH SOUTH ENVIRONMENTAL LAW

Barristers & Solicitors
PO Box 109045
Newmarket
AUCKLAND

Phone: 09 304 0043
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Counsel: R A Makgill

INTRODUCTION

1. My name is Paul Shanks, aged 55 years.
2. I am a Surfer. A surfer must have a reasonable grounding in geography, geology, meteorology, hydrology, micro-biology, chemistry, aero-dynamics, environmental law and adherence to the principles of kaitiakitanga to/of a Surf break. A Surfer must know the history of surfing, in his hometown, in NZ and also the rest of the world, because these disciplines have had a major impact on surf breaks and Surfing over the last century. Hawaiian Duke Kahanamoku, Olympic swimming Gold medalist introduced modern Surfing to NZ at Lyall Bay, Wellington in 1912.
3. I am a Surfer, there is no formal qualification to be a Surfer, Bob Charles is a golfer, there is no formal qualification for a golfer but Bob Charles is an expert in golf. Likewise Sir Richard Hadlee is a cricketer above all else and he was knighted for his expertise in his chosen discipline.
4. Who am I to claim to be a Surfer?
 - (a) I represented NZ Surfing 3 times in International events 1972-1977
 - (b) NZ Senior champion 1990
 - (c) Assistant coach twice NZ junior teams to world titles 1993 & 1995
 - (d) Husband of Jan Shanks life member of Surf NZ
 - (e) Brother of Mark, 2 times NZ finalist national Surfing champs and coaching coordinator for Surfing NZ.
 - (f) Father of NZ junior women's reps Amber and Heidi
 - (g) Father of Heidi twice NZ junior champ, 1994 Open women's champ
 - (h) Father of Samara, Surf-shop manager
 - (i) Brother of Jeanne, 10 times NZ open women's champ
 - (j) I have been in the Surfing business/industry since 1971, owning and operating a business in Auckland and Whangamata, retailing, manufacturing, wholesaling and exporting.

BACKGROUND

5. Surfers dream of perfect setups and perfect waves. We realise there is no perfection, only perfect intention, so embrace Policy 20, so we can treasure this new wave of consciousness.

Whether from ignorance, from oversight, or from lack of judgment, many of today's worst mistakes in coastal development stem from a failure to evaluate properly coastal geology and geography...(Morton Thorn & Locker 1973)

6. This is why I am here today to impress on you the importance of unique geographical features in the coastal landscapes known as surf breaks. They deserve to be preserved and protected and protected and preserved, be it from inappropriate structures built on surf breaks eg North Reef Takapuna, Town reef Napier and 'The Wall' Lyall Bay Wellington, or dredging of or near surf breaks eg Mangawhai, Pakiri or Pauanui and the threat of contamination at all surf breaks. This consideration is not just for their own beauty but for their bio-diversity above and below the water-line and the impact they have on the socio-economic fabric of over 250,000 New Zealanders, known as Surfers and on the wider community.
7. My brief is to represent Surfers of Surfbreak Protection Society, highlighting these features and the influences affecting surfers, surfing and the wider community. I wish to highlight the negative effects of human effluent (urban sewage, urban stormwater, farm run-off) on Surf breaks.
8. We do not share the same belief as Metrowater (their submission N.C.P.S. Review 08) that it is to the economic good of the ratepayer to mix sewage with storm water and flush the concoction on to our beaches because they have a weird belief there is such a thing as a mixing- zone, we call them surf breaks. This already happens at places such as Propellers at Moa Point Wellington, Tomahawk Bay Dunedin, The Pipe Gisborne, Shipwreck Bay Ahipara., Mairangi Bay Auckland and the:

Bars of Pauanui and Whangamata on the Coromandel Peninsula. Discharges of not only human viruses and bacteria but excess amounts of phosphorous and nitrogen promoting algae growths, such as micro-critters like cyanobacteria. The huge slime mats and red tides resulting in fish kills and respiratory and skin ailments in humans. Metrowater is no different to any of the other large engineering companies contracted to other councils who believe" the ocean has vast purifying capabilities . (D.Stewart Montgomery-Watson).
9. We condemn this mind set, this is the 21st Century.
10. Putting signs up on beaches saying that the bathing water is contaminated is not a form of mitigation "Avoid or prevent" (N.C.P.S.review 08) should read: "NO contaminated water should be discharged into the ocean".

GROWTH IN INDUSTRY

11. I have seen the growth of the industry and culture and how it has permeated through NZ society, as has Hyundai and the Lion Nathan. Surfing's National sports body has support from SPARC.
12. In 2006 I received the Ministry of the Environments Green Ribbon award, not just for myself but also the surfers of Whangamata, for highlighting the degradation of the waterways and coast of the eastern Coromandel Peninsula.
13. Our endeavours to obtain clean water to surf in also gained the interest of the Parliamentary Commissioner for the Environment (P.C.E.), who investigated under the Local Government. Act 2002 due to the non implementation of the Whangamata Community Plan, the first such plan under the Act. The Surfers of Whangamata were active players in the development of the Plan. The Report called "Turning Hopes and Dreams into Actions and Results, Whangamata a case study of community planning in coastal area" provides:

Whangamata is popular for many recreational activities for example swimming and fishing but especially surfing, surfers are attracted to the long breaks offered by the Whangamata Bar, just outside the harbour entrance, and it's known as one of the best surfing spots in NZ". The water quality of the Whangamata harbour has degraded, some areas are probably unsafe for swimming and shellfish gathering at most times

the Commissioner considers that past and proposed physical changes to the harbour structure will have a long term adverse environmental effect on the harbour. (Morgan Williams PCE).

14. Thus stressing The Bar, a unique geographical feature in the coastal landscape.
15. Before and after the P.C.E.s report, Whangamata surfers participated in two Navigational By-Law consultations. Councils wanted to outlaw Surfers from The Bar by way of invoking an interim ski-lane and giving preference to jet-skis on The Bar and making the shared access channel a navigational channel, banning swimming, diving and fishing, classifying surfboards as a swimming aids.
16. Local surfers have been involved in waste water consents three times for Pauanui, and twice for waste water consents in Whangamata, visiting the Environment Court three times, twice as an expert witness and once as appellants. We feel this is not the path to travel for an important section of our community.

THE IMPORTANCE OF POLICY 20

17. I welcome POLICY 20 and that "Councils Have To Give Effect To This Policy". We do not want our Bar to go the way of other parts of the Whangamata Harbour as is happening to Te-Matatu today, which was/is an Area of Significant Conservation Value under the Regional Policy Statement.
18. Policy 20 will give us confidence in the future of our playgrounds, if the policy is adopted.
19. The 6 Surf breaks that have been highlighted are unique but are not dissimilar to one another, that is that the waves peel over rock bottom (ocean floor) and along a rock shore-line. The 7th break that is not included but should be is Whangamata. It is unique, as it peels over sand and along a sand shore line (user friendly) so I must convince the panel of the value of surf breaks by using Whangamata as an example.

THE IMPORTANCE OF WHANGAMATA BAR

20. My submission is based on a 10 year study-observation of the Terminal lobe of the Ebb-tidal delta of Whangamata Harbour, commonly known as The Bar. So the submission will double for the positive of the wider debate on policy 20 but also to have Whangamata included into the N.C.P.S. as an iconic unique geographical feature in the coastal landscape and how The BAR radiates out to the rest of NZ.
21. The Bar sustains life, Gulls, Molly Hawks, Gannets, Shags Penguins, Oyster-catchers, Dotterel, Tuatua, Crabs, Flounder, Snapper, Kahawai, Shark and on the fringes frequent pods of Dolphins, Orca and Surfers.
22. So one needs to know what maintains its dynamic equilibrium in all facets of its existence from the finest grain of sand to the Governments Cabinet-Table.

23. The entrance to Whangamata Harbour is dominated by a relatively large tidal delta with an associated offshore bar merged into its eastern fringe, known as the "The Whanga Bar". The Bar is located at the northern end of Whangamata beach and the eastern tip of the outflow of the Whangamata Harbour. The Bar dissipates wave energy and in doing so significantly affects the physical state of Whangamata beach, by trapping sediment on both the flood and ebb tides, providing a sediment store for diabathic and parabathic sediment flow. In doing so The Bar has formed one of the most pristine surf breaks in NZ, if not south of the equator. The Bar breaks today exactly how it did in 1965, perfect rights, and lefts that peel for over 500metres and described by one of the worlds foremost Surfers, Gerry Lopez as "a gem of the South Pacific".
24. The Bar was recognized from the late fifties as a premier surf location, attracting surfers nationally and internationally not only to visit but to stay, to create work or to work for, so they could indulge in their pleasure all year round, any time of the day, or day of the week. Working hours ruled by time of tide. This resident migration exploded from the mid seventies
25. I arrived in 1975 with my young family to a town of only 375 residents. Currently there are 4500 residents during the week increasing at weekends up to 10,000 people reaching 70,000 on peak events. This growth was built on the back of surfers, they were and are a majority of the tradesmen, and are now joined by the professionals who are also here because of their love of surfing, ability to make money, raise families and have input into our vibrant community.
26. Many of NZ top Surfboard shapers and now Australia's and the worlds top surfboard shapers have honed their skills in Whangamata. WHY? Because of The Bar.
27. The Whangamata Bar has produced over 10 NZ champions (some multiple winners) and many more NZ representatives. 95% of the Coromandel Peninsula scholastic surf teams over the previous 18 years have come from Whangamata Area School, not bad for a school of only 400 pupils. Taking home the National team title twice and one year the local students made up one third of the New Zealand junior surfing team.
28. Whangamata hosts two prestigious professional surf contests each year, the Billabong Pro and the Billabong Junior Pro. Such is the confidence of this multi-national company, that the waves and the infrastructure are of a caliber to hold such events.
29. The Bar has featured in 3 movies, Out Of The Blue, Children of the Sun, Beautiful Day and in numerous magazines and videos since 1965, even rating a mention in the in-flight Air New Zealand Magazine. Whangamata was chosen because of The Bar and its dominant surf history.
30. One of those moments in our surf history was in 2005 when 2000 people signed a petition to save The Bar. This petition was handed to the Minister of Conservation who was also inundated with emails, many from overseas in support of the petition.
31. I met my wife surfing The Bar and have since surfed there with my three daughters, many families are similar. Lifetime friendships are made on The Bar, it's a melting pot of personalities. The Bar adds to the physical wellbeing of the youth of the town, be they aged 4 or 84 years old.

32. Surfing in Whangamata permeates the lifestyle and fashion, giving the town a unique flavour, which has been then exported to other towns as beach culture. Surf tourism and the Surfing industry are a major influence in the economy of Whangamata. The industrial and retail cluster with a unique character that has been developed around the Surf, 3 surfboard makers, 3 surf shops, plus numerous related surf-fashion retailers, in what was once an isolated rural community.
33. Whangamata is one of those few towns in the world like Huntington and Rincon Beachs in California, Newquay Cornwall UK, Hossogor in France and the Goldcoast in Australia that created the lifestyle and image and envy factor that has promoted the growth of the world surf industries to a multi-billion dollar business.
34. "Riding High -The Surfers who built an \$A8b business", was a recent article in the financial magazine, The Bulletin, about the Surf industry and about the money that is being generated within the global Surf industry. "We recognize surfing as the number one lifestyle sport in the world today" says Richard Scott of TWI productions.
35. Why all of a sudden has the surf industry become interesting to the mainstream public? It comes down to the bottom-line, the growth of the industry has been phenomenal, i.e. Billabong has turned over more than \$A350 million per year since 2000, it floated on the stock exchange and raised \$A295 million with a market capitalization of over \$A1.4 billion. Similar stories with the other 2 big players, Quiksilver and Rip Curl. The Bulletin quoted the global surf industry as being valued at \$A7.4 billion
36. All this because of unique natural features in the coastal landscape.

INTERNATIONAL EXPERIENCE

37. Internationally, Costa Rica has realized that their biggest tourist earner is Surfing with over \$US 400m per year and now they are gearing up to catch more of the surfing dollar. The island of Bali has been tapping into surf tourism since the late 1970s. There are now surf-camps in Fiji, Tonga, Samoa, New Guinea, Caroline Islands, Philippines and Maldives, all of which are adding new money streams for their people, broadening their horizons as they get Surfers from Oz, NZ, USA, Brazil Japan and Europe visiting their countries. Why? Because of the unique natural features in their coastal landscape. And what are we doing, we are damaging these potential money streams.
38. Two examples of this damage are:
 - (a) White Rock closed of by DOC and the private land owner, whose properties border the world class SURF BREAKS, Seconds and The Spit.
 - (b) The other twist is Maungamanu the closest SURF BREAK to State Highway One (10 metres) has all the nationalities mentioned above visiting to surf. Some times it has up to 100 people camping at the top of the point (known as Meatworks) day after day and has done for decades, and no decent public toilets or clean running water are provided. Bacteria and viruses are buried 150mm beneath the surface of the sand or down a third world long-drop, in prime beach parameters yet both of these surf breaks are contenders under Policy 20. If we look at the international example we are not getting a breath of the potential of the socio-economics value of these God given assets, its time to wake-up, paddle-out and tune our Government, Regional and District

Councils that by recognizing and " Giving A Effect To", makes good financial sense.

