

North Shore City Coastal Esplanade Reserves Guideline



July 2002

PLEASE NOTE:

The recommendations in this Guideline were adopted as Council policy by a joint meeting of the Strategy and Finance Committee and Parks and Community Services Committee on 19 June 2002. However, the esplanade reserve requirements at individual properties are determined under the provisions of the North Shore City District Plan. The aim of this guideline is to assist people in using the District Plan and not to replace the District Plan policies and rules.

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1. INTRODUCTION

1.1 What's the purpose of this guideline?

This guideline explains the esplanade reserve and esplanade strip requirements when developing or subdividing coastal land.

The guideline will assist coastal landowners and the Council in determining what matters to cover when applying for, or assessing, resource consent applications. It also gives recommendations on where full-width esplanade reserves are likely to be required and where narrower reserves may be acceptable.

1.2 What's in this guideline?

The introduction outlines the relevant provisions of the Resource Management Act and the District Plan, and explains the key differences between esplanade reserves and esplanade strips. Section 2 has a summary table of recommended esplanade reserve widths for different areas of the coastline. Sections 3 to 12 describe the characteristics of the different coastline sections and then give recommendations regarding whether the reserve requirement should be reduced or waived for that area.

1.3 What are esplanade reserves and when are they formed?

Esplanade reserves are narrow strips of land adjoining the coast that are transferred to public ownership in various situations when coastal land is subdivided or developed. Esplanade strips are similar but the land remains in private ownership. Both reserves and strips can be set aside for conservation, public access or recreation purposes. The situations when esplanade reserves and strips are required are determined by the Resource Management Act and the North Shore City Proposed District Plan.

Both the Act and the Plan have a presumption that esplanade reserves and strips will be 20 metres wide (measured from Mean High Water Springs). The width of the reserve or strip can be reduced through a resource consent process. The assessment of whether to reduce the width will be based on criteria in the District Plan. In assessing the criteria, applicants and the Council can be guided by the recommendations in this document.

Esplanade reserves and strips can also be created along rivers and lake margins. However, this guideline applies only to the coastal areas of the City.

In some areas the guideline recommends that the esplanade reserve requirement be waived because the conservation values or the potential for public access are not sufficient to require public ownership. In such cases, it may be necessary to protect the conservation values that are present, or provide for some public access, through private ownership mechanisms. These mechanisms include esplanade strips, conservation covenants and conditions on the resource consent.

1.4 Who do the esplanade reserve requirements affect?

Coastal landowners will be affected by the esplanade reserve requirements only when they apply for resource consent to subdivide or develop their site. This guideline is not an identification of areas that the Council intends to purchase for reserves. It identifies how the Council is likely to respond as coastal sites are subdivided or developed.

The Act requires councils to acquire esplanade reserves or strips in certain situations and the Council is using this guideline to strategically consider where full-width reserves should be acquired. This approach uses a long-term view of the development of the coast and moves away from the past, more ad hoc, approach of considering sites only when subdivision or development is proposed.

1.5 Why do we need esplanade reserves and strips?

North Shore City has an extensive coastline that is highly valued by residents and visitors. Some of the coast is highly developed as an urban area while other areas remain as rural farmland or bush. For many people, the easy access to the coastline, and its beaches and walkways, is one of the key reasons for living in the North Shore. As the population of the City grows it is increasingly important that provision is made to protect the values of the coastline and ensure the coast's quality as a recreational space is retained and enhanced through mechanisms such as esplanade reserves and esplanade strips.

The Resource Management Act 1991 recognises as matters of national importance:

- *the preservation of the natural character of the coastal environment ... and the protection of [the coast] from inappropriate subdivision, use and development and*
- *the maintenance and enhancement of public access to and along the coastal marine area.*

One of the principal mechanisms the Act provides for addressing these matters is the ability to create esplanade reserves and strips. Setting aside coastal areas as reserves or strips can protect the ecological values present on the land, protect water quality and marine ecology, minimise coastal hazards, and provide for public recreation and access to the coast. Esplanade reserves can also be a key means of protecting sites of significance to iwi. This is particularly important in areas such as North Shore City where many of the archaeological and cultural sites of significance are on the coast. The importance of esplanade reserves and esplanade strips is recognised in the New Zealand Coastal Policy Statement and in the Auckland Regional Policy Statement.

1.6 How was the guideline developed?

When the proposed District Plan for North Shore City was notified in 1994 there was considerable concern expressed about the foreshore yard and esplanade reserve provisions. As a result, the Council withdrew all the reserve designations that were new to the Plan and changed the foreshore yard provisions to those operating before the Plan was notified. The Council also commissioned a study of the coastline to assess the foreshore yard and esplanade reserve needs in different areas.

The study resulted in recommended widths for the foreshore yard and esplanade reserves for different sections of the coastline. The criteria used in determining the recommended width of esplanade reserves were:

- the need for public access to and along the coastline, and the physical practicality, including safety, of making appropriate provision for that access
- the presence of significant coastal environmental features, and the need to protect those features from the adverse effects of development
- the sensitivity and importance of the coastal landscape, and the need to avoid, remedy or mitigate the effects of the development on those landscapes
- the distance of the existing development from the coastline, and the need to provide reasonable use of coastal properties
- the need for public ownership in some areas to provide public access and protect the environment.

The study's recommendations were the basis of consultation with coastal landowners, iwi, community groups and the public during the last six months of 1999. After assessing the results of the consultation, the Council decided to retain the district plan presumption of a 20m

wide esplanade reserve requirement around the City but to also give greater guidance on where it may be appropriate to reduce the 20m width.

Feedback on the draft Guideline and on the proposed Variation No 57 – Coastal Controls: Foreshore Yard and Esplanade Reserves was sought from the public in June 2000. The submissions on the variation were reported to a hearing committee and the Committee's decisions were published in May 2001. The Committee confirmed the variation's references to the Guideline. Feedback on the Guideline was received from 35 people and was considered by the Strategy and Finance Committee and the Community Services and Parks Committee of the Council on 13 September 2001. The committees resolved that the amended guideline be approved in principle with final adoption to occur after the resolution of the appeals to Variation 57. The guideline was adopted as Council policy on 19 June 2002.

1.7 Why have reserve widths in a guideline instead of rules?

It was decided to provide a guideline with recommended esplanade reserve widths, rather than set the widths in a district plan rule, because this allows a more flexible approach with site-specific circumstances and changes over time being taken into account through the resource consent process.

A guideline is a suitable basis for determining an appropriate esplanade reserve width at a site because it gives a comprehensive and long-term assessment of the City's future esplanade reserve needs. The guideline treats similar areas in the same way and so gives a consistent assessment of conservation, public access and recreation values within a citywide context of esplanade reserve needs.

The Council recognises that the information the guideline is based on was generalised or insufficient in some areas. As a consequence, the recommended width will not be exactly right for every site in a section of coastline. The flexibility given by a non-statutory guideline will mean additional information can be considered as part of the resource consent process and the recommended widths increased or decreased as appropriate. Having a guideline also means that as the Council learns more about the values of the coastline or changes around the coast, the guideline can be amended more quickly than is possible with a district plan.

1.8 What's the difference between esplanade reserves and esplanade strips?

The key difference between esplanade reserves and esplanade strips is that esplanade reserves are surveyed off from the parent property and are vested in council ownership whereas esplanade strips remain in private ownership. Esplanade strips are created through conditions on the title to the property. The conditions are determined from the matters listed in the tenth schedule of the Resource Management Act and can establish that the strip is for conservation purposes or that it is for public access purposes.

