

Proposal to grant licenses to the Karekare Surf Lifesaving Patrol Inc.

1.0 Proposal

The Auckland Regional Council (ARC) Parks Department has received an application to grant the Karekare Surf Life Saving Patrol Inc. (KSLSP) a licence to use and occupy an area of Waitakere Ranges Regional Park adjacent to their site. The club intend to build new clubrooms on their own land for the purpose of providing an effective surf lifesaving service. The licence will cover:

- The retention and an extension to the foreshore wall and gabion baskets to close off the existing ramp; and landscaping of the parkland adjacent to the KSLSP's site. This will be a five year licence term with three further five year renewals.
- A temporary licence for occupation of parkland for the purposes of the demolition and construction period of the development, in accordance with an approved construction plan.

2.0 Background

The Karekare Surf Life Saving Patrol Incorporated (the surf club) is proposing the redevelopment of their clubrooms on their current site bounded by Watchmans Road and Waitakere Ranges Regional Park at Karekare. The area of land located between the southern boundary of the surf club's site and the edge of the Karekare Stream, as shown in the attached map, is regional park land.

The surf club have been operating at the beach since 1935 and are considered to offer an essential service to beach goers. It is acknowledged that Karekare is a very dynamic environment.

The activities of the club are supported in the Regional Parks Management Plan which states the Auckland Regional Council (ARC) will:

“Work with the Karekare Surf Lifesaving Club to maintain an effective lifesaving and emergency response service at Karekare, including investigating all-weather and tide vehicular access to service the Surf Lifesaving Club”.

In the early 1980's the surf club constructed a series of gabion baskets and a rock wall in the stream adjacent to the clubrooms. There is a concrete ramp in a break in the wall and hardstand areas between the wall and the existing clubrooms. All of these structures sit on the regional parkland. Professional assessments from coastal engineering specialists, Tonkin and Taylor Ltd., have determined that the wall, gabions and some areas of concrete should be retained so long as the KSLSP has a building on their land, as they are essential to the stability of the club's site.

Proposal to grant licenses to the Karekare Surf Lifesaving Patrol Inc.

The new design does not provide for vehicle access to the water from the ramp. It is proposed that the wall be extended in this area to fill in the current ramp, subject to the club obtaining approvals relating to stormwater outflows.

To mitigate the visual impact of the retention and extension of the wall on the natural landscape, the club has proposed undertaking landscaping of the parkland above and below the wall and between the wall and the boundary of the club's site. To this end, a landscape plan has been prepared with an accompanying management plan. These show the extent of the areas to be planted, what species will be used and how the landscaping will be implemented and maintained on an ongoing basis. It is proposed that an area of approximately 50m² of parkland will be developed to form part of the club's hardstand area to the east of the building.

A temporary licence will be entered into with the club to cover the occupation of parkland during the demolition and construction phases of the surf club redevelopment. It is anticipated that the approximate six month licence term will commence after Easter 2010 and end around Labour Weekend that year. The club will require access to their site through the parkland and the Karekare Stream, and will utilise parkland for parking of a limited number of vehicles and for the short-term storage of materials.

3.0 Licence Parameters

3.1 Licence to Occupy

The following details will be included in the licence to occupy proposed to be granted for a five year term, with provision for five yearly renewals to a maximum of 20 years, subject to review:

- Rock wall and gabion baskets:
 - Retention of the existing foreshore wall, which will be extended to fill in the ramp opening. This extension will be subject to the club obtaining approvals relating to stormwater outflows.
 - Retention of the existing gabion baskets in the Karekare Stream.
 - The surf club will be required to commission an annual inspection of these structures and will commit to undertaking any required maintenance on them, with ARC consent.
 - Should the wall or gabions fail at some time in the future there is no requirement for ARC to allow either or both structures to be extended or replaced
- The club will also be entitled to occupy and use some 400m² of parkland adjacent to their site to:
 - Implement and maintain landscaping to mitigate the visual impact of these structures on the natural environment, in accordance with the Karekare Landscape Concept Plan and maintenance plan.
 - Construct and maintain approximately 40m² of hardstand area.