THE VALUE OF SURFING TO THE NZ ECONOMY

39. There are over 90 hardcore businesses i.e. Surfboard-makers, surf-shops, commercial web-sites, surf-accessories manufactures, surf-clothes manufacturers, wetsuit manufactures, and a number of importers of surf-accessories and surfboards and then there are the 3 big brands Rip-Curl, Billabong and Quicksilver.
40. On the shelves in book stores there are over 15 monthly surf publications (4 kiwi magazines) and on our more popular beaches there are a growing number of surf-coaching clinics. An extension of that is the Surf-Academy at Raglan Area School (20 pupils) and The Earth Science faculty of Waikato University.
41. I would estimate these enterprises to turn over many millions of dollars per annum and growing. Surfers generally have to travel/drive to the surf, not because they are lazy or can afford a large carbon footprint, its to do with swell size and direction and what quarter the wind is in. Surfers will on weekends travel up to 4 hours from home base to get a barrel or two so when you factor in petrol, motels, fast-food outlets, restaurants, airfares, let alone the antibiotic bill after getting ill from the degraded water we some times have to surf in. The list goes on, so in reality who knows the value? We should, as it is a positive economic flow that's moving up the graph.
42. The only way to sustain this Surf business is the sustainability of these unique features in the coastal landscape and clean water. Surfing begat Skateboarding, Surfing and Skateboarding begat Snowboarding, now these 3 extreme sports are inter-woven both socially and economically, and together are a great international tourist attraction.
43. The pot of gold could be bigger than we could anticipate, the Lonely Planet has just said that NZ is one the best places for participating in adventure & extreme sports in the natural environment, which in turn relies on the unique features in the natural landscape, be it coast or mountain. Yes I know I would be hard pressed to convince The Tribunal that a skate bowl is a unique natural feature in the landscape, so I will leave that to the next generation at the review in a decade from now.

WHAT IS A WAVE?

44. The Webster dictionary describes a wave as a disturbance or variation that transfers energy progressively from point to point in a medium. Waves are every where; they form a part of our everyday life (sound, micro, heat, etc). As Surfers we are able to use ocean waves in a very special way, a miniscule proportion of energy reaching the earth as electric-magnetic, then through a series of links form a clean ride able swell, we boost our selves along using a fraction of that energy and we dedicate our lives for more of that liquid energy.
45. To us, ocean waves are even more important than they are for the rest of the population. This is what we need to communicate to this Tribunal as in the past we have had no or poor meaningful consultation with the organization that has "to give effect to". At first the problem was the language we used, i.e. "It jacked up out the

back then just sucked as the bottom dropped out, you should have seen the pit it was filthy but I held edge cause my stick had carb fins with less twang, I got spat-out, it was wicked".In other words, I had a good ride on The Bar. As surfers, to communicate more successfully, we needed to learn the academic and scientific language and beauracratc speak, the science, the planning, the law and even standing for councils, we are moving forward. There is at least one enlightened Regional Council, Taranaki, and even the head planner for Thames Coromandel District Council, Mr Wishart acknowledged THE BAR in his submission to this review and thought it should be on the surfer's wish list.

CONCLUSION

46. So I ask you to look into the future of this sport and culture; what it would be without these unique features in the coastal landscape (SURF BREAKS). It will not be sustainable.
47. Please endorse Policy 20 and please put Whangamata in as one of the iconic surf breaks of NZ as it well deserves it place in the lineup.
48. Please also encourage the use of water standards rather than guidelines, as Councils tend to blur the limits. A minimum standard would be, 'that which is required for shellfish'. There needs to be more time and money put into more monitoring of the aquatic environment, especially around surf breaks.
49. Taking the advice of two modern visionaries of our generation:

Good water good life, poor water poor life, no water no life. (Sir Peter Blake)

The greatest gift we can give our grand children is clean water. (Sir Edmund Hillary)
50. Thank you very much for receiving my submission.

Paul Shanks
Surfer

Attachments:

A collection of photographs illustrating and highlighting my words

A disc "Pus on the Move" on what we have to put up with in our surfing environment in Whangamata.

Surfers who have learnt their surfboard making skills in Whangamata and have gone on to Australia and influenced the world of surfing by producing surfboards and sponsoring world champions

A Byrne - moderate operation on Gold Coast, 2nd in Pipe Masters, shaper for x3 world title runner up Gary Elkington, Highly respected in Hawaii

R Dalberg - small operation in Angourie NSW, world famous shaper s/boards for world champions Mark Occhilupo and Joel Parkinson

B Munro - Large operation in Byron Bay NSW, shapes s/boards for world long board champ Beau Young

M Ogram - leading designer and shaper in Western Australia

W Thompson - underground guru, south west Australia

P Mitchell - shadow shaper for Dalberg International

W Lowen - Expanding operation on gold coast, part of new guard

S Rae - Operates Biggest surf factory in Western Australia, exports all over the world

K Kernovski - Head shaper for Hang Ten International & Lightning Bolt now runs surf camp in Costa Rica.

P Anderson - Leading exponent of computer shaping in the world

J Rielly - Western Australian leading shaper (shaped a board for Mick Fanning current world champ)

Champion Surfers of Whangamata

B Davie NZ champion 1963 Grandad of NZ surfing, surfing industry & retail

D Kennings NZ finalist 1964 to 1977

P Shanks NZ senior champ, 2 times NZ rep

D Leach Australian long board team to world champs

L Kennings 3 times NZ junior champion, 3 times NZ open champion 5x NZ long board, 2nd world long board titles

W Lowen 2 times NZ junior champ

B Kennings NZ junior champ, 3 times NZ rep

J Kennings NZ junior champ, 4 NZ rep

J Harris NZ junior champ, NZ junior snowboard champ, NZ open snowboard champ

L Harwood NZ u14 champ, u16 NZ champ

J Hayes NZ junior circuits champ

Z Watt 2 times NZ junior women's champ, 4x NZ rep

H Shanks 2 times NZ junior champ, NZ open women's champ

D Kennings u14 NZ champ

E Williams u14 NZ girls champ

Other Surfers who been finalist and NZ reps

A Shanks, J Rielly, S Casey, A Mathew, S Mathew, D Amess, M Scorringe,

R Ormond, B Williams, B Myers

Current administrative positions in surfing held by Surfers from Whangamata

B Scott, Chairman SNZ

B Kennings Secretary SNZ
J Spiers Women's Rep SNZ
P Shanks President S.P.S
G Macintosh committee S.P.S.

Life Members of Surfing New Zealand
B Davie
M Davie
J Shanks

Current Tradesmen surfing and living in Whangamata

Surfboard Builders: P.Shanks, Takashi, D.Davie, B Davie, M.Crossman

Carpenters: P Davidson, A Webb, M Honeycomb, J Hayes, J Joslin, T Stevens,
W Booth, C Hobbins, L Baxter, KO, M Judd, J Judd, D Scott, S Bluett, A Hilliar, S Trebilco, J
Leach, B Smith, B Parkinson, I Stewart, Brandon Rowe, M Lloyd, L Kennings, R Murray, C
Amess, P Cox, E Cox, J Walton, G Johnstone

Electrical: P Comer, T Pitcher, L Pitcher, C King, Eric

Plumbers: K Brooks, C Amess, D Amess, P Pollard

Blocks and Concrete: T Gilbert, E Gilbert, B Middleton, J Gobel, P Nash

Plasterer: M Christianson

Lino/Tile/Carpet Layer: J McGill, A Woodhouse, M Thompson, P Murray

Painters: T Walton, N Durrant, M Higgins, B Pugh. D Herriman, M Brame, T Pickett, R Pickett,
E Pickett

Landscape: T Pickett, G.Milne, B Matthews

Screen Print and Print: M Facey

Panelbeater: F Hope, L Brien

Fisherman/Charterboat: T Kelly, S Robb, H Wolfendon, T Wolfendon

Roofer: M Spiers

Steelwork-engineer: B Hoffman

Chef: Tama, T

Professionals that surf and work in Whangamata

Teachers: J Dyer, D Webb, J Webb, Z Watt, A Murray

Librarian: J Shanks

Police: Vince Ranger Sgt, Craig Donaldson

Area Manager TCDC: S Marshall

Scientists: R Segedin, K Aarsen, D Steele

Jewellers: R Wolfendon, R Dyer

Real Estate: D Anderson, R Parker

Valuer: J Cullen

Others:

Landlords & Retirees: R Myers, D Kennings, W Chatham, B Davie, J Wilson, D Mahoney, A Wilson

Doctors: 2 locums who have traveled from Ireland for the last 6 years for our summer

Chemists: V Schicker, G.Mellsop

Artists: T Howse, J Quellin, J Moore

Motelier: L Disher

Farmers: R Harwood

Surf retail:

Saltwater P Mitchell employs 3 staff who surf

D-Bar K Hobson employs 2 staff who surf

Whangamata Surf Shop D.Williams employs 2 staff who surf

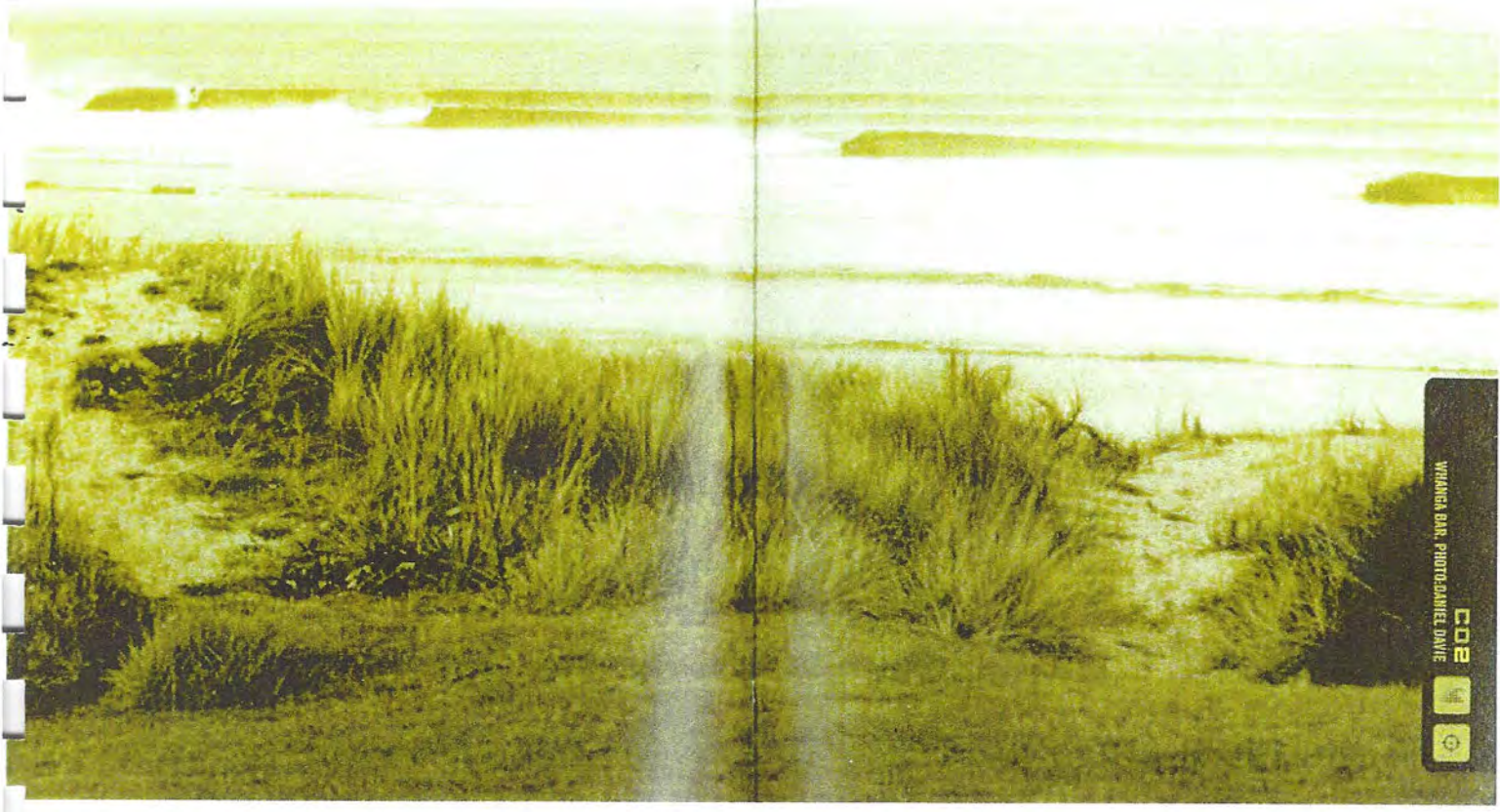
Garuda A Webb

Surf-Skate-Snow W/sale:

Hurley S Munden

Fuct T Rea

Garuda A Webb



WHANGAMATA BAR PHOTO: DANIEL DAVIE
COB

Whangamata Bar

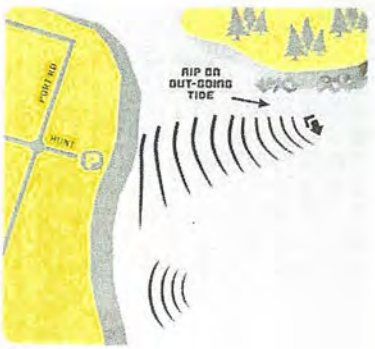
MAX
 MIN
 STAY/IE

Whangamata is located on HWY 25 mid-way up the Coromandel coast. It's home to one of the finest left river bar breaks in New Zealand.

