
Pre-Application Meeting
Glen Isla Place Coastal Protection works
Date: 3rd of April 2024 – 11:30am – 12:30pm
Athenree Room

Attendance:

Council: Joe Franklin (CS Planner, Notetaker), Bevan Hudson (Senior Consent Planner), Peter Watson (Reserves and Facilities Manager)

Applicant/Agent:

Luke Faithfull (Mitchell Daysh), Phil Mitchell (Mitchell Daysh), Craig Davis (Davis Coastal Consultants), Allan McKenzie Fraser (Property Owner – 16 Glen Isla Place), Philip Wade Cory-Wright (Property Owner – 15 Glen Isla Place)

Apologies:

n/a

Site: 95 Seaforth Road, Waihi Beach **Parcel:** 1000/295

Zoning: Rural with Reserve overlay (Three Mile Creek Reserve Management Plan 6.65)

District Plan Layers: Coastal Erosion Area – Primary Risk, Outstanding Landscape Feature s24 (Open Coastal Landscape Landward Edge Protection Yard)

Hazards: Coastal Inundation Area



Background

The Glen Isla Protection Society (GIPS) have engaged Mitchell Daysh and Davis Coastal Consultants to prepare application for a coastal protection structure on the foreshore and Reserve land owned by the Western Bay of Plenty District Council (WBOPDC) located at 95 Seaforth Road, Waihi Beach. The preliminary plans discussed at the meeting indicated the majority of the structure/revetment would be buried and span the beach frontages between 9 and 12 Glen Isla Place (7 properties). The preliminary plans which the applicant spoke to were not provided to WBOPDC given their preliminary nature.

Matters Discussed

Introduction

- The applicant's agents outlined the work that had been completed to date and an overview of the wider project team including ecologists and landscape architect.
- They provided an overview of historical protection works and their failings at and highlighted the current condition of the beach/dune area adjacent to the properties and erosion from previous weather events.
- Davis Coastal Consultants provided evidence of the MHWS mark showing the entire coastal protection structure is to be within the WBOPDC jurisdiction. The works would include access within the BOPRC jurisdiction. They indicated a meeting had been scheduled with BOPRC but this had been postponed by BOPRC.
- The agent outlined a number of options that were being considered for the coastal erosion structure with a final design yet to be confirmed.
- The agent identified that while in the early phase of developing the application, the approach is to reduce any effects from the proposal to the extent practicable.

Reserves and Facilities – Peter Watson

- WBOPDC have agreed in principle, through a Council resolution back in October 2023, that a coastal protection structure can be built on council reserve land subject to the relevant building and resource consents being obtained and the work being fully funded by GIPS.
- There is still the need to liaise with Regional Council with regional consenting requirements.
- A licence to occupy will need to be granted by WBOPDC for the structure.
- Public access needs to be considered. How will the adjoining residents access the beach.

Planning – Bevan Hudson

- Coastal protection works including groynes and sea walls within the Coastal Erosion Area – Primary Risk are a Discretionary activity.

- The application should include a robust notification assessment and, if possible, the written approval of any person considered to be affected.
- Consultation with local iwi should be undertaken. WBOPDC staff provided a copy of iwi contacts to the agent.
- WBOPDC identified the need to consider effects of noise and vibration.
- The applicant needs to demonstrate how construction traffic will access the site and safety when working on site and unloading rocks (Cones, spotters etc).
- Mitigation measures to ensure any adverse effects are minimised.

Actions

- Provide contacts for Kaupapa Māori Team.
- Provide a copy of the decision for the recent Matakana Island Coastal Erosion Structure (seawall).