The different characteristics of esplanade reserves and strips are listed in the table below.

Esplanade Reserves	Esplanade Strips
Local purpose reserve under the Reserves Act	Strips remain in one title with the parent property and are not vested as reserve
Reserves are vested in Council ownership	Strips remain in private ownership
Cannot be varied or cancelled	Can be varied or cancelled by agreement between the landowner and the local authority
Council are responsible for maintenance costs associated with the reserve	Responsibility for fencing the strip and its maintenance is negotiated between the landowner and the Council

Reserves are intended to protect areas of high conservation, recreation or public access values	Strips are intended to protect areas with low conservation values or to provide some access
Reserve boundaries are fixed and surveyed	Strips are not surveyed and move with changes in the water bodies' margin
Reserve is marked on district plan maps	Reserve is noted on the property title but is not marked on district plan maps

1.9 What's the statutory basis for esplanade reserves and strips?

The setting aside of coastal areas as publicly-owned reserves has a long tradition in New Zealand. It has developed over time through many pieces of legislation and has applied in various ways to different types of land. Currently, the key legislation is the Resource Management Act 1991. Once esplanade reserves are formed, their management is subject to the Reserves Act 1977.

Section 229 of the Resource Management Act sets out the purposes of esplanade reserves and strips as:

- a) *To contribute to the protection of conservation values by, in particular –*
 - i) *Maintaining or enhancing the natural functioning of the adjacent sea, river, or lake; or*
 - ii) *Maintaining or enhancing water quality; or*
 - iii) *Maintaining or enhancing aquatic habitats; or*
 - iv) *Protecting the natural values associated with the esplanade reserve or esplanade strip; or*
 - v) *Mitigating natural hazards; or*
- b) *To enable public access to or along any sea, river, or lake; or*
- c) *To enable public recreational use of the esplanade reserve or esplanade strip and adjacent sea, river, or lake, where the use is compatible with conservation values.*

Esplanade reserves and esplanade strips do not have to meet all of these purposes. They can be required in order to protect conservation values and have no public access, or can provide for public access in areas where the conservation values are low. For example, in several cliffed areas of the North Shore, it may be impractical to provide for public access but an esplanade reserve will still be required to protect the conservation values that are present.

Section 230 (3) of the RMA establishes that an esplanade reserve of 20m width is required upon subdivision where an allotment of less than 4 hectares is created, except as provided for by a rule in a district plan or a resource consent which waives, or reduces the width of, the esplanade reserve.

Section 230 (5) provides that rules in district plans can also require esplanade reserves or esplanade strips where any allotment of 4 hectares or more is created when land is subdivided.

Section 77 of the Act states that district plans may include rules which provide that where any allotment of less than four hectares is created when land is subdivided the following may apply:

- a) *an esplanade reserve which is required to be set aside may be of a width greater or lesser than 20m*
- b) *instead of an esplanade reserve, an esplanade strip of the width specified may be created under Section 232.*

Esplanade reserves and strips may also be created upon development of a coastal site through section 108 of the RMA. Section 108(1) provides that a resource consent may include a condition requiring that a financial contribution be made for purposes specified in the district plan. Subsection (9) establishes that for section 108 “financial contribution” means a contribution of money or land, including an esplanade reserve or esplanade strip.

Section 236 of the RMA provides that where an existing reserve is less than 20m wide (or less than the amount specified in a district plan where relevant) that reserve can be increased to 20m, or the specified width, when the land is subdivided. This provision can be relevant where a 20m reserve was taken in the past and part of the reserve has eroded so that it is currently less than 20m width.

1.10 What are the relevant provisions in the Proposed District Plan?

Policy 8.3.1.4 of the Proposed District Plan establishes that esplanade reserves or esplanade strips will be required upon the subdivision and development of land next to the foreshore where:

- *the land contributes to the protection of conservation values including maintaining and enhancing water quality, aquatic habitats, ecosystems, or the natural functioning of the adjacent sea, river or lake, or natural and cultural heritage features and values*
- *the land has potential for maintaining and enhancing public access to and along, and to views of, the coastal marine area, lakes, and rivers including streams*
- *the land enables public recreational use of the coastal environment where consistent with the protection of ecological values*
- *the land so acquired would protect conservation values by mitigating natural hazards.*
- *the land creates linkages with existing reserves or strips.*
- *the land contains trees or vegetation that maintain the soft green edge of the City.*

The process for determining the width of esplanade reserves and strips is shown in the flow diagram below. The key points of the district plan rules relating to esplanade reserves and esplanade strips are as follows:

a) Esplanade Reserves:

- The Plan provides that esplanade reserves of 20m width will be acquired upon subdivision or development.
- Residential development is classified as the construction of a second or more residential units on a site (residential units do not include minor residential units).
- Business development means the construction of a building or additions to an existing building for business activity, where the value of construction and associated drainage works exceed \$250,000.
- Where the subdivision is a minor boundary adjustment, the Council will give particular consideration to waiving the esplanade reserve requirement.
- Where an allotment of 4 hectares or more is formed on subdivision, the Council will only acquire esplanade reserves where the land has high conservation, recreation or public access values, or historic or cultural that should be protected.
- To apply for a reduction or waiver of the 20m width is a discretionary activity and requires a resource consent.

- In assessing whether a reduction or waiver is appropriate, applicants and the Council can be guided by this document.
- Esplanade reserves and strips of a width greater than 20m can be taken where there is potential demand for recreational use of the land over and above that achieved with a 20m wide reserve or strip, or the area is required to assist in the protection of conservation values, or access to an existing or possible future reserve or strip can be enhanced.