Paddle out by taking the rip in the channel - watch the strong outgoing tides if you're not an experienced or paddle-fit surfer.

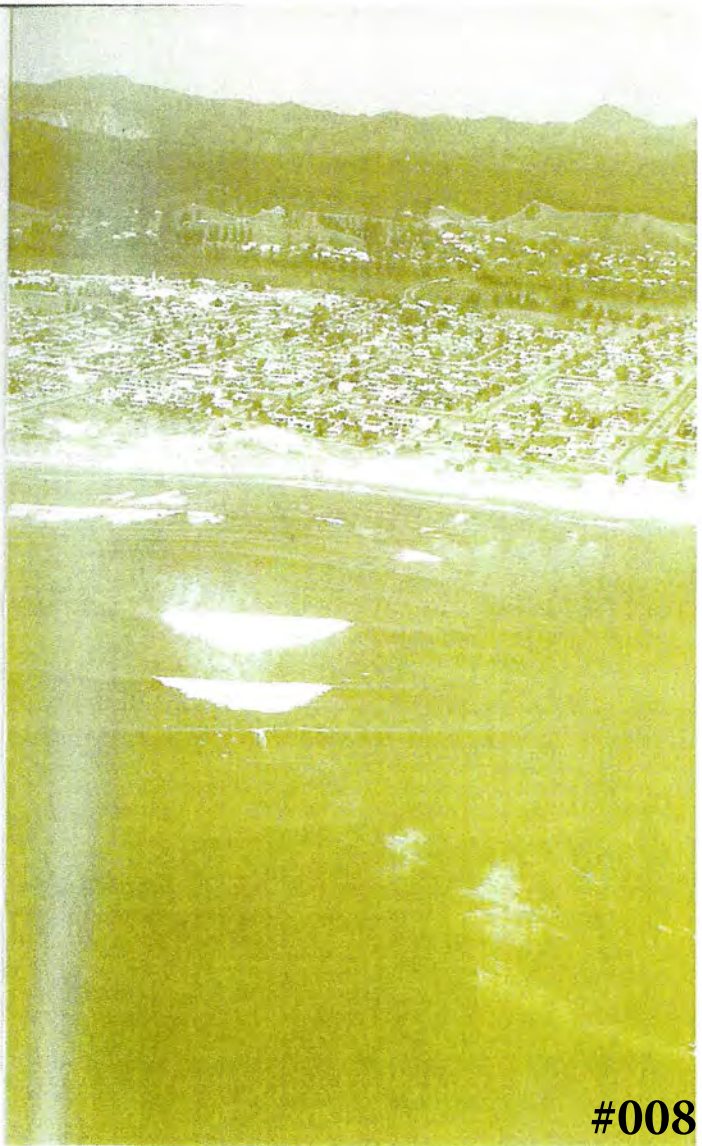
Takeoff is a sucky drop followed by a good barreling section. When you've spent enough time in the barrel, you can carve up the long workable wall firing off down the line for 150m. The Bar is a high performance wave, offering fast sucky sections perfect for snaps and roundie cutties. It'll pick up any swell northeast through to southeast, and breaks on the lower tides up to 6ft (2.5m).

Along with fine waves comes the crowds. Whangamata is a well-known and popular holiday destination for Kiwi's (and especially Aucklanders). In the peak of summer its breaks can become very crowded, especially the bar when it's firing. Remember to respect other surfers, there are usually plenty of waves for all - a little respect goes a long way.



When you've spent enough time in the barrel, you can carve up the long workable wall firing off down the line for 150m.

Further down the beach you'll find some sweet little beachies which hold up to 5-6ft (2-2.5m). Expect peaky takeoffs and long, fast, workable walls which morph into a heavy (fun) shorebreak. Good for surfers of all levels.





Whangamata Beach

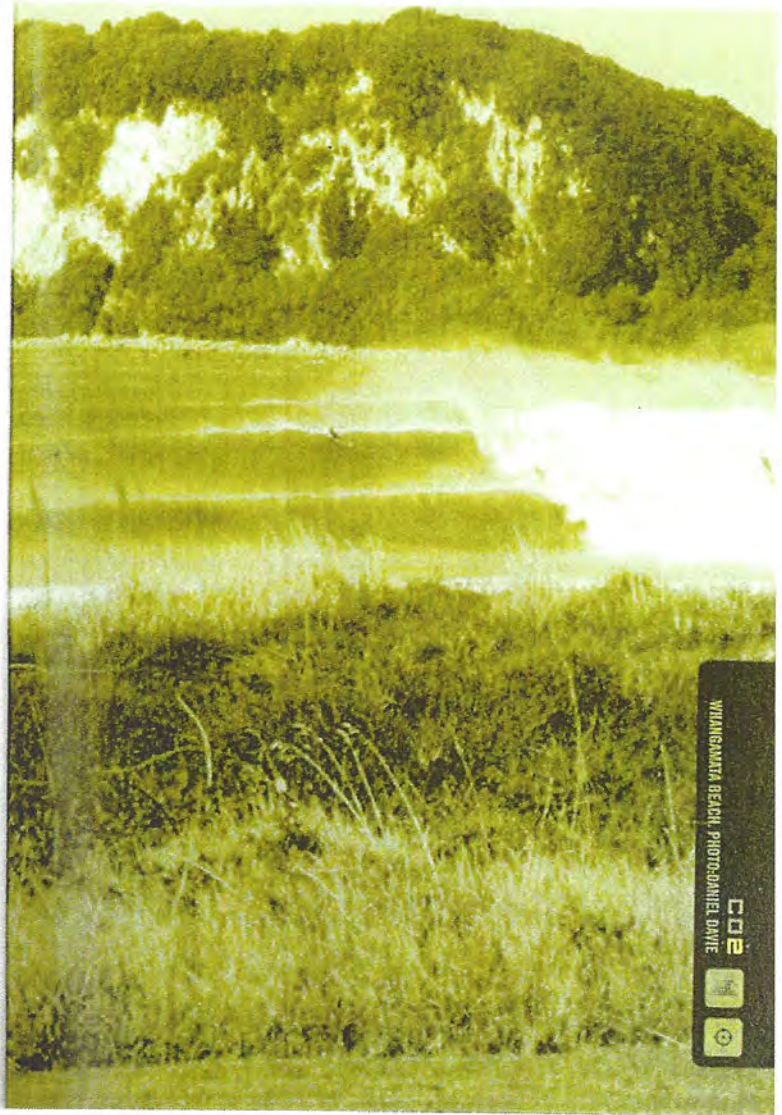
From the main street of Whangamata, take Ocean to the Esplanade.
 Quality beach break producing peaky lefts and rights. Gets sucky and hollow - long workable walls peeling into heavy shore break. Beach can handle up to 5-6ft (2-2.5m). Good for surfers of all levels.

Icons for wave types: Peak, Right, Left, and a bar chart with 'MAX' and 'MIN' labels and the word 'STYLE' written vertically.

Whangamata Estuary

The estuary is located at the south end of Whangamata Beach. Depending on the location of sand, the estuary can offer a very good right-hand bar break. When it's on, you can expect a sucky takeoff followed by a hollow right wall producing long rides. Competent surfers only.

Icons for wave types: Right, Left, and a bar chart with 'MAX' and 'MIN' labels and the word 'STYLE' written vertically.



WHANGAMATA BEACH. PHOTO: DANIEL DAVIE



WHANGAMATA COMMUNITY PLAN

our future

2001 →



"Pride of the Peninsula"



About Whangamata Surfing Mecca of New Zealand

Whangamata is one of the fastest growing towns in New Zealand (approximately 4-5,000 residents), and is also recognised as being among the most popular beach resorts.

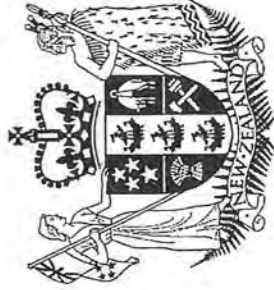
Whangamata is famous for its spectacular ocean beach which provides some of the best surfing breaks, yet safest swimming in New Zealand.

Sea conditions suitable for all are available along its 4 km length or in the safe harbours that lie to the north and south. These lead out to a section of the Pacific Ocean popular for big game and recreational fishing.

The Coromandel Forest Park and Tairua Forest bordering the town provide many outdoor experiences including short walks, mountain bike trails, and exploring old mining sites. Short trails from forestry roads lead to isolated beaches away from civilisation.



This plan outlines, for the Community Board and Council, the direction for Whangamata supported by the participants at the community forums.



Turning hopes and dreams into
actions and results

Whangamata, a case study of community
planning in a coastal area

Office of the

Parliamentary Commissioner for the Environment
Te Kaitiaki Taiao a Te Whare Pāremata
PO Box 10-241, Wellington

March 2005

Here's a new section for the top 30 had to answer; we've always asked them to rate each other, now we've asked them to rate the country we live in. So, just what are the 5 best waves in New Zealand... and which is the worst. Ohh you might not like the answers....



Best wave; Gizzy Island

Just speaking in by one vote Gizzy Island has been named by the top 30 as the best set up in the country. With 4 possible waves wrapping around ...and some of the set ups capable of producing as heavy wave as you want it's not too much of a surprise the island gets the nod.



No2; Whangamata Bar

The double up drop into the first treight train section with the possibility of getting a hell pit followed by seemingly endless perfect long sections have got the top 30 hooked on the famous left hander. Never mind the farm run off and the raw effluent the local council seem loath to clean up. Catching Whanga Bar on is worth the ear and gastritae infections...apparently.



No3; Indicators, Raglan

Did you know that for years indicators was considered unsurfiable? It was deemed too fast and the dangers of losing your board, pre-leg rope era, just weren't worth it. Boy how things change, one of the most consistent spots in the country, capable of handling just about any swell the Tasman can throw at it. Ladies long lets get the thumbs up from the fellas.



No4; Stent Road

Taranaki's gem, the powerful bowling right hander makes the grade, again a spot that can handle size and has more than enough push, who knows, it maybe the venue that decides our next National champ.



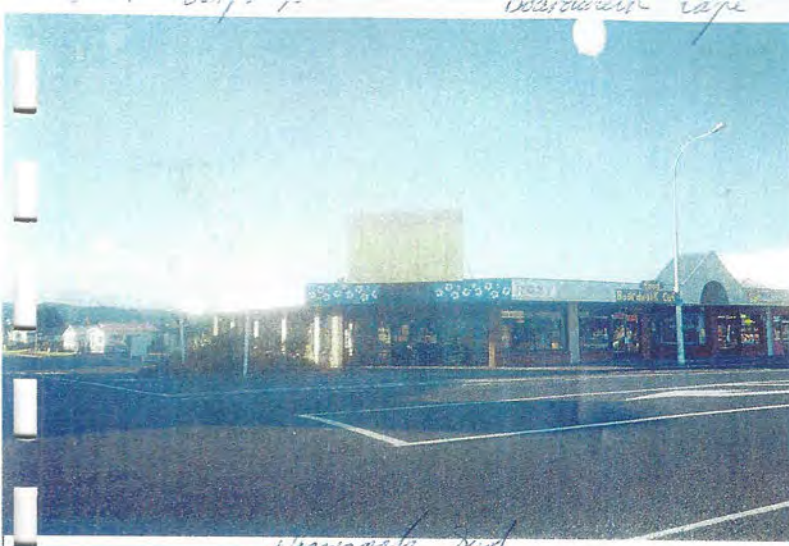
No5 Wainui Beach, Gisborne

Home to many a surfing champion current and past, Waimiti completes the quintplet. And even though many out of towners swear black and blue that the place is a hoax, and it always pumps the day before you get there, the fact remains that we do have photographic evidence that the place goes off.