3.2 Temporary Licence for Construction

The following details will be included in the proposed temporary licence to cover the construction period:

- Construction will be undertaken in accordance with an approved construction management plan.
- Timing and hours of operation
 - It is anticipated that construction will commence after Easter 2010 and be completed by Labour Weekend 2010, or soon after. It is acknowledged that there may be unforeseen delays to the construction phase due to weather conditions.
 - Hours of operation will be restricted to daylight hours Monday to Friday. *[Not yet had agreement on whether Saturday should be available – need to consider if don't allow, then the project will be drawn out further, if do could interfere with weekend users. Could also consider some restriction on hours or types of activities acceptable on a Saturday]*
- Specific spaces will be required for:
 - A contractors' area that will be sited out of the flood zone and cover approximately 120m² to accommodate two containers, a port-a-loo and area to store materials. This will be required until the closing in of the ground floor of the clubrooms and will have security fencing around it.
 - A limited amount of parking will be provided for on parkland.
 - Any parking on private land will require the permission of the landowner.
- Protection of park values
 - Temporary fences will be erected to protect the dune to the west of the site, the vegetation on the bank behind the development and the wetland to the east.
 - *Carex pumilia* or other native plants, such as clump forming species like marsh clubrush and oioi, growing on parkland areas to be used during the construction phase should be protected or temporarily uplifted and replanted post-construction to rehabilitate the parkland.
 - Ongoing weed management will be the responsibility of the club during their occupation of the land. Construction equipment should be washed prior to entering the site to reduce the possibility of new weeds infesting the area.
 - Appropriate sediment and erosion control measures will be put in place in accordance with resource consent requirements.
 - Photo point monitoring will be undertaken prior to the commencement of this project. The site will be monitored throughout the construction process and will be remediated to the satisfaction of the Parks Department following completion of the development.

Proposal to grant licenses to the Karekare Surf Lifesaving Patrol Inc.

- Access to the site will be the responsibility of the site manager, will be monitored by the Parks Department, and will include the following conditions:
 - Measures will be taken to spread the load of heavy vehicles on the access. This will be managed to avoid deep ruts forming and ensure alien substrates, such as hard fill, are not left on the site at the conclusion of the construction period.
 - Vehicle access across the stream will be closed in extreme weather conditions or when advised by a nominated member of the surf club.
 - The maximum weight of vehicles crossing the stream will be 21 tonnes.
 - All contractors not requiring access to their vehicles as part of their trade will be required to park in the public carpark. Minimal numbers of traffic movements are anticipated with a van ferrying these contractors to the site.
- Public safety and security
 - Temporary signage will be erected advising the public to stay on the south side of the stream.
 - Security fencing will be erected around the building site.
- Landscaping
 - Due to the timing of construction, landscaping of the site will not be completed until the following year. It is anticipated that hard landscaping can be done, post completion of the building (potentially Labour weekend), but planting will be delayed until the following planting season.

4.0 Submission Process

The ARC has made the decision that the granting of a licence to occupy parkland is the most appropriate way of addressing the club's intention to retain the foreshore structures, landscape parkland to mitigate these structures and their development, as well as to temporarily occupy parkland during the construction phase.

To ensure the opportunity for public participation in the decision making process, the new license has been notified, and submissions sought. A public hearing will be scheduled in June as part of the process to enable people to be heard in support of their submissions. Following this all submitters will be notified of the council's decision on this proposed licence.

Anyone wishing to make a formal submission on the intention to grant a licence may do so in writing by **no later than 5.00pm on Tuesday 5th May 2009**.

Submissions should be completed on the submission form provided, please ensure the following information is included:

1. Your name, postal address, email and phone number;
2. Whether you support or oppose the proposal;

Proposal to grant licenses to the Karekare Surf Lifesaving Patrol Inc.

3. The reasons for your submission;
4. Whether you wish to be heard in support of your submission.

Submissions should be marked Attention: Margaret-Ann Campbell, and be either:

- emailed to Karekaresurf@arc.govt.nz,
- posted to Auckland Regional Council, Private Bag 92012, Auckland,
- faxed to 09 366 2149, or
- delivered to the ARC office 21 Pitt Street, Newton.

4.1 Regional and District Plan Consent Processes

There will be further opportunity to make submissions to the club's redevelopment proposal through the surf club's applications for consent from Auckland Regional Council and Waitakere City Council (WCC). The WWC staff have indicated that due to the sensitivity of the environment, the consent process will be notified.

5.0 Further Information

For further information on the proposal, or any questions you may have on making a submission, call Annette Campion on 09 3662000 extn 8410.

6.0 Attachment

Landscape planting plan – showing the proposed extension to the wall and the extent of the landscaping and hardstand area on parkland.