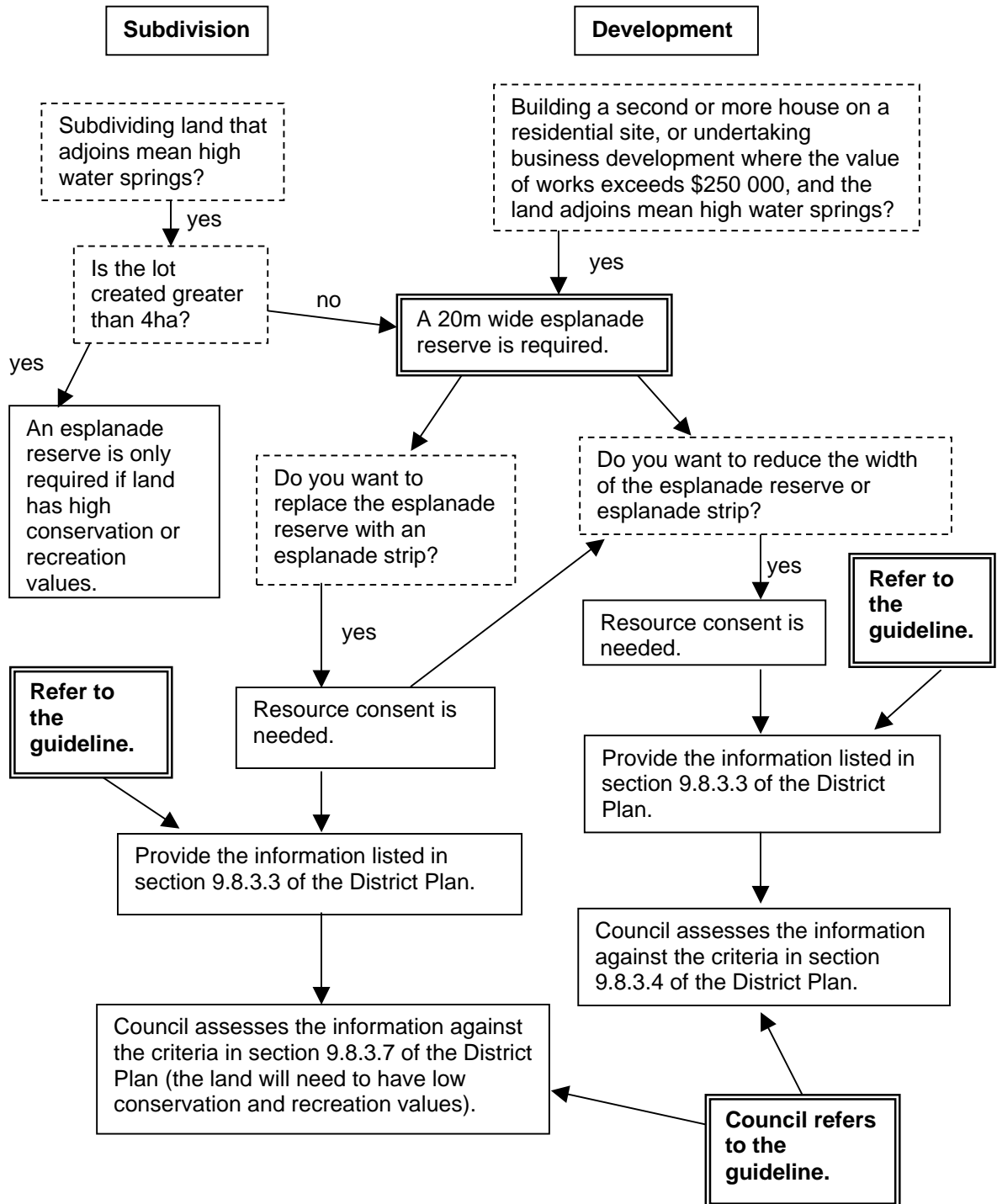


Figure 1 Resource consent process for esplanade reserves and esplanade strips.

Section 9.8.3.3 of the Plan establishes that in making the application, information must be provided about:

- i) *The ecological and physical characteristics of the land that contribute to the maintenance and enhancement of the natural functioning of the adjacent sea, river or other water body*
- ii) *The water quality of the adjoining sea, lake or river*
- iii) *The land and water based habitats present on and adjoining the subject land area*
- iv) *The natural values, geological features and landscape features associated with the esplanade reserve or strip*
- v) *The extent of any cultural heritage features and values of the land and adjoining sea, lake or river*
- vi) *The extent of any natural hazards including coastal erosion and instability at the site and the extent to which they may be mitigated by a reserve or strip*
- vii) *The extent to which the natural character and visual amenity of the coastal environment, lake or river will be preserved within the proposed esplanade reserve*
- viii) *The extent of public access available to and along the coastal marine area, lake or river*
- ix) *The extent of public recreational use of the adjoining coastal marine area, lake or river.*

When considering whether to reduce or waive the 20m requirement the Council will assess the application against the objectives and policies for coastal conservation and the criteria given in section 9.8.3.4 as follows:

- a) *The applicant shall demonstrate that:*
 - i) *The land has little or no value in terms of the objectives and policies of this Plan*
 - ii) *For a reduction, conservation values (the matters listed in (i) to (vii) of 9.8.3.3) will not be adversely affected by a reduction in the width of an esplanade reserve or strip*
 - iii) *For a waiver, the land has little or no value in terms of protecting conservation values (those matters listed in (i) to (vii) of 9.8.3.3)*
- b) *Whether the nature and character of the particular water body and adjacent land is such that there is no public benefit in terms of access or recreation purposes to be gained by requiring a 20m esplanade reserve, that is:*
 - i) *The land has little or no value in terms of enhancing, or increasing the effectiveness of, the matters listed in (viii) and (ix) of 9.8.3.3*
 - ii) *Whether it is possible to achieve safe public access*
 - iii) *Whether the reserve would provide for recreation needs for which there is a demand*
 - iv) *Whether conservation values would be harmed by public access*
 - v) *Whether restrictions on public access are necessary to ensure a level of security consistent with the activities being undertaken or the purpose of a resource consent*
- c) *For a business activity, whether direct access to the sea or other water body is required.*

- d) *Where an allotment of 4ha or more is to be formed, that the land concerned does not have high conservation, recreation or public access value.*
- e) *Other exceptional circumstances.*

In assessing these matters the Council will have regard to the recommendations in this guideline. The guideline includes recommendations for coastline sections rather than for individual sites. In applying for a resource consent for a reduction or waiver of the 20m requirement, the applicant will need to establish that the guideline assessment is applicable to their site. If new information is available on the values or features of that site, it may mean a larger or smaller width than that recommended for the reserve will be needed. This assessment is best made at the time of application when all the information applicable to that site can be considered.

When this report recommends an esplanade reserve width for a certain section of the coastline, that width is measured from Mean High Water Springs. In a few cases a different datum is given for the measurement because of problems with defining Mean High Water Springs in that area. In such cases, the seaward boundary of the reserve is Mean High Water Springs and the inland boundary is determined by measuring inland from the reference line described.

b) Esplanade Strips:

- The esplanade reserve requirement may be replaced with an esplanade strip in certain circumstances through a discretionary activity resource consent application.
- Esplanade reserves are generally preferred to esplanade strips because of their greater permanence and because they can protect highly valued land in public ownership for future generations. Esplanade strips are seen as less permanent because they can be removed with the agreement of the landowner and the Council.
- Esplanade strips are used in areas of lesser value where there is still a need for a protective buffer or for an accessway, and these can be provided for in private ownership.
- Esplanade strips are often suitable in eroding cliff areas because the potential for public access is low and conservation values are low. There is still a need for a buffer area between the coast and development so some controls on development are needed.

The application for replacement of an esplanade reserve with an esplanade strip must provide the information listed in section 9.8.3.3 of the Plan as is shown above. The application will be assessed according to the criteria in section 9.8.3.7 as follows:

In assessing a Discretionary activity resource consent application for an esplanade reserve requirement to be replaced by an esplanade strip, the determination will depend on the conservation, recreation and access values of the land and the purpose for which the land is required. Consideration shall be given to whether esplanade reserves, due to their greater permanence, would be preferable to esplanade strips.

For the esplanade reserve requirement to be replaced with a requirement to create an esplanade strip, the applicant will need to demonstrate that:

- a) *For land adjacent to streams, that the stream is in a rural area;*
 - b) *For coastal areas, that:*
 - i) *the land has limited conservation value; and*
 - ii) *what conservation and heritage values are present can be adequately protected in private ownership; and*
 - iii) *the land has low recreation values; and*
 - iv) *the access and recreation values present can be adequately provided for in private ownership through the conditions agreed to for the strip;*
- and*

- v) *the land has no potential for creating linkages with other reserves or walkways*
- c) *The proposed strip is in the vicinity of the Auckland Prison and public access needs to be restricted for reasons of security.*

The decision whether to set aside an esplanade reserve or to establish an esplanade strip will be made in each instance with regard to:

- a) *The relative cost-effectiveness and appropriateness of the two methods; and*
- b) *The objectives to be achieved in the particular situation; and*
- c) *The purposes specified in section 229 of the Resource Management Act and the objectives and policies of this Plan.*

The explanation to the esplanade reserves provisions in the District Plan states that due to the general public interest in the coastal margins of the City, and the difficulty in securing written approval from all affected parties, applications to waive or reduce esplanade reserve or strip requirements will generally be notified unless there is good reason not to do so. The Auckland Regional Council will be notified of such applications where the application is publicly notified or where the application relates to land adjacent to the Coastal Marine Area or a lake or river over which the regional council exercises control under section 13 of the RMA.