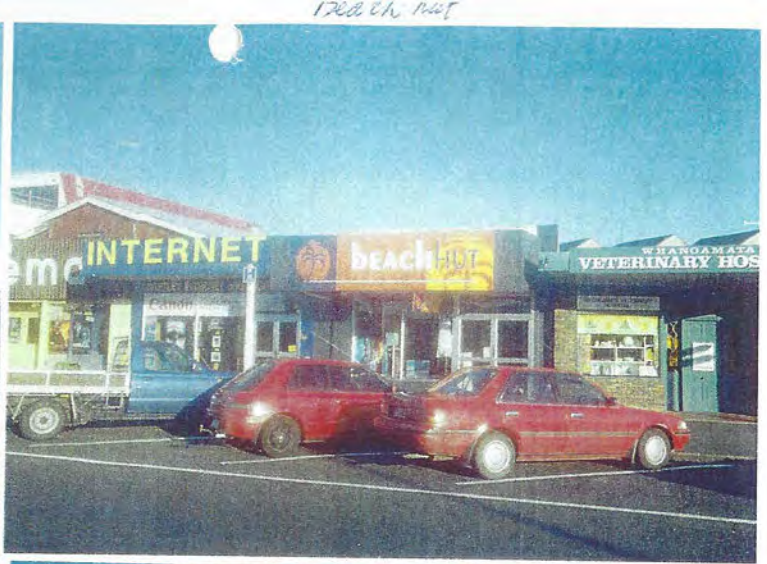


The worst wave in New Zealand **New Brighton Beach, Christchurch.**

The majority of top 30 hate New Brighton with a passion, cold, soft, gutless waves meandering over badly formed sandbanks are not what get the top 30 amped. Even the locals voted for it. But don't be too disheartened Christchurch surfers everyone knows that New Brighton beach has it's ups and your beloved home break only won this dubious honor by one vote, Manu Bay Raglan is also loathed by over 40% of the respondents.



Whangamata Surf



1200th street



Special Forces Surfboards



Inside-out Surf Co

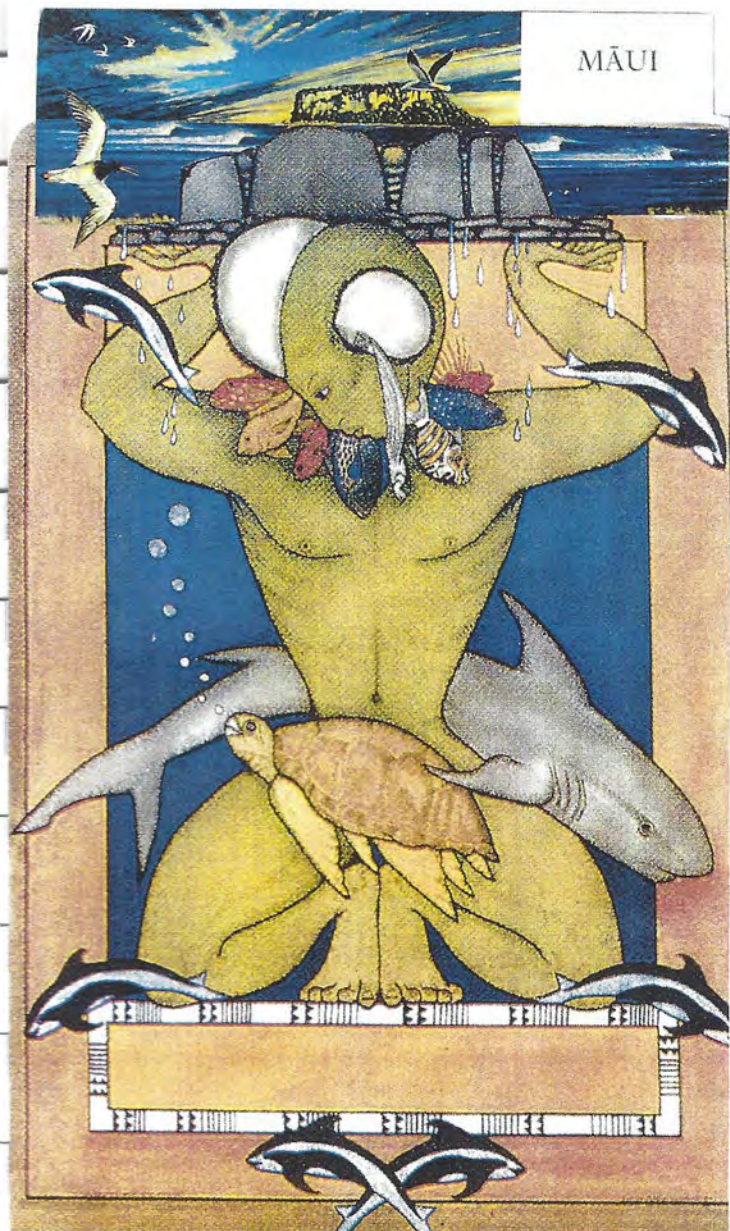
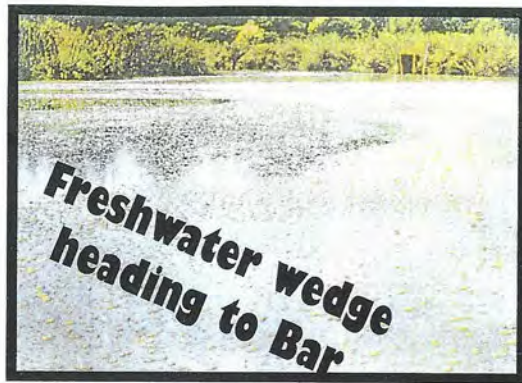


PETE ANDERSON SURFBOARDS

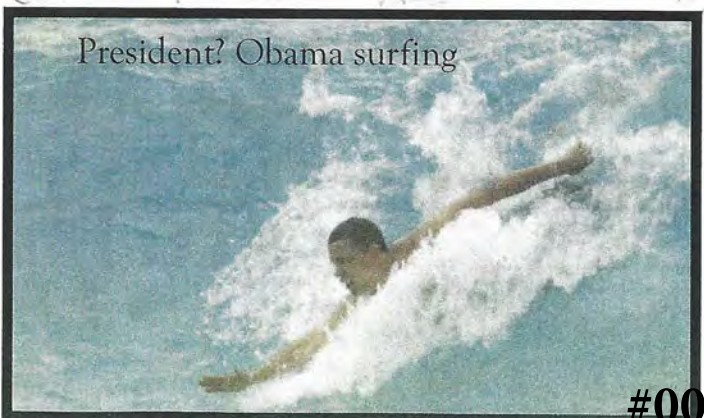


collateral workshop





SAVE 'THE BAR' PETITION
to Minister of Conservation
2005: 2,000 Signatures





MOODS

OF

WHANGAMATA

Frank Cassidy turns his board from the nose on the well formed beach break at Whangamata.
Photo/Bradley

Driving into Whangamata on a frosty winter morning you smile with amusement at the "main street" — a few rather run down buildings dwarfed by the wide road. Turning to your right on to a dirt road you see a little mass of white-water around the base of the north-east face of Clark Island. Inside you something quickens—there is a good chance of a swell—perhaps three feet, perhaps eight.

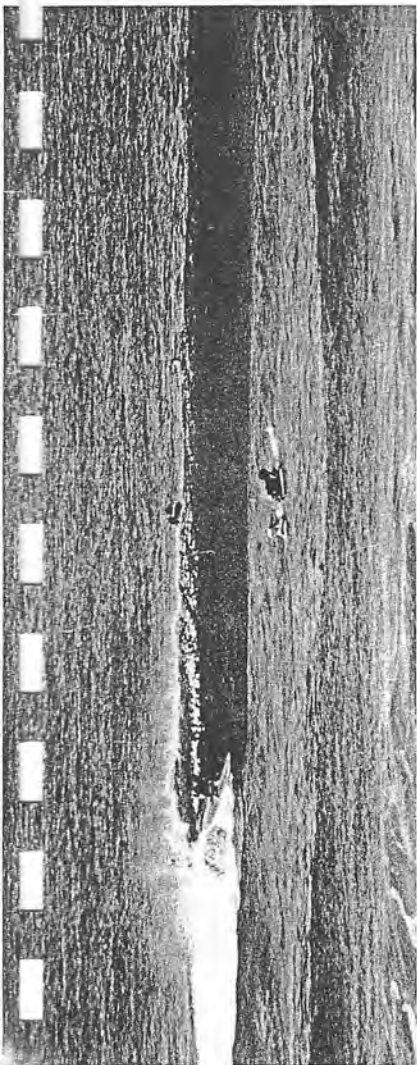
As you bump to a stop near a muddy puddle in the Carpark on the edge of the beach, you look to your left and out to sea. A line-up of six or seven waves is peeling off, fast and evenly from perhaps a quarter of a mile off

shore. There are no surfers out, and no one on the beach. Yours is the only car in the carpark. Your friends sit for a moment, taking in this sight. The heart of Whangamata beats just out there, off the end of the cliff of the mainland, where the waves first peak up and throw their sparkling crest forward, and there a hollow, transparent green wall rolls smoothly to the beach.

Then suddenly there is frantic activity. The boards are on the sand, waxed, wet-suits appear, then a group of black-clad winter surfers walk down the cold sand to the sea. Their awkward leaps in the shore-break are amusing—the icy water is determined to be

aggressive from the start. You take a firm breath and throw yourself on to your board and paddle frantically to beat the approaching wave. But it breaks—right over you! Well, now you're wet and a vague feeling of numbness is coming.

A few minutes later, you have almost reached the take-off position on the "Bar." As you rest from the fairly long paddle out, you critically watch the peaks building up and enfolding themselves in their own hollow shape. They are perfect waves, rising between four and six feet. Very fast, very even, very beautiful, as the rising sun shines behind the curl.



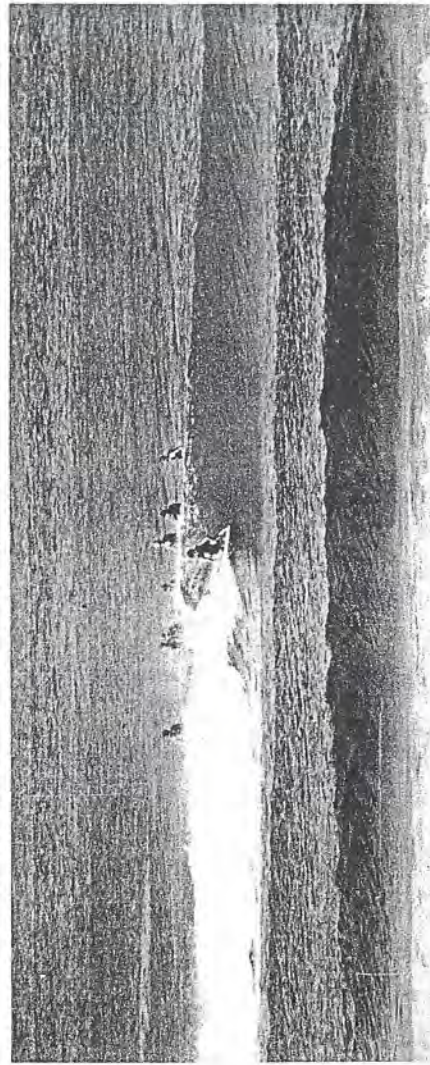
Rick Bradley caught in a fast curl at the bar. As you can see, these waves are extremely fast but are usually malleable.

Photo/Waters



Ron Roman well over the nose in the beach break. Ron had only just returned from a surfing safari overseas and found this fantastic surf at Whangamata.

Photo/Bradley



Andy McAlpine does a cheater five while grabbing a rail.

Photo/Bradley



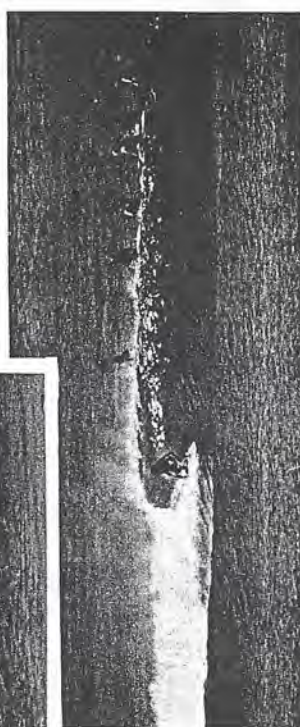
Frank Cassidy at the beach break top and at the bar left likes to get the most out of his surfing and always manages to stay in very tight, as can be seen here.

Photo/Bradley



The surfers in the background didn't know Andy McAlpine was caught into this section and were only interested in waiting for a wave of their own.

Photo/Bradley



wards the approaching swells. The first one you let go by. The second one is a little bigger, someone else takes it, and you watch the trail of white foam he leaves behind him. The third wave approaches. Yes, it could almost be seven feet. You look at the wall. It is very long and very steep. "Can I make it?" At the last minute you decide, a couple of paddles and then the force of the wave picks you up and hurls you down its face. What a sensation! The surfboard whips along the wall of water. Suddenly ahead of you the wave top

begins to strain forward. You're not going to make it. The whole Pacific Ocean collapses on top of you. Five or ten minutes later you emerge, spluttering, and look around for your surfboard. How glad you are to see one surfer holding two boards, about 30 feet away. It would have been a long swim!

Now there are about twelve boards out—and more arrived just now. You decide to go in, and pick a four foot wave which takes you right to the beach. Huddled over the fire, breathing

smoke and eating a piece of dry bread, you think longingly of summer.

In summer, there is all this and warm sunshine too! Summer's most frequent conditions on the "bar" are three to five foot waves, with a light westerly wind hollowing them out. If the "bar" becomes too crowded there is always the beach-break, which can be very good.

This is the mood of a day of winter surfing at Whangamata.

—CINDY WEBB

MIXING

APPLICATION WASTEWATER TCDC 2000

SOLUTION BY DILUTION (doesn't work)

unsuitable for water contact recreation.

Family camping takes place at the waters edge on the property immediately north of the mouth of Gumdiggers Creek. Water contact recreation and boating and fishing activities are to be expected in that area.



Effluent Dispersion and Dilution

The dispersion of effluent discharged during a full tidal cycle starting at high tide can be summarised as follows:

The first 10% of the discharge would be transported rapidly through the harbour and discharged through the harbour entrance well before the time of low tide.

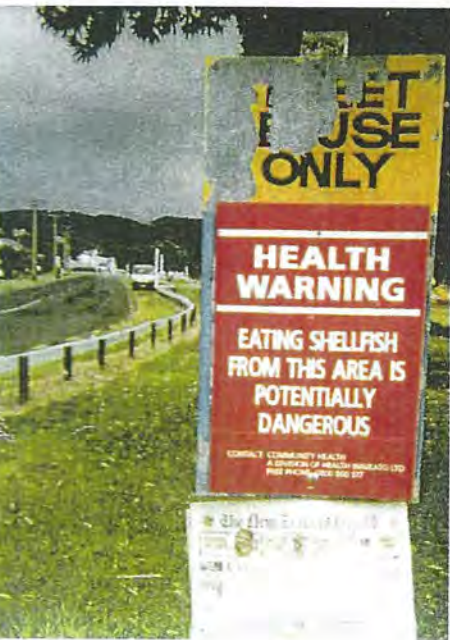
The next 36% of the discharge would be discharged via the marsh channel system into the main upper harbour channel during the second half of the falling tide period, and the first hour of the rising tide period. Dilute effluent would not be transported downharbour as far as the main beds of edible shellfish near the harbour entrance before the time of low tide. This part of the discharge would be widely dispersed within the upper harbour during the rising tide period, and would then be largely discharged through the harbour entrance during the first half of the following falling tide period.

The final 54% of the discharge would be retained in the marsh during the rising tide period, and most would then be transported rapidly seawards during the first part of the following falling tide period, to clear the harbour entrance by about 1-2 hours before low tide. The small proportion that was not transported directly to the north during the first part of the following falling tide period would be mixed with the 36% of the next tidal period discharge that was transported through the marsh channels to discharge into the main harbour channel to the west of the seep discharge area.

Dilution: Once the discharged effluent is transported beyond the vegetated marsh area there is good potential for dilution.

Effluent that is transported directly downharbour during the first part of the falling tide would initially be present as a surface field within the marsh area with a dilution estimated to be between 2 - 10 times. The surface field would become progressively diluted during transport over the open sandflat and channel areas to the north, and

-007 jc 16-03-00 pmf



FROM THE INSIDE OUT

Story by
Drew Kampion.
Illustrations by
Phil Roberts.

Waves are carriers of a very important message: We are not alone; we are part of a larger whole, and we are an important enough part of the whole to deserve this lavishly beautiful and magnificent planet.

Waves are messengers from the sun, carrying energy to the beaches of the world. Surfers are a special breed that makes its playground in the dynamic surf zone, where enormous power is released, and where fragile forms of spectacular transience come and go. But not all waves are right for surfing. Once the sun and wind have done their part, the land must cooperate.

Ocean waves are among the Earth's most complicated natural phenomena. This is why waves are usually studied in laboratory tanks, where a single train of waves can be generated, and where the mechanics of wave action can be isolated.

Ocean and laboratory waves share the same basic features: a crest (the highest point of the wave), a trough (the lowest point), a height (the vertical distance from the trough to the crest), a wavelength (the horizontal distance between two wave crests)

and a period (the time it takes for a crest to travel one wavelength).

In the dramatic last seconds before lines of swell become breakers, waves respond to the sudden shallowing of the water depth by gaining considerably in height (sometimes double-or-more the swell height), developing a critical concave face, and assuming a beach-facing profile that reflects the immediate characteristics of the bottom shape directly under the wave. These local bottom configurations determine the final form of breaking waves. In general, there are four types of breaks.

Beachbreak Waves

Relatively straight sandy or gravelly beaches with a gentle slope create beachbreak waves—a pattern of peaking waves with periodic channels to carry the advancing water back out through the surf zone. Such waves break on sand or gravel bars, deposits of material mobile enough to be arranged and rearranged at the whim of swell, tide and wind. Often the beach face is scalloped in a pattern of "cusps" reflecting the regularity of the coastline, the subsequent regularity of the refraction that concentrates and

disperses the wave energy, and the mathematical relationship between the advancing force of waves and the receding flow of water.

Outgoing currents of water between areas of breaking waves are called rips or riptides; in large surf they are capable of becoming overwhelmingly powerful channels, moving rivers of water back out to sea—frightening locations for swimmers, but ideal onramps for surfers wishing to make it through the near-shore beachbreak waves to catch waves breaking out in deeper water.

Very steep sand or gravel beaches are likely to produce "mushy" surging breakers, where the depth immediately offshore is insufficient to greatly diminish the potential energy in the breaking waves. Thus, most of the wave energy is released directly up onto the beach face or reflects back at the incoming waves; the outgoing sheet of water creates a backwash effect that can double or triple the size of an approaching wave, often with spectacular effect.

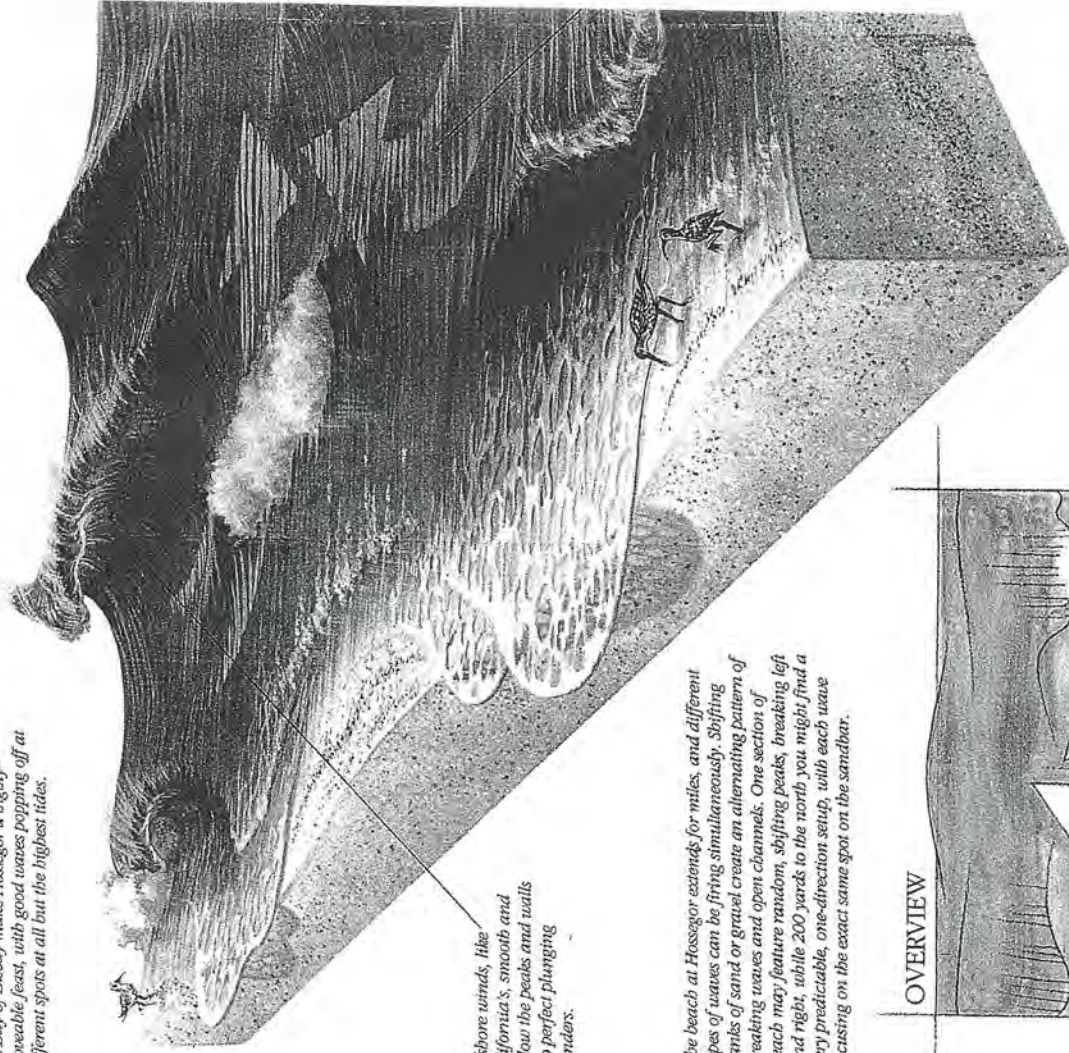
Reef Break Waves

Submarine formations like coral reefs, rock reefs, sunken ships and other relatively abrupt submerged or partially-submerged formations create reef surf—waves that break more or less abruptly and in a variety of shapes, depending on the configuration, depth and size of the obstacle.

Oahu's infamous Banzai Pipeline is a reef break; swells radiating in from great Pacific storms to the north and west come out of very deep water to touch coral/rock reefs more than a mile off shore. This outside reef bends the waves, focusing them in on the near-shore Banzai reefs with little loss of energy. The waves rise steeply over the outside reef, then seem to

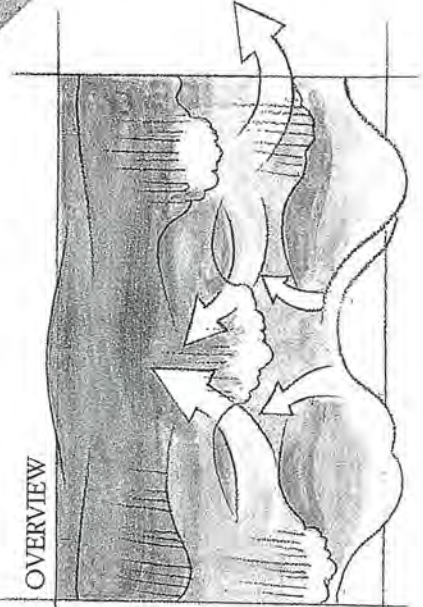
Stepcladder patterns of sand and gravel bars extend far offshore, laying out a network of breaks that will work consecutively as tides rise and fall.

Large storms and variations in swell direction can change the character and configuration of the Hossegor beachbreaks in a matter of days, or even hours. Additionally, large tidal ranges within the Bay of Biscay make Hossegor a highly-movable feast, with good waves popping off at different spots at all but the biggest tides.