1.12 What are Conservation Covenants?

In appropriate circumstances, conservation covenants may be a suitable alternative mechanism to esplanade reserves and esplanade strips. In several areas of the City where there are low conservation values and limited potential for future public access, the Guideline recommends that the esplanade reserve requirement be waived and the foreshore yard relied on to protect the coastal environment. It is also stated in such cases that "it may be necessary to protect the conservation values that are present through the use of private ownership measures such as esplanade strips and conservation covenants."

Conservation covenants are generally created under the Reserves Act. The land remains in private ownership with conditions placed on the title. Section 77 of the Reserves Act establishes that the Minister of Conservation, or any local authority, if satisfied that any private land should be managed so as to preserve the natural environment, or landscape amenity, or wildlife or freshwater-life or marine-life habitat, or historical value, and that the particular purpose or purposes can be achieved without acquiring the ownership of the land for a reserve, may agree with the owner for a covenant to provide for the management of that land in a manner that will achieve the particular purpose or purposes of conservation. Any covenant may be in perpetuity or for any specific term.

Esplanade reserves and esplanade strips are preferred over conservation covenants primarily because of the mandate for esplanade reserves and strips as a means of preserving the coastal environment under the RMA and the Regional Policy Statement. In addition, there is more opportunity for changing a conservation covenant over the long term, less opportunity for public input to the creation or changing of a conservation covenant, less guidance on how a covenant should be managed, and several administrative issues regarding monitoring a covenant and ensuring its conditions are met. Covenants do not need to be surveyed but must be defined properly in relation to existing surveys.

1.13 What are Marginal Strips?

In various areas of the City the guideline recommends that a marginal strip be taken and does not specify an esplanade reserve requirement. This is because these areas are Crown land.

Marginal strips are similar to esplanade strips but are created on the sale or other disposition of any Crown land rather than private land. They are required to be 20m wide but can be

reduced to 3m width. Marginal strips are required to be set aside under the Conservation Act 1987.

1.14 Is compensation paid for esplanade reserves?

The Resource Management Act provides that where an allotment of less than 4 hectares is created when land is subdivided, no compensation for esplanade reserves or esplanade strips will be payable for any area of land within 20 metres of Mean High Water Springs of the sea, or from the bank of the river, or margin of the lake, as the case may be.

Where an esplanade reserve or esplanade strip of a width more than 20 metres is required to be set aside on an allotment of less than 4 hectares the Council will pay compensation unless the proprietor agrees otherwise. The Council will also pay compensation where any esplanade reserve or esplanade strip is required on an allotment of 4 hectares or more.

The explanation to the esplanade reserves provisions in the District Plan states that the Council may take the same approach to compensation when esplanade reserves or strips are acquired upon development.

1.15 Where is Mean High Water Springs?

The seaward boundary of esplanade reserves and strips is along Mean High Water Springs (MHWS). This is the line of the average of the highest tides. In *Gisborne DC v Falkner* (Planning Tribunal, A82/94) the Court described MHWS as follows: “the line is the mean of the high spring tides excluding the advance of waters above that line by winds and storms”.

Methods for determining Mean High Water Springs are given in Baker and Watkins (1991) “Guidance notes for the determination of Mean High Water Mark for Land Title surveys” published by the NZ Institute of Surveyors. A copy of this document can be found as an appendix to “Law for Surveyors 5 Boundaries and Boundary Definition” by F.J. Kearns, N.T. Kerr and M.C. Smith, (1997) published by the University of Otago and New Zealand Institute of Surveyors. Kearns et al. (1997) note that many coastal property boundaries extend to Mean High Water Mark and that where erosion or accretion is gradual and imperceptible the title will gain or lose land. In such cases the current position of MHWM represents the correct boundary of land with a moveable freehold boundary. The authors recommend that determination of MHWM or MHWS be in accordance with Baker and Watkins (1991). This document establishes that the usual practice for defining a MHWM property boundary is to survey the practical boundary between the land and the sea, for example the foot of the cliff, toe of bank, edge of vegetation, highest line of driftwood, etc. This is referred to as MHWS on the title. In many cases around Auckland this is done more accurately by establishing MHWS at the Auckland harbour gauge and then surveying that height at the property in question. Baker and Watkins state that “in surveys of high value beach properties, if the owner is not prepared to accept a practical definition of the boundary then the height of MHW must be carefully established at the job site either by using the Eduction or Range-Ratio method as described”. Each of the methods described in the report includes calculations for establishing MHWM and MHWS.

2. SUMMARY OF ESPLANADE RESERVE REQUIREMENTS

Unless otherwise noted, the esplanade reserve width is measured from Mean High Water Springs. Where another datum line is used for the measurement, the seaward boundary of the reserve remains as Mean High Water Springs.

Where the foreshore yard reference line is given as the datum, see the Appendices to the Planning Maps in the District Plan for the location of the line.

The sections of coastline identified are inclusive of the properties named.

NORTH HEAD TO NARROW NECK

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Jubilee Avenue (Torpedo Wharf – North Head)	Nil	23
North Head Reserve	Existing reserve	24
Cheltenham Beach (North Head to Cheltenham Rd)	3m inland from foreshore yard reference line	24
Cheltenham Beach (Cheltenham Rd to 1 Bath St)	5m inland from foreshore yard reference line	24
Bath St – 116A Vauxhall Rd (84A Vauxhall Rd – 116A Vauxhall Rd)	10m	25
118 Vauxhall Rd – Fort Cautley (118 Vauxhall Rd – 128A Vauxhall Rd)	20m	25
Fort Cautley	Marginal strip / Hauraki Gulf Marine Park Act reserve.	25

NARROW NECK TO MILFORD

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Narrow Neck Beach	Existing reserve	27
Narrow Neck (2 Hamania St) – Winscombe St	Nil	27
Winscombe St – St Leonards Rd	Nil or marginal strip	28
St Leonards Rd – Clifton Rd access strip (7C Clifton Rd)	20m	28
Clifton Rd access strip (9 Clifton Rd) – Hauraki Rd	Nil	28
Takapuna Beach	Beach seaward of occupation line (foreshore yard reference line)	29
The Promenade – Black Rock	Area seaward of occupation line (foreshore yard reference line)	31
Black Rock – Ocean View Road	Existing reserve	31
Milford Beach	Beach seaward of occupation line (foreshore yard reference line)	32
Wairau Creek (Milford Beach to Inga Rd on eastern side)	Nil	32
Wairau Creek (Inga Rd to East Coast Rd on eastern side)	5m	32
Wairau Creek (East Coast Rd to Inga Rd on western side)	9m	32

MILFORD TO LONG BAY

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Milford Beach – Castor Bay (13 The Esplanade)	15m	35
Castor Bay and JF Kennedy Park	Existing reserve	36
JF Kennedy Park – Red Bluff (299 Beach Rd)	20m	36
Red Bluff (1 Huntly Rd) – Campbells Bay (15 Huntly Rd)	9m	36
Campbells Bay (17 Huntly Rd – 15 View Rd)	5m inland from line of occupation (foreshore yard reference line)	37
Campbells Bay (19 View Rd) – Mairangi Bay (30 Whitby Cres)	Nil	37
Mairangi Bay (28 Whitby Cres) – Murrays Bay (19 Bournemouth Tce)	Increase existing to 20m	38
Murrays Bay – Rothesay Bay	Existing reserve	39
South end Rothesay Bay (43 Rothesay Bay Rd – 67 Rothesay Bay Rd)	10m	39
Rothesay Bay (Masterton Rd – Beechwood Rd)	Existing reserve	39
Beechwood Rd – Browns Bay Rd	15m	39
Browns Bay Beach	Existing reserve	39
Tipau Point (Browns Bay Beach - 40A Sharon Rd)	15m	40
Tipau Point – Torbay (38 Sharon Rd – 8 Sharon Rd)	20m	40
6 Sharon Rd – Waiake Beach (927 Beach Rd)	15m	40
Deep Creek (northern side, Beach Rd - Deep Creek Rd)	15m	40
Waiake Beach – Winstones Cove	15m	41
Toroa Point (80 Cliff Rd - 76 Cliff Rd)	15m	41
Toroa Point (74 Cliff Rd) – Long Bay	Nil	42

LONG BAY TO OKURA RIVER

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Long Bay	Existing reserve	43
Long Bay – Okura River	Existing reserve	44
Okura River Estuary	20m	44
Okura Settlement	20m	46
Upper Okura River	20m	46

TORPEDO BAY TO ESMONDE ROAD

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
HMS Philomel	Marginal strip	49
Stanley Beach Reserve (3 Stanley Point Rd – 23D Stanley Point Rd)	2m	50
Stanley Beach west (25B Stanley Point Rd – 29 Stanley Point Rd)	15m	50
Stanley Point southern side	Nil	50
Blair Park (one site on either side i.e. 94 and 98 Stanley Point Rd)	15m	50

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Blair Park – Bowling Club (92 Stanley Point Rd – 28A Stanley Point Rd)	15m	50
Stanley Bay Park west (26 Stanley Point Rd – 12 Stanley Point Rd)	10m	50
Navy Recreation Area	Marginal strip	51
Abbotsford Tce – Victoria Rd	5m	51
Lake Road Reclamation	Existing reserve	51
Lake Rd – Wesley St	Marginal strip	51
Wesley St – Ngataringa Rd, Duders Point	15m	51
Ngataringa Rd, Duders Point – Plymouth Reserve	9m	52
Plymouth Reserve	Existing reserve	52
Plymouth Reserve – Bayswater Marina Land	15m	52
Bayswater Marina Land	15m	53
O’Neills Pt – 11 Lansdowne St	15m	54
15 Lansdowne St – Sandy Bay Rd	9m	55
Sandy Bay Rd – O’Neills Reserve	9m	55
O’Neills Reserve	Existing reserve	55
O’Neills Reserve – Egremont St	Existing reserve	56
Egremont St – Bardia St	9m	56
Bardia St – Evan St	9m	57
Evan St – Eversleigh St	9m	57
Hillary Cres	Existing reserve	58
Northboro Rd – Francis St	9m	58
Francis St – Jutland Rd	Existing reserve	59
Jutland Rd – Walter St	9m	59
Walter St – Harley Road	9m	60
Harley Rd – Napier Ave	Existing reserve	60
Napier Ave – Esmonde Road	9m	60
Takapuna Assembly of God	20m	61
Esmonde Rd – Pupuke Rd	9m	61
Barrys Point Industrial Area	Existing reserve	62

CRATER LAGOON AND ONEPOTO STREAM

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Northern Motorway – St Peters St	20m	63
St Peters Street – Bailey Reserve	Existing reserve	64
Bailey Reserve – Heath Reserve	20m	64
Stafford Park – Onewa Rd	20m	65
Onewa Rd – Lake Rd	20m	65

NORTHCOTE POINT TO HELLYERS CREEK

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Stokes Point (9 Princes St – motorway)	15m	67
Stokes Point – Hinemoa Park	15m	68
Birkenhead Wharf - Telephone Rd	20m	69

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Telephone Rd – Rawene Rd	Existing reserve	69
Chelsea Sugar Refinery	Nil	69
Chelsea Sugar Refinery bush area	Existing reserve	69
Kauri Point Centennial Park	Existing reserve	69
Onetaunga Bay (Defence Land)	Marginal Strip	69
Kauri Point Domain	Existing reserve	69
Balmain Rd – Fred Andersen Reserve	20m	71
Fred Andersen Reserve – Island Bay	Existing reserve	71
South side of Island Bay	9m	72
Island Bay – 12 Brigantine Drv	9m	72
14 Brigantine Drv – Charcoal Bay Reserve	15m	72
Charcoal Bay	Existing reserve	73
Charcoal Bay Reserve – Aeroview Dr	15m	73
Aeroview Dr – Hilders Park	12m	74
Hilders Park – Tui Park	12m	75
Tui Park	Existing reserve	75
Gazelle Ave – Cresta Ave	9m	75
Shepherds Park	Existing reserve	76
Shepherds Park – Beach Haven Rd	Existing reserve	76
Bay Park Industrial Area	20m	76
Beach Haven Rd – Lauderdale Reserve	9m	77
Lauderdale Reserve – Kaipatiki Rd	Existing reserve	77
Kaipatiki Rd – Glendhu Rd	Existing reserve	77

HELLYERS CREEK TO GREENHI THE

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Hellyers Creek (Glendhu Rd – Upper Harbour Bridge)	20m	79
Upper Harbour Bridge – Marae Pt	20m	80
Marae Pt – Rahui Bay (29 Marae Rd)	20m	80
Rahui Bay (27 Marae Rd) – Rahui Rd (15 Rahui Rd)	9m	80
Rahui Rd (11 Rahui Rd) – Rame Rd end	20m	81
Rame Rd end – 17 Waipuia Place	15m	82
29 Oscar Rd – 10 Oscar Rd	9m	82
Kingfisher Grove	Existing reserve	83
73 Roland Rd	20m	83
Wainoni Park	Existing reserve	83

LUCAS CREEK

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Te Wharau Creek	20m	85
Te Wharau Creek – Memorial Park	20m	85
North Shore Memorial Park	20m	86
North Shore Golf Club	20m	86
North Shore Golf Club to Lucas Estate subdivision	20m	86
Lucas Estate subdivision	Existing reserve	86
The Landing Subdivision	Existing reserve	87

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Oteha Stream	20m	87
Lucas Creek (west bank)	20m	88
Lucas Creek Scenic Reserve – Chatham Road Subdivision	Existing reserve	89
Chatham Road Subdivision (41 Chatham Rd – 59 Chatham Rd)	15m	89

PAREMOREMO CREEK

LOCATION	SUGGESTED ESPLANADE RESERVE WIDTH	PAGE NO IN GUIDELINE
Chatham Road - Paremoremo Ck	20m	91
86 Sanders Rd	20m esplanade strip	93
Auckland Prison Farm	Marginal Strip	93
Iona Ave	20m	94

3. NORTH HEAD TO NARROW NECK

3.1 COASTAL CHARACTERISTICS

Extending some 3.2 km east and north from North Head to Narrow Neck Beach the coastline is generally typical of the shoreline of the City as a whole, comprising a mixture of cliff edge and sandy beaches and a variety of land tenures including reserve and Defence land together with residential development. Approximately a third of the coastline comprises beaches with the balance being cliff edge property.

This section of coastline has very high recreational and environmental values with 1.2km having reserve status, including both North Head and the entire frontage of Narrow Neck Beach. In addition, the HMNZS Tamaki land that is currently held as a reserve and used for defence purposes has recently been identified as reserve or future reserve in the Hauraki Gulf Marine Park Act 2000. Part of the land becomes a historic reserve and the remainder of the land will become recreation reserve if it is no longer required for defence purposes.