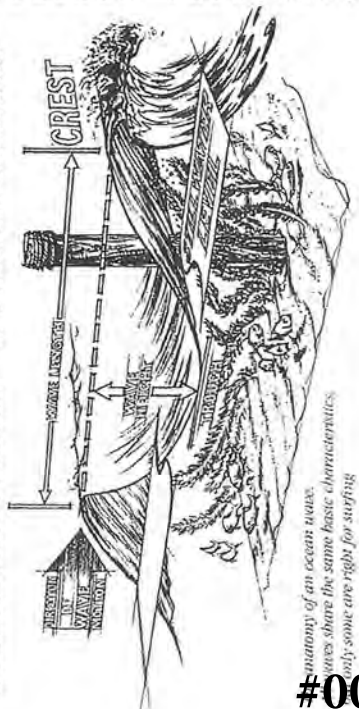


Offshore winds, like California's, smooth and hollow the peaks and walls into perfect plunging cylinders.

The beach at Hossegor extends for miles, and different types of waves can be firing simultaneously. Shifting bands of sand or gravel create an alternating pattern of breaking waves and open channels. One section of beach may feature random, shifting peaks, breaking left and right, while 200 yards to the north you might find a very predictable, one-direction setup, with each wave focusing on the exact same spot on the sandbar.



OVERVIEW



Anatomy of an ocean wave. Waves share the same basic characteristics only some are right for surfing.

A Reef Break Wave

Kanai Pipeline, Hawaii

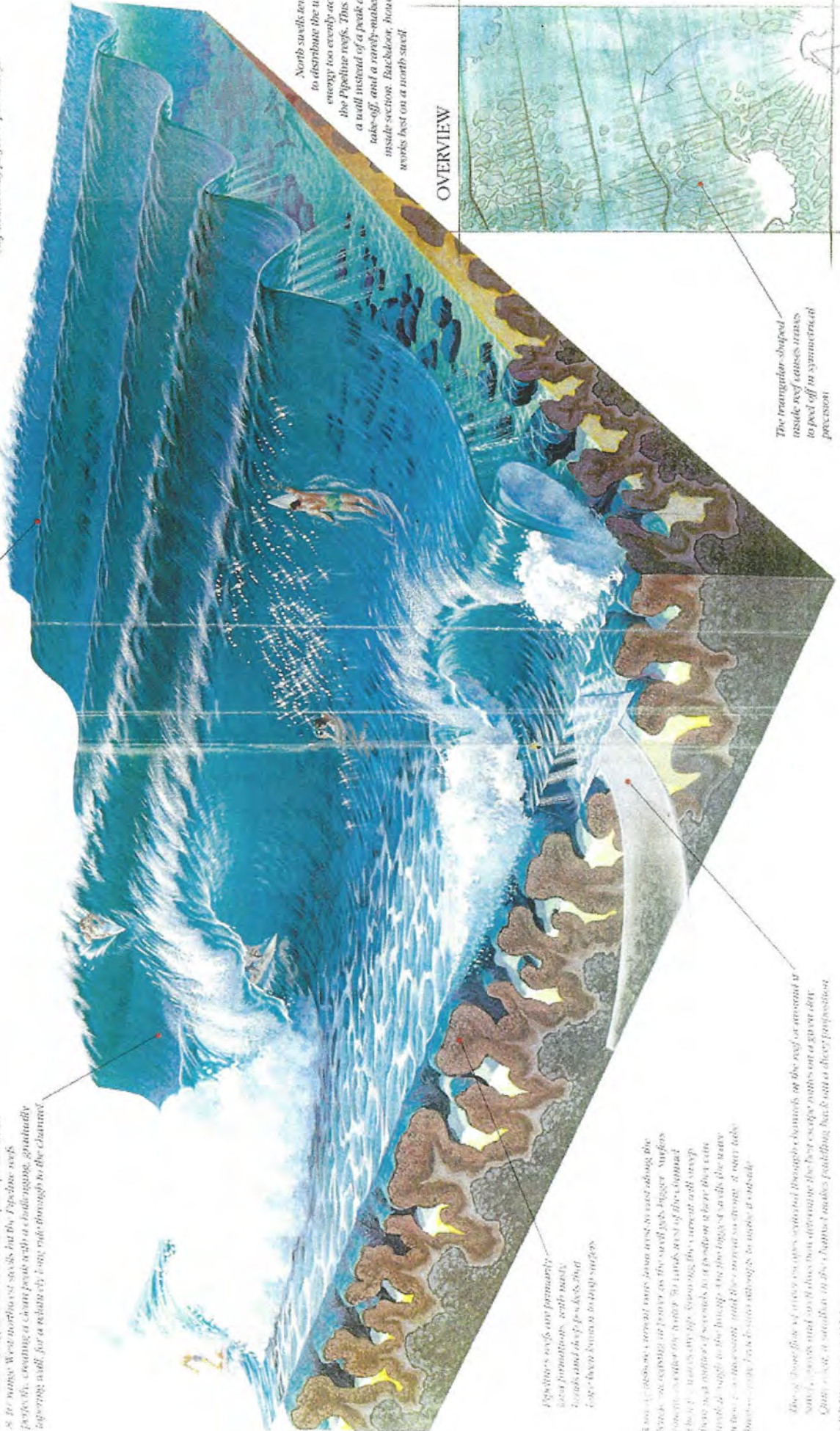
A mile offshore, deepwater, open-ocean swells abruptly encounter the outer wall of Pipeline's Third Reef, and are slowed and forced up out of the ocean. When swells are about 15' waves begin to break at the top and crumble, at 20' and bigger, they curl over with awesome power.

Although Pipeline is probably the most famous wave in the world, and undoubtedly the most photographed, the elements rarely come together in total harmony. An average season on the North Shore might see only a half-dozen truly perfect Pipeline days.

A second reef further focuses the swells and begins to define the classic Pipeline arena. This is the take-off zone where the waves move into the 12-14' range, big, fat peaks that soon go square as they reach the inside reef.

West swells arrive from Kona Point and hit the Pipeline reefs from the inland side. Great building peaks may have brief takes with searing, misty shoulders. Perfect for take-off practice.

The inside reef begins to work at 2', but is perhaps best in the 8' to 10' range. West-northwest swells hit the Pipeline reefs perfectly, creating a clean peak with a challenging, gradually tapering wall, for a relatively long ride through to the Channel.



North swells tend to distribute the wave energy too evenly across the Pipeline reefs. This means a wall instead of a peak at take-off, and a rarely-makable inside section. Backdoor, however, works best on a north swell.

OVERVIEW



The triangular-shaped inside reef causes waves to peel off in symmetrical procession.

Pipeline reefs are primarily flat horizontal, with many ledges and deep pockets that have been known to trap swimmers.

A low, 10' offshore, coral bar has been used to ease along the beach, not extending as far as the swell jobs. Bigger swells usually occur after the bar. To tank most of the barrel, the reef is 10-15' high, then the 10' current will sweep these high swells if it comes in at 10' or below. If the reef can't handle the high, the high will break the wave on the reef. The reef is 10' high, and the current is strong. It can take 10-15' of wave, but it's not a good idea to make it outside.

The off-shore flow of waves creates oriented through channels on the reef or around it. Small, steady and well-defined waves are the best escape routes off a given day. Great waves, if available, in the Channel makes paddling back out a direct proposition.

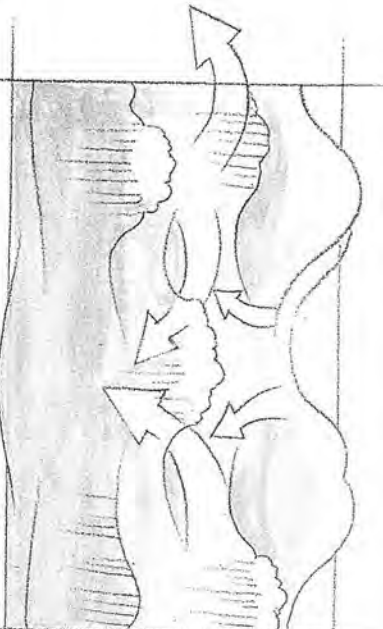
Stepladder patterns of sand and gravel bars extend far offshore, laying out a network of breaks that will work consecutively as tides rise and fall.

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OVERVIEW



Swells originating in the North Atlantic can jump up very quickly in the Bay of Biscay, and the surf often goes from flat to 8'-or-bigger in a matter of hours. Furthermore, during the months of September and October it's not uncommon to find swells lined up one after the other, creating day after day of overboard surf.

Sheltered by Portugal and Spain, from Southern Hemisphere storms, Hossegor responds best to the Upper and Central Atlantic swells of spring and fall. There's plenty of surf here in winter, too, but the conditions are brutal and cold—few would consider Hossegor a winter surf spot.

While the concave shape of the Bay of Biscay traps and focuses a broad sweep of swell, the continental shelf far offshore both slows and focuses the waves.

Though slowed by the continental shelf, the Hossegor beachbreak is extremely powerful, as focusing waves are concentrated along this stretch of coast.

Water pushed shoreward in advancing waves finds its way seaward through deeper-water breaks in the onshore surge. The inshore current patterns respond to these egress options, creating "people movers" out to the lineups.

A Beachbreak Wave

Hossegor, France

To the north you'll find the Rivermouth and Indicator. On an S+ swell, with the right combination of tide, equipment, knowledge and crowd, it is possible to ride from Indicator all the way through to Coast Highway—an exhausting, exhilarating experience.

A stream at the apex of the point has deposited large rocks, small stones and sand near the tip of the headland. The littoral current produced by northerly storms has distributed this sediment, from coarse to fine, along the point. The beach farthest inside is largely sand.

The Channel Islands shield Rincon from south swell activity. Waves can get in between the coast and the islands, but winter northerly winds around Point Conception generally create the best waves at Rincon.

The most famous portion of Rincon is known as the Cove. On lower tides the Cove can produce a long hollow section, suitable for tube-riding, about halfway through the ride.

Because of its machine-like regularity, waves here have a broad take-off zone. On a good swell, surfers will be strung out from reef inside all the way to Indicator.

As waves wrap around the point, breaking in the shallows close to shore, their lines radiate out into deeper water.

Straight offshore waves are not common at Rincon, but glassy winter conditions from dawn to dusk tend to make up for it.

The current sweeping down the point during swell action escapes through a channel that runs around the shoulders of the inside waves. However, because of the distance involved (up to quarter-mile rides), most surfers opt to exit the water after a long ride and run back up to the rivermouth to paddle out.

A submarine bed of aggregate some fans out from the point, refracting waves toward the headland. A bombora reef in deep water to the south begins breaking at about 15'.

California tidal ranges are moderate, and Rincon will work through all but the highest, though a moderate low tide tends to produce the finest waves.

OVERVIEW



When the inside section is closing out on a big swell, there is a possibility of getting sandtraced into the boulders along the Coast Highway on a long set.

A Point Break Wave

Rincon Point, California



15





ERIKSON
BENTLEY WILLIAMSON
1918 - 1988
BENTLEY WILLIAMSON



Note: Include pages two and three of this form with your response to DOC. Do not include page one.

A. Permission Application Number and Name of Applicant

76634-ACC (Thames Coromandel District Council)

B. Name of Proposed Activity and Location(s)

The Council has applied to construct a public boardwalk at Whangamatā Marginal Strip. The application relates to Stage 1 of the boardwalk construction plan. Stage 1 is to construct the boardwalk along Esplanade Drive only. This application does not consider future boardwalk construction stages. Any future extensions or development of the boardwalk (beyond Stage 1/Esplanade Drive) will be notified separately.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):
_____Alexander Gillespie.

Address for Service (Postal Address): _____

_____ Post Code:

Telephone: _____

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by: _____

I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) **Oppose** this Application.

E. Hearing Request

I (circle one): **Do** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The proposed boardwalk on the Esplanade.

My submission is

I am very concerned that the focus of the current proposal is blind to the existing values of the Whangamata sand dunes, as they are in their current condition. Although this proposal only covers a small part of the waterfront, if approved without very strict conditions and demarcations, it could be seen as a stepping stone towards a boardwalk along the length of the beach.

From my study of the topic, the current dune system at Whangamata is only a few marks away from a classification of Outstanding Value. The failure to tell this to the community, and present the dunes as somehow valueless is an extreme oversight. This is especially so when, with some comprehensive restoration of these dunes, there may be an opportunity to obtain this 'Outstanding' status. Aside from the specifics pertaining to Whangamata, I am also concerned that the current proposal does not explain how it will reconcile with the general obligations to protect the special nature of the coastal environment and wilderness values, both as recognised in law. I consider such objectives of urbanisation in the natural environment, unless absolutely necessary, to be the antithesis of wise conservation management.

These concerns are multiplied by the overt lack of impact assessments available for both the community to examine, and decision makers to consider, before making an informed choice. The need for environmental, social and landscape assessments, so that the potential costs or benefits of the project is self-evident. While an EIA has been commissioned, I would prefer to see an independent study by DoC, as the area may include a number of species of national significance. This matter needs to be clarified before an any consideration of an advance is possible.