The Proposed Regional Plan: Coastal identifies North Head as an outstanding landscape and the coastline from North Head to Narrow Neck as a regionally significant landscape. The area from North Head to Narrow Neck is also classified as a Coastal Protection Area.



Residential development is for the most part concentrated along the frontage of Cheltenham Beach with a small pocket of cliff top development in Jubilee Avenue adjoining North Head and a second pocket of similar cliff top development situated between the northern end of Cheltenham Beach and the Defence land. This residential development is generally well established with only a limited amount of redevelopment or infill housing.

3.2 RECOMMENDATIONS

3.2.1 Jubilee Avenue Cliff Top (Torpedo Wharf to North Head)

Adjoining the western boundary of the North Head Reserve this section of coastline comprises cliff top properties with road frontage onto Jubilee Avenue. The seaward boundary of these properties is Mean High Water Mark which closely corresponds with Mean High Water Springs at the base of the cliff. Dwellings on these properties have been sited to maximise the view and as a result generally hug the cliff edge. There is no access to the reserve from Jubilee Avenue.

Criteria:

Access - Public access along the cliff top is not feasible or necessary. The potential

for future access is limited by the existing use rights of the current development. If a walkway is needed in the future, it could be established at water level.

Coastal Environment and Landscape - Protection of the coastal environment can be achieved without the need for public ownership. Private ownership conservation measures such as esplanade strips or conservation covenants may be appropriate as alternative means of protecting the conservation values in this area.

Existing Development - Residential development along the cliff top.

Need for Public Ownership - Council would not be willing to assume management of the cliff face where access is not required and environmental values do not result in a public benefit.

Suggested Esplanade Reserve

Waive esplanade reserve requirements and rely on the foreshore yard to protect the coastal environment. It may be necessary to protect the conservation values that are present through the use of private ownership measures such as esplanade strips and conservation covenants.

3.2.2 North Head Reserve

Although the North Head Reserve is part of the Hauraki Gulf Marine Park and as such is of regional significance, it is also an important passive local recreation area. Its extensive coastline comprises steep cliffs with only scattered vegetation. It is a dominant landscape feature at the entrance to the Waitemata Harbour and an important vantage point commanding extensive views of the Hauraki Gulf and the Gulf islands.

Criteria:

Public Access - Reserve status ensures permanent public access to North Head.

Coastal Environment and Landscape - The coastal fringe of North Head should be kept free of buildings and structures.

Existing Development - Defence buildings, gun emplacements, roading and parking.

Need for Public Ownership - Regional significance, public ownership to be retained.

Suggested Esplanade Reserve

No esplanade reserve is required as North Head has reserve status.

3.2.3 Cheltenham Beach

Good access to Cheltenham Beach is available from a number of road ends and reserves, including Balmain Reserve which is a large open grassed area providing an important complementary recreation area to the beach. The beach itself comprises approximately 750m of clean sand and is popular and safe for swimming. Scattered pohutukawa trees, including a number of protected trees, add to the coastal character of the beach and provide important shade and shelter. Seawalls at each end of the beach give these extremities a semi-formal character as compared with the undeveloped area between Cheltenham Road and Arawa Street. At the Cheltenham Road end of the beach the seawall has resulted in a considerable build up in sand and accretion in front of the properties adjoining the North Head Reserve. Adjoining Cheltenham Road the seawall protects an area of consolidated land which has been developed for passive recreation and ensures permanent access to the

beach.

At the Arawa Street end of beach, high tides come to the base of the wall. Between Cheltenham Road and Arawa Street there is a narrow strip of semi-consolidated land in front of the private properties varying in width from 3m-8m. Residential properties comprise a mixture of both new and established development with a number of the properties having set aside esplanade reserves at various times in the past. With the exception of the properties at the North Head end of the beach where substantial areas of sand were set aside as reserve on subdivision, the average width of the existing esplanade reserves is 3-5 metres. The remaining properties have direct access to the beach.

Criteria:

Access - The area of consolidated land retained by the sea wall at the Cheltenham Road end of the beach together with existing reserves provide good opportunities for access and public use of the beach.

Coastal Environment and Landscape – Open sandy beach bordered by residential development and coastal trees.

Existing Development - Established residential development has restricted the opportunity to take a full 20m wide esplanade reserve adjoining the beach frontage.

Need for Public Ownership - A continuation of a policy to establish a narrow esplanade reserve along the entire beach frontage together with an appropriate width foreshore yard would ensure adequate public access and environmental protection without unduly affecting property rights and would result in an acceptable balance between competing public and private interests.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 3m wide esplanade reserve, measured from the foreshore yard reference line (inland boundary of reserves or Devonport Borough Council Endowment Land – see Appendix 8 to the District Plan planning maps), be required from North Head Reserve to Cheltenham Road.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 5m wide esplanade reserve, measured from the foreshore yard reference line (inland boundary of Devonport Borough Council Endowment Land – see Appendix 8 to the District Plan planning maps), be required from Cheltenham Road to 1 Bath Street.

3.2.4 Cheltenham Beach to Narrow Neck.

The coastline from Cheltenham Beach to Narrow Neck Beach comprises a pohutukawa fringed cliff edge broken at water level by rock outcrops and small inaccessible beaches. At the Cheltenham Beach end there is a cluster of residential properties with access from Vauxhall Road. Beyond this development the whole of the remaining land to Narrow Neck Beach is part of the Fort Cautley Defence complex and includes historic Fort Takapuna.

The passing of the Hauraki Gulf Marine Park Act 2000 means that the coastal part of the defence land has been set aside as a historic reserve while other land held as reserve for defence purposes will become recreation reserve in the future. This provides a unique opportunity to link the existing Narrow Neck Beach Reserves with Fort Cautley and Cheltenham Beach. There is potential to develop an outstanding reserve complex which could include a coastal walkway between the two beaches. The Department of Conservation is managing the reserve land gained through the Hauraki Gulf Marine Park Act and is currently developing a reserve management plan for the area. The location of existing houses north of Cheltenham Beach mean that a walkway along the cliff top is not feasible for

this section of the coast and it will be necessary for any walkway to link to Vauxhall Road or to have steps down to the foreshore.

Criteria:

Access – A cliff top walkway linking Narrow Neck Beach, Fort Cautley and Cheltenham Beach is desirable, but is not possible because of the location of existing houses. The houses have existing use rights and the topography does not allow for a walkway between the houses and the cliff edge. Access can be achieved around the cliff base or via Vauxhall Road.

Significant improvements to access at the north end of this section of coastline have been made as the historic reserve land has been opened to the public.

Coastal Environment and Landscape - Fort Takapuna and the Defence land as a whole is of regional historic and recreational significance.

Existing Development - Residential development along the cliff top adjoining Cheltenham Beach. Barracks, historic fortifications, training facilities and staff housing on the defence land.

Need for Public Ownership – The Hauraki Gulf Marine Park Act 2000 provides that the Defence recreation land will become historic reserve or recreation reserve when no longer required for defence purposes. Public ownership of the cliff face to the south of Fort Cautley will ensure protection of its conservation values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 10m wide esplanade reserve be required between Cheltenham beach and 116A Vauxhall Rd and that a 20m esplanade reserve be required between 118 Vauxhall Rd and Fort Cautley.

No additional reserve is required adjacent to Fort Cautley because the Hauraki Gulf Marine Park Act provides that the land will become reserve.