This EIA needs to be complimented by a Social Impact Assessment – that should show not only the environmental impacts, but also, the impacts in terms of usage, density and type, upon the proposed area and how this will impact upon the associated local community. This need to provide impact assessments is not only best practice elsewhere (including Whangamata) it is especially heightened in times of controversial projects, including boardwalks, in many locations throughout New Zealand. Such impact assessments must, follow set criteria (especially independence) and answer specific questions. My concern here are that if the impact assessments are not carried out both correctly and in advance, then not only will there be a critical failure of decision making process, there will also be a clear inconsistency with the precautionary approach.

Simply, there is not enough information about the environmental and social impacts of the proposed project for a decision maker to make an informed choice; there is a failure to reconcile the special considerations around high value coastal areas; and the project, as a further step towards the urbanisation of the beachfront, is a step in the wrong direction.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Do not construct the proposed boardwalk along the Esplanade. The 'no' option is a viable alternative.

If you do decide to give the consent, only do so after getting an independent EIA study, and a supplementary SEA study. These must show how the impacts of the proposal can be, or cannot be, reconciled with the high environmental value (including wilderness) of the area.

If the decision to grant the concession is granted, it should be done with two considerations in mind.

1. It must be made very clear that it is not a stepping stone towards a larger project along the waterfront over the existing dunes.
2. It should be linked to a comprehensive restoration programme, that can be built into an exemplar, of how the dunes could be rebuilt to a higher standard, in which the ecological and wilderness values are increased.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Dr Alexander Gillespie

Printed name of submitter or person authorised to sign on behalf of submitter

Date April 28, 2021.

Please complete this form and send to permissionshamilton@doc.govt.nz (*Attention of B Sheppard*). You may also post your submission to: Department of Conservation, Permissions Team, Private Bay 3072, Hamilton 3240 (*Attention of B Sheppard*).

COMMENT SUBMISSION FORM Publicly notified application for leases, licences, permits, or easements.

A. Permission Application Number and Name of Applicant
76634-ACC (Thames Coromandel District Council)

B. Name of Proposed Activity and Location(s)

The Council has applied to construct a public boardwalk at Whangamatā Marginal Strip. The application relates to Stage 1 of the boardwalk construction plan. Stage 1 is to construct the boardwalk along Esplanade Drive only. This application does not consider future boardwalk construction stages. Any future extensions or development of the boardwalk (beyond Stage 1/Esplanade Drive) will be notified separately.

C.



I wish to keep my contact details confidential.

D.

I am opposed to this application.

E.

I do not wish to be heard at a hearing.

F.

- False implications on behalf of TCDC advertisement that this application will give wheelchair access to Whangamata beach.
- This will have a detrimental environmental impact to the dunes.
- There is no need for construction.


This application suggests successful dune restoration, however this is not true. This will require earthworks, foundation construction to support the boardwalk to maintain vehicles, therefore changing the structure of the dunes to support this. There is already a large amount of erosion at beach access 8 to provide enough evidence of how damaged and fragile the sand dunes already are. There are no businesses on the entire stretch of beach that would require controlled direction of foot traffic. Also, this will be parallel to roads and already established footpaths that provide access to and from the beach.

There are many places along the whangamata sand dunes, such as beach access 4,7,8 and 9, that have remnants of previous boardwalks and fences that the TCDC have built and not maintained and left to be buried by sand that are now hazards.

I would like to see TCDC prepare an accurate proposal that takes in account the impacted environment and its surroundings that will be affected with a long term

maintenance plan, as well as, obey all relevant bylaws and legislation. It would be beneficial to all beach goers that the many previous failed constructions be removed to minimise hazards.

There is clear evidence that this application will do more harm than good.


04/28/2021

From: [Permissions Hamilton](#)
To: [Bryn Sheppard](#)
Subject: FW: Attention of B Sheppard, Whangamata Boardwalk submission
Date: Wednesday, 28 April 2021 4:21:14 pm

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, 28 April 2021 4:17 pm
To: Permissions Hamilton <permissionshamilton@doc.govt.nz>
Subject: Attention of B Sheppard, Whangamata Boardwalk submission

A. Permission Application Number and Name of Applicant 76634-ACC (Thames Coromandel District Council)
B. Name of Proposed Activity and Location(s) The Council has applied to construct a public boardwalk at Whangamatā Marginal Strip. The application relates to Stage 1 of the boardwalk construction plan. Stage 1 is to construct the boardwalk along Esplanade Drive only. This application does not consider future boardwalk construction stages. Any future extensions or development of the boardwalk (beyond Stage 1/Esplanade Drive) will be notified separately.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.): [REDACTED]

Address for Service (Postal Address): [REDACTED]

Post Code: [REDACTED]
Telephone: [REDACTED] Email [REDACTED]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

Yes I wish to keep my contact details confidential D. Statement of Support/Opposition I Oppose this Application.

E. Hearing Request

I Do wish to be heard in support of this submission at a hearing.

Introduction:

Hi my name [REDACTED] & I have a BSc in marine biology & a Post grad diploma in Oceanography both from the University of Waikato, I've lived in Whangamata for the past 20 years & surf the waves of Whangamata most days. I have been Whangamata Board riders club champ twice & also compete nationally surfing on Stand Up Paddleboards & have been ranked 4th in Nz multiple times.

The specific parts of the application that this submission relates to are:

Environmental damage to the dynamic equilibrium of the beach/dune system

Previous works/board walks have left us with undesirable result

My submission is [include the reasons for your views]:

Environmental damage to the dynamic equilibrium of the beach/dune system:

The plan to construct a board along the top of the esplanade sand dunes is asking for trouble. The esplanade area is the frontal dune & part of the dynamic equilibrium that beach/dune system relies on. The sand reserves in the dune system are in a natural state of flux in which erosion/deposition periods of sand protect the inland areas from the storm surges from the ocean. The surf zone dissipates wave energy from the dune system but with the predicted sea level rise from climate change these dune reserves could be eroded away & undermine the proposed boardwalk.

Previous works/board walks have left us with undesirable result:

We only have to look at the Hunt road upgrade in which the changes to the carpark area have changed the land use for the worse, before the upgrade we used to get 60 cars at the end of Hunt Road all with a view of the surf on 'the bar' & it used to be a focal point for the local/regional surfers to hang out when the surf was 'pumping'. Now only 20 odd cars can fit down the end of the road & only about 5 have a view of the waves breaking on 'the bar'. The wooden boardwalk areas at the end of hunt road all went rotten & have since been concreted in. Is this what we can expect to happen on the esplanade boardwalk as well?

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I would like the esplanade area to remain as the status quo with no changes as the area functions well as it is. We don't need another construction in or alteration to the dune system that will cause future problems.

G. Your Signature

Thank you



authorised to sign on behalf of submitter

person authorised to sign on behalf of submitter

Signature of submitter or person

Printed name of submitter or

Date 28/4/21

Please complete this form and send to permissionshamilton@doc.govt.nz (Attention of B Sheppard). You may also post your submission to: Department of Conservation, Permissions Team, Private Bay 3072, Hamilton 3240 (Attention of B Sheppard).

Sent from my iPhone



Note: Include pages two and three of this form with your response to DOC.
Do not include page one.

A. Permission Application Number and Name of Applicant

79634-ADC (Thomas Coramanda District Council)

B. Name of Proposed Activity and Location(s)

The Council has agreed to construct a public boardwalk at Wharfedale Marginal Strip. The application relates to Stage 1 of the boardwalk construction plan. Stage 1 is to construct the boardwalk along Esplanade Drive only. This application does not consider future boardwalk construction stages. Any future extensions or development of the boardwalk (beyond Stage 1/Esplanade Drive) will be notified separately.

C. Submitter Information-

Full Name (also list organisational name, if submitting on behalf of a business, community group, etc.)

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by _____
- I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) Support / Neutral / Oppose this Application.

E. Hearing Request

I (circle one) Do / Do Not wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that the submission relates to are:

SEE ATTACHED EMAIL

My submission is [include the reasons for your views]

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]

G. Your Signature

Signature of submitter or person authorised to sign on behalf of submitter

Printed name of submitter or person authorised to sign on behalf of submitter

Date

28 APRIL 2021

From: [Permissions Hamilton](#)
To: [Bryn Sheppard](#)
Subject: FW: Attention of B. Shepard
Date: Wednesday, 28 April 2021 4:26:05 pm

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, 28 April 2021 4:24 pm
To: Permissions Hamilton <permissionshamilton@doc.govt.nz>
Subject: Attention of B. Shepard

The email below is the email attachment referred to in my Comment Submission Form sent to you a moment ago.
Please confirm that you have received both and have put them together in one piece as my total submission.

Thank you in anticipation, [REDACTED]

>
>
>
> Permission Application Number 62350-ACC
>
> F. SUBMISSION
>
> The specific parts of the application that this submission relates to are:
>
> Applicant Information Form 1a
> Concession Application Form 3b - Private/commercial facility/structure
>
> My submission is: The information provided by the Applicant in the Concession Application Form 3b contains material inaccuracies, as detailed below.
>
> A. Description of Activity
>
> The one sentence description provided by the Applicant does not satisfy the specified detailed requirements of A., namely an accurate description of Stage 1, where the site is located with GPS coordinates, the size of the area within the Marginal Strip for which the application is made and why this area has been chosen.
>
> There is no labelled Attachment 3b:A which should include a map, a detailed site plan and drawings of the proposal. The Applicant instead requests reference to a single attachment document, "the attached Environmental Impact Assessment"(the EIA).
>
> A project map is provided in the EIA - Appendix A and Stage 1 is clearly delineated but the map does not coincide with the Description of Activity stated in the first sentence.
>
> The EIA is found to contain contradictory descriptions, maps, drawings and photographs etc throughout. In addition the Applicant acknowledges that all documents included within the EIA contain information outside the scope of this Concession Application which only serves to further confuse and obscure the facts and details of the Concession for which the Applicant is applying.
>
> The Applicant has not provided specific detailed site plans or project drawings which would have clarified the matter.

- >
- > B. Alternative sites considered
- >
- > The Applicant states in response to B. "This boardwalk is to replace an existing bare, informal track that runs along the esplanade reserve at Esplanade Drive at Whangamata" which is incorrect, and again requests reference to the attached EIA.
- >
- > In fact "this boardwalk"(the proposed Boardwalk Stage 1) is a new, northerly extension to an existing boardwalk built by the Applicant in 2017. This existing boardwalk runs from the intersection of Esplanade Drive and Lowe Street, on the Marginal Strip south past the Whangamata Surf-lifesaving Club to an endpoint nearby (a total length of approximately 100m).
- >
- > There is no "existing bare, informal track" to replace with the proposed Boardwalk Stage 1 but rather a grassed area, narrow at the southern end and widening towards the northern end, as may be seen in several photographs supplied in the EIA and where it is variously described as a grassed berm, grassed embankment, grassed verge, wide flat strip, narrow grassed, coastal reserves, and a single, parallel foredune.
- >
- > The EIA section 5 Assessment of Alternatives discusses a variety of alternatives but does not mention the viable alternative of active enhancement of the existing features of the Stage 1 area without the addition of the boardwalk structure along the top of the foredune.
- >
- > The EIA section 7 states "The Boardwalk aims to meet many of the objectives within the Conservation Act 1987".
- >
- > Working with Iwi partners is not dependent on the installation of the proposed Boardwalk Stage 1 structure. This can and should be a current and ongoing process by the Applicant all times. The opportunity for Iwi input, cultural advice etc already exists and the enhancement of the Stage 1 area with cultural signage and design narrative/characteristics can be implemented without the boardwalk construction.
- >
- > Likewise, promoting ecological restoration is not dependent on the proposed Boardwalk Stage 1 construction. Increased dune planting, weed and pest control programmes and educational communications and signage are already available to the Applicant as referenced in the EIA. The Applicant already partners with Coastcare and monitors coastal erosion. Amenity enhancement and facility maintenance plans with work programs also exist, none of which need be dependent on the proposed Boardwalk Stage 1.
- >
- > Public access along the coast and to the beach in the Boardwalk Stage 1 area is already provided. Access points from the roadway bounding the area have already been installed by the Applicant to accommodate various "limited mobility" categories and entry to and along the grassed area of Stage 1 is currently possible for a wide variety of recreational users of this area.
- >
- > At the junction of the grassed area and dune vegetation, the grassed area is already "formalised" by existing bollards and existing beach accessway structures, directing all users of the area away from the sensitive dune vegetation. This currently works well (see the EIA Appendix F Report - section 3.1 Stage 1 Area paras 1-6).
- >
- > These existing bollards and beach accessways are retained in the Boardwalk Stage 1 project and if maintained in good condition will continue to serve their dual purpose.
- > DoC are not the de-facto providers or facilitators of a tourist attraction and should not be regarded as such by the Applicant.
- >
- > C. Larger area NO
- >
- > The proposed boardwalk structure is 3m wide and from the EIA Appendix A - Project Map (which is duplicated in the EIA section 2. Figure 2) Stage 1, the area of the subject activity of this Concession Application is approximately 233m long, starting at the endpoint of the existing boardwalk at the intersection of Lowe Street and Esplanade Drive earlier referred to in my submission (in B. above) and ending to the north at a point aligned very slightly to the left of the intersection of Graham Street and Esplanade Drive, and officially nominated Beach Access #8.
- >
- > The named street intersections are used throughout various TCDC official documents in reference to the lineal length in question for ease of understanding because if extended in a line seaward they define the start and end points of the construction as does the description "Stage 1".

- >
- > The named street intersections are visible but not clearly legible in the EIA Appendix A - Project Map however they can be clearly read in the EIA section 2.2 Figure 4.
- >
- > Figure 4 though is misleading, because the area of "marginal strip outlined in red" shown in Figure 4 is significantly larger than the Stage 1 area and as the Applicant answered NO to C., the EIA section 2.2 wording cannot be correct.
- >
- > The EIA section 3 Figure 7 shows the existing Pohutukawa tree, existing shower, and existing Beach Access #8 which are at the demarcation line of the northern end of the proposed Boardwalk Stage 1 construction. If a detailed site plan had been provided in A. above the scope of works would be clear.
- >
- >
- > H. Environmental Impact Assessment
- >
- > Column 1. Location on Public Land
- >
- > The written description in this column varies from that provided by the Applicant elsewhere in Application Form 3b and in the EIA, and in addition the GPS coordinates stated are incorrect, both for these newly introduced "location" descriptions and for the proposed Boardwalk Stage 1.
- >
- > The GPS coordinates quoted in H. for "the Whangamata Surf-Club" actually refer to a location in Hunt Road which is far to the north and well outside the proposed Boardwalk Stage 1 area, while in fact the Whangamata Surf-lifesaving Club is situated inside Williamson Park, south of and again outside the proposed Boardwalk Stage 1 area.
- >
- > The second set of GPS coordinates quoted could conceivably be considered "approximately" accurate for "the end of Esplanade Drive" but they are again inaccurate for the purposes of H. as the proposed Boardwalk Stage 1 ends some distance south of "the end of Esplanade Drive" and aligns with the Graham Street intersection.
- >
- > The Concession Application contents with respect to Form 3b contain inaccuracies and/or anomalies in Parts A, B, C and H. Additionally the concession application contains a significant amount of matter irrelevant to the application.
- >
- > To address the above issues with the application as it currently stands the following should be undertaken by the Applicant:
 - > 1. Investigation and resolution of anomalies and correction of inaccuracies in each part of Application Form 3b sections A, B, C and H as they relate to Stage 1.
 - > 2. The removal of all documentation (including attachments) from the application which does not apply to Stage 1.
 - > 3. A corrected version of Application Form 3b prepared and submitted to DoC.
- >
- > The outcomes would be
 - > 1. the amendment and re-issuing of the application documentation by the Applicant both to ensure it is correct and complete for the stated Stage 1 scope of the the application and that it contains no inaccurate or irrelevant information prior to consideration by DoC/Minister.
 - > 2. to allow public scrutiny of the application and details of the Stage 1 concession applied for in its correct and complete state at any time in the future.
- >
- > I seek that conditions are put in place
 - > 1. to ensure the Applicant completes an application which achieves these outcomes, and
 - > 2. to ensure that the Applicant provides evidence that the existing boardwalk from which this Stage 1 construction extends was installed in accordance with and following due legal process.
- >
- >
- > End Submission.
- >
- >
- >



Note: Include pages two and three of this form with your response to DOC. Do not include page one.

A. Permission Application Number and Name of Applicant

76634-ACC (Thames Coromandel District Council)

B. Name of Proposed Activity and Location(s)

The Council has applied to construct a public boardwalk at Whangamatā Marginal Strip. The application relates to Stage 1 of the boardwalk construction plan. Stage 1 is to construct the boardwalk along Esplanade Drive only. This application does not consider future boardwalk construction stages. Any future extensions or development of the boardwalk (beyond Stage 1/Esplanade Drive) will be notified separately.

C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

Address for Service (Postal Address):

Post Code:

Telephone: Email Address:

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

I wish to be contacted alternately by:

I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) ~~Support~~ / ~~Neutral~~ / **Oppose** this Application.

E. Hearing Request

I (circle one): **Do** / ~~Do Not~~ wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The construction of the boardwalk will impact my ability to run my business
Concern for the long term environmental impact of the marginal strip and dune system.

My submission is [include the reasons for your views]:

During my four years of owning and operating Whangamata surf school (WSS) we have witness the continual changes of the dynamic dune system through different storms, council actions and swells the dunes have changed dramatically and will continue to do so. However I am concerned that additional human factors such as construction of a project of this magnitude will have irreversible results.

The second factor is the current council drawings have the boardwalk path going straight through my business concession (as approved on the 31st March 2021). The location of our business is significant for health and safety reasons as well as advertising.


Construction of this boardwalk will limit customer accessibility and possibly even my own access to be able to operate. In a time that has been difficult for small tourism based business I am quite concerned about the effect this could have for the continuity of business.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

I do not believe this boardwalk should be able be built in this area.

G. Your Signature


Signature of submitter or person authorised to sign on behalf of submitter


Printed name of submitter or person authorised to sign on behalf of submitter

27/04/21

Date



Note: Include pages two and three of this form with your response to DOC. Do not include page one.

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C. Submitter Information-

Full Name (also list organisational name if submitting on behalf of a business, community group, etc.):

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Note: Communication from DOC will be via e-mail unless alternate contact is requested below.

- I wish to be contacted alternately by: _____
- X I wish to keep my contact details confidential

D. Statement of Support/Opposition

I (circle one) **Support** / **Neutral** / **Oppose** this Application.

E. Hearing Request

I (circle one): **Do** / **Do Not** wish to be heard in support of this submission at a hearing.

F. Submission

The specific parts of the application that this submission relates to are:

The nature and level of support for the project, as outlined in TCDC's application.
The extent to which the current application is informed by independent research on the principles of universal design to ensure safe and convenient use of the proposed boardwalk, and the impact of such design on the environment.

My submission is [include the reasons for your views]:

I currently oppose the application to construct a public boardwalk at Whangamatā Marginal Strip for two reasons.

1. Inconsistencies in the level of support for the initial proposal

The Council's application indicates that there is an overall level of support for the initial proposal to build a boardwalk, a move that provides the basis for the current application to the Department of Conservation to build a truncated version of the boardwalk. However, I would like to highlight a few aspects around that statement.

There does seem to have been some community support for a boardwalk during the course of 2010 consultations regarding the Local Area Blueprint document. However, the nature, formation and extent of this support, was not readily accessible at the time of the initial proposal. What is more readily available is information regarding the lack of community support for the boardwalk proposal in response to its inclusion in TCDC's 2018 - 2028 *Long Term Plan Consultation Document*. In spite of the fact that the Submission Form accompanying the Consultation Document did not make specific provision to express either support or lack of support for the proposed boardwalk, nine submissions relating to the boardwalk were made, which were collated into a *Long Term Plan 2018-2018 Submission Pack*, comprising 8 volumes (April 2018). Of those submissions, 3 spoke in favour, and 5 spoke against. A further response indicated 'no comment' due to lack of information regarding the position and extent of the boardwalk. The Submission Form also provided the option for submitters to indicate whether they wished to speak in support of their written submission. The *Minutes of the Thames-Coromandel District Council 2018-2028 draft Long Term Plan Hearing 3 May 2018* note that one submitter did so and spoke against the proposal.

According to the *Whangamata Community Board 2018-2028 Long Term Plan Deliberations and Special Meeting Minutes*, dated 9 May 2018), the Whangamata Community Board 'resolved' to receive the 'Whangamata Community Board Long Term Plan 2018-28 Deliberations' Report, dated 9 May 2018. The purpose of the Report was provide an overview of submissions received regarding the Long Term Plan 2018-28. According to the Deliberations Report, 7 submissions were made in relation to the Boardwalk, 3 for and 3 against with the final one questioning whether the appropriate process had been followed. Nonetheless, the Report recommended no change to the Boardwalk proposal. After resolving to receive the Deliberations Report, the *Minutes of the Whangamata Community Board 2018-2028 Long Term Plan Deliberations and Special Meeting of 9 May 2018* then noted that the WCB recommended to TCDC that the Year 1 budget for the Whangamata Boardwalk project be combined with the Year 2 budget so that the Reserve Management Plan review is completed prior to any construction, meaning that the project should go ahead. On this basis, the TCDC proceeded with the proposal to build the Boardwalk even though the bulk of the community's responses regarding the Boardwalk were *not* in favour of it.

Despite the lack of initial community support, the subsequent survey document of December 2019 made no further provision for those surveyed to indicate whether they support the proposed Boardwalk. Rather, the presentation of the proposed locations for the boardwalk suggested that that the proposal was a *fait accompli*.

During the course of the public information session and the subsequent meeting of affected property owners that were held on 27 January 2020, the Project Manager stated on numerous occasions that 80% of the community supported the proposal. After being asked on a number of occasions to explain where he got the figure of 80% support for the project, he clarified that it was 80% of 69 submissions, that had been received two weeks previously, in relation to the Concept Drawings for the proposed routes for the Boardwalk. During the course of the meetings of 27 January, there were numerous requests to include a third option of 'no boardwalk' but those requests were ultimately refused with the suggestion that it had already been decided to proceed with the Boardwalk. I highlight these matters because they inform the Council's application to DoC that 60% of survey respondents supported the Boardwalk (as initially proposed to run to Hunt Road). I am not aware of later surveys polling levels of support for the development on the marginal strip at the Esplanade. There are some inconsistencies around the level of consultation between the Council and the Department of Conservation, and the latter's support for the proposed options regarding the Boardwalk location. Nonetheless, it was indicated in February/March 2020 that the building process would commence in the near future with a view to it being completed **mid-2020**.

2. Access for persons with disabilities

Much of the advocacy in support of the Boardwalk has been cast as public access to the beach, particularly for persons with disabilities. This is to be welcomed as improved accessibility for those with more limited mobility and/or disabilities is a matter of real importance, and which has legal underpinnings at the local, regional, national and international levels.

The Council's application states that those who support the boardwalk want to have improved access for those with disabilities, would like to see a tourist attraction to bring more visitors to Whangamatā, and want to protect the dunes and reduce erosion.

I am in favour of improved access to the beach for persons with disabilities and limited mobility but I am not in favour of the current proposal because of the lack of detail around access for persons with disabilities. The application mentions 'improved disabled access' at the Esplanade. However, there is no further information provided that explains how such access will be improved, what standards of universal design for persons with disabilities have been utilised to ensure that the proposed boardwalk can be used safely and conveniently. There is also a lack of information on the need to protect the environment is balanced with the need to provide safe, convenient access for persons with disabilities.

If improved access for disabilities is an aspect of the proposed need for the boardwalk at the Esplanade in Whangamatā, then it must be clarified – with specialist advice from the accessibility sector - how the proposed development will achieve that. However, there are other ways to really improve such access that potentially have less of an environmental impact. The installation of beach mats would allow persons with disabilities to join their families on the beach and in the water. The provision of a beach wheel chair (or two), which would serve the same purpose as a beach mat, in that it would also allow its users onto the beach with less of an environmental impact. Both the mats and wheelchairs could be located at Whangamatā Surf Club where there is the basis for beach access, surf life savers, and a defibrillator. This type of initiatives would also identify Whangamatā as a dedicated tourist destination for persons with disabilities and their families, whilst minimising the impact on the dunes environment.

What outcomes would you like to address with your submission? [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

The proposal to build the Boardwalk at the Esplanade needs to be supported by independent research on how and to what extent the structure can be safely and conveniently used by persons with disabilities in accordance with the principles of universal design. This information then needs to be balanced with the impact of such design on the environment, in light of national, regional and local government obligations around the rights of persons with disabilities.

G. Your Signature



Signature of submitter or person authorised to sign on behalf of submitter

Printed name of submitter or person authorised to sign on behalf of submitter



Date

28 April 2021

Please complete this form and send to permissionshamilton@doc.govt.nz (*Attention of B Sheppard*). You may also post your submission to: Department of Conservation, Permissions Team, Private Bay 3072, Hamilton 3240 (*Attention of B Sheppard*).