4. NARROW NECK TO MILFORD BEACH

4.1 COASTAL CHARACTERISTICS.

The east coast shoreline from Narrow Neck Beach, extending 7 km north to Milford Beach, comprises exposed cliffs and extensive sand beaches, and contains some of the highest valued residential real estate and most heavily used recreational beaches in New Zealand. This entire coastline, despite comprising a number of contrasting landscape units has been identified in the *1994 Auckland Urban Area Coastal Landscape Assessment* as containing outstanding landscape features and having a significant sensitivity rating to change. In terms of this classification it was suggested that only development that is wholly sympathetic to the existing aesthetic and physical nature of such areas, and that would not compromise the values identified within the individual landscape units, should be accommodated. This classification led to the coastline from Narrow Neck to Milford Beach being classed as a regionally significant landscape in the Proposed Regional Plan: Coastal. The area from Narrow Neck to Takapuna Beach and the area of the Takapuna and Thorne Bay fossil forests are also included as coastal protection areas.

4.2 RECOMMENDATIONS

4.2.1 Narrow Neck Beach to Winscombe Street (2 Hamania St to Winscombe St).

The shoreline from Narrow Neck Beach north to the Winscombe Street Reserve is dominated by residential development along the edge of high erodible cliffs with the only direct access to the shoreline other than from Narrow Neck Beach, being from a steep pathway and steps down the face of the cliff from the Westwell Road Reserve. Apart from some scattered pohutukawa trees adjoining Narrow Neck Beach, vegetation along the cliff face is comparatively sparse consisting mainly of a mixture of native and exotic species associated with the cliff top residential development. The position of Mean High Water Springs is generally along the base of the cliff. Although access along the shore at high tide is restricted by rock outcrops, the walk along the base of the cliff is popular throughout the year. Given the existing pattern of residential development, public access along the cliff top would now be difficult to achieve and although it would provide outstanding views of the Hauraki Gulf, it is doubtful if its recreational potential would compare with the present access along the base of the cliff.

Criteria:

Access - Public access along the cliff top is not necessary and unfenced could be a potential threat to public safety. Access is available along the base of the cliff at low tide.

Coastal Environment and Landscape - Protection of the coastal environment can be achieved without the need for public ownership. Private ownership conservation measures such as esplanade strips or conservation covenants may be appropriate as alternative means of protecting the conservation values of this area.

Existing Development - Residential development along cliff top.

Need for Public Ownership – It is not likely that Council would be willing to assume management of the cliff face where access is not required and environmental values do not result in a public benefit.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that the esplanade reserve requirements be waived and the foreshore yard relied on to protect the coastal environment. It may be necessary

to protect the conservation values that are present through the use of private ownership measures such as esplanade strips and conservation covenants.

4.2.2 Winscombe Street to St Leonards Road.

The comparatively short 650m length of shoreline from Winscombe Street to St Leonards Road provides a sharp visual contrast to a cliff edge otherwise dominated by residential development. Apart from a small cluster of 3 to 4 houses and school buildings at each end, this section of coastline is characterised by the open space and undeveloped cliff edge grounds of the Takapuna Grammar School.

The school cliff edge is an outstanding vantage point and popular recreation area. Public access to the school grounds and cliff edge is available from the George Gair Lookout. A fence along the cliff top has been erected for public safety.

Although the high barren cliffs have little or no recreational value in themselves, they are an important visual element in the coastal landscape. Given this importance it is desirable that the cliff top is kept free of development. In the event of any of the land comprising the school grounds becoming surplus to education requirements, consideration should therefore be given to acquiring the terrace above the existing playing fields and the area adjoining the cliff top for public reserve.

The existing walkway from St Leonards Road is an important access to the shoreline generally, and to St Leonards Beach which is a popular recreation area. The coastal walk from St Leonards Beach to Narrow Neck Beach is very popular with all age groups throughout the year.

Criteria:

Access - The Takapuna Grammar School cliff top is an important vantage point and popular recreation area with good public access from Winscombe Street. The walk along the base of the cliff between St Leonards Road and Narrow Neck, although restricted by the state of the tide, is popular through the year. The Takapuna Grammar School cliff top is an area having very high recreational potential.

Coastal Environment and Landscape - Open space and undeveloped cliff edge.

Existing Development – Takapuna Grammar School and small areas of houses on either side of the school grounds.

Need for Public Ownership - In the event of any of the school grounds becoming surplus to education requirements, there is a statutory requirement to provide a 20 metre wide marginal strip.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that esplanade reserve requirements be waived for the residential areas between Winscombe St and St Leonards Rd and the foreshore yard relied on to protect the coastal environment. It may be necessary to protect the conservation values that are present through the use of private ownership measures such as esplanade strips and conservation covenants.

That along the lookout and Takapuna Grammar School area a marginal strip be required should the education land becomes surplus to requirements.

4.2.3 St Leonards Road to Hauraki Road

From St Leonards Road north to Hauraki Road, there is a sharp change in the visual and

physical character of the shoreline. The cliff face reduces in height and is overhung by mature pohutukawa trees with small headlands and outcrops creating a series of small beaches. Residential development along the cliff top is less obtrusive and larger properties such as the Wilson Home have resulted in the retention of significant areas of coastal vegetation. Access to these small beaches and bays can be obtained from the St Leonards Road walkway and a private walkway from Clifton Road. Access along the shoreline is not possible at high tide which laps the base of the cliffs. The coastal fringe of the Wilson Home property is an area having high environmental values and significant recreational potential. Towards Hauraki Road, the cliff top residential development becomes more dominant with a reduction in environmental values and associated recreational opportunities with generally smaller and more intensively developed properties.

Criteria:

Access - The privately owned Clifton Road access strip (between 9 Clifton Road and 7c Clifton Road) is an important recreational amenity. A cliff top walkway linking the St Leonards Road access and the Clifton Road access strip is a desirable objective. Future access along the cliff is potentially achievable given the current pattern of development.

Coastal Environment and Landscape - Cliff face overhung by areas of mature pohutukawa trees with small headlands creating a series of small sandy beaches having high environmental values. Significant coastal vegetation.

Existing Development - Residential and institutional development along the cliff top. North of the Clifton Road access strip, development is more intensive and closer to the cliff face than it is to the south.

Need for Public Ownership - Although Council would not generally be willing to assume management of the cliff face, areas having high environmental values and/or areas having significant recreational potential should be acquired as esplanade reserve whenever the opportunity to do so occurs.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required between St Leonards Road and the privately owned Clifton Road access (between 9 Clifton Road and 7c Clifton Road).

Waive esplanade reserve requirement from the Clifton Road access strip to Hauraki Road. Rely on the foreshore yard to protect conservation values and require esplanade strips where necessary to protect conservation values.

4.2.4 Takapuna Beach.

The curving 1.3km expanse of Takapuna Beach is one of the City's greatest assets and possibly the most heavily used recreational beach in New Zealand. Its value lies not only in its popularity as a very safe swimming beach but in its proximity to a large urban population, ease of access and diverse recreational opportunities including boating and yachting facilities. The decision by Council to purchase a number of properties between the Strand and the Promenade is an important development which will not only make the beach even more attractive to the public but will do much to integrate the beach with the Takapuna commercial centre and increase its capacity to absorb the visual impact of the Mon Desir and Sands apartment developments. Taken together these proposals are indicative of the pattern of possible future development adjoining the beach and demonstrate the value and role of balanced integrated development in preserving the amenity of an outstanding natural asset.

Despite its comparatively sheltered aspect, the beach profile appears to be subject to

constant change as sand is first deposited and then removed from the beach between storms and as a result of both cyclic and seasonal variations. These variations and changes in the beach profile make any accurate determination of the horizontal position of Mean High Water Mark and Mean High Water Springs extremely difficult and generally result in an unreliable boundary for the determination of property rights. This difficulty is well illustrated by the irregular and historic definition of Mean High Water Mark as the seaward boundary of the beach front properties and the ability of the owners to claim title to extensive areas of sandy beach beyond the consolidated land currently occupied.

To determine the current situation Mean High Water Springs was fixed by survey along the entire length of the beach on 5th July 1995. As a result of this survey Mean High Water Springs was found to abut the wall at the northern end of the beach but to be a little over 30m to the seaward side of seawalls defining the limits of private occupation at the southern (Hauraki Road) end of the beach. The position of Mean High Water Mark was estimated to be a further 5-6m down the beach.

While differing greatly from the historic position of Mean High Water Mark, as defined by the original title surveys, it corresponds reasonably closely with two recent title surveys undertaken along the section of beach between Ewen Street and Park Avenue, in March and July 1994 respectively.



It is therefore apparent that in this situation the esplanade reserve provisions of the Resource Management Act should be used at every available opportunity to ensure the full extent of the sand beach is secured in public ownership with the general line of the existing sea walls defining the inland boundary from Hauraki Road to the Strand. Any additional land required for reserve purposes along this section of beach would need to be acquired through open market negotiation. In these circumstances the definition of the position of the foreshore yard and the zoning provisions of the District Plan becomes an important, if not critical, factor in protecting and retaining the amenity of the beach in the face of expected future development. To this end it is essential that the limits of the esplanade reserve requirements and the extent of the foreshore yard is defined with certainty. A definition based on the position of Mean High Water Springs would not meet this requirement. For this reason, the position of the seawalls along the beach has been surveyed and a reference line established to mark the inland boundary of any esplanade reserve acquired. The line is also used as a reference line for the foreshore yard and is shown in Appendix 8 of the Proposed District Plan planning maps.

Criteria:

Access - Public access is available to and along the beach at all states of the tide.

Coastal Environment and Landscape - Extensive sandy beach which a very high level of recreational use. One of the City's greatest assets.

Existing Development - Residential development and reserves with apartment buildings and public boat ramp and associated parking at the northern end of the beach.

Need for Public Ownership - It is essential that the full extent of the sand beach along the entire length of the beach beyond the line of the existing sea walls is in public ownership. Any additional land above the line of the existing sea walls required for reserve purposes will need to be acquired by negotiation. The surveyed foreshore yard reference line is to be used to define the inland limits of any proposed esplanade reserve as Mean High Water Springs Tide is inadequate for this purpose.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that the foreshore yard reference line along the general line of the existing seawalls be adopted as the inland boundary of any esplanade reserve required along the length of the beach from Hauraki Road to the Promenade. The seaward boundary would be Mean High Water Springs as in other areas.

4.2.5 Takapuna Beach to Milford Beach.

The coast between Takapuna Beach and Milford Beach is dominated by residential development in close proximity to the shoreline. The generally rocky shoreline from the Promenade north to Tiri Road includes the Takapuna Reef and Black Rock and is broken only by the small sand beach at Thornes Bay. The 2km shoreline walkway extending from the Promenade to Saltburn Road is extensively used throughout the year being popular with family groups and recreational joggers. Although the northern section of this walkway has been developed along the trunk sewerline, the section to the south of the Black Rock pumping station has for the most part been developed over private land with access being at the discretion of the land owners concerned.

While the current situation is satisfactory as long as the properties remain in their current ownership, access along the walkway is thanks to the goodwill of the landowners and it is desirable in the long term that permanent legal access is secured. A feature of the walkway and this section of shoreline as a whole is the ability to obtain access at regular intervals from the adjoining side roads. There is a need to define the limits of any proposed esplanade reserves with certainty because both the title boundaries and Mean High Water Springs bear little relationship to the existing pattern of development or the existing walkway.

Criteria:

Access - The existing shoreline walkway is used extensively throughout the year. Legal access along the full length of the shoreline is in the public interest.

Coastal Environment and Landscape - Takapuna Reef and Black Rock are of geological significance.

Existing Development - Residential development in close proximity to the shoreline.

Need for Public Ownership - The recently surveyed foreshore yard reference line is generally along the inland edge of the sewerline or the seaward side of existing fences and provides a reference that defines a line of occupation. The high public usage and landscape and geological values mean the area seaward of this line should be acquired in public ownership.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that the foreshore yard reference line (as shown in the District Plan planning maps Appendix 8) be accepted as the general line of existing occupation and be adopted as the inland boundary of any esplanade reserve to be required between The Promenade and the Black Rock pumping station.

From the Black Rock pumping station to Milford Beach an existing drainage reserve provides adequate public access and protection of conservation values.

4.2.6 Milford Beach.

Like Takapuna Beach, Milford Beach although smaller, is also one of the City's major assets. Its popularity as a family beach is considerably enhanced by the existence of the reserve at the northern end, ease of access and a reputation as a safe swimming beach. Although subject to seasonal and periodic change, the beach profile appears to be more stable than is the case on Takapuna Beach. An examination of the cadastral survey record also tends to confirm a comparatively stable beach profile with Mean High Water Mark and title to the properties between Ocean View Road and Milford Road being approximately 10m down the beach on the seaward side of the sea walls and protective works fronting these properties. Apart from the northern end of the beach adjoining the Milford Reserve, residential development tends to dominate the visual character of the beach. The extent and density of this development is such as to preclude the possibility of obtaining additional areas for esplanade reserve purposes, other than the acquisition of areas of sandy beach in private ownership beyond the line of the seawalls that remain in private ownership. Public ownership of these areas of beach either as esplanade reserve or Crown foreshore is considered to be a priority.

Criteria:

Access - Public access is available to and along the beach from adjoining road and reserves. Good parking is available at the northern end of the beach.

Coastal Environment and Landscape - Open sandy beach.

Existing Development - Residential development in comparatively close proximity to shoreline. Reserves and recreational facilities including marina at northern end of beach.

Need for Public Ownership - It is essential that the full extent of the sand beach along its entire length beyond the line of the existing sea walls and protective works is in public ownership.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that the general line of the existing sea walls and protective works as established by the foreshore yard reference line (see District Plan planning maps Appendix 8) be adopted as the inland boundary of any esplanade reserve required along the beach between Ocean View Road and Milford Road. The seaward boundary of any esplanade reserve would be Mean High Water Springs as it is in other areas.

The acquisition of additional areas of grass bordering the beach may be beneficial in some areas of the beach.

4.2.7 Wairau Creek (Milford Beach/Beach Road to East Coast Road)

The western side of Wairau Creek between Milford Beach and Inga Road is dominated by the Milford Marina. The remainder of the creek between Milford Beach and East Coast Rd comprises a mixture of reserve land, residential apartments and a small amount of industrial development associated with marine activities. Public access to the western shoreline is available from Inga Road, however on the eastern side of the creek north of Inga Rd, apart from the Milford Reserve, public access is restricted by the existing pattern of development and the associated marine activities.

Criteria:

Access – Public access to the western side of the Wairau Creek is available from Inga Road. Existing levels of development on the eastern side of the Wairau Creek between the Milford Reserve and Inga Road, preclude the possibility of obtaining public access along this section of coastline.

Coastal Environment and Landscape – Estuarine with mangroves.

Existing development – Marina and recreation with some residential and marine related industry.

Need for public ownership – the existing level of development and marine related activities preclude the possibility of obtaining future esplanade reserves between Milford Beach and Inga Road.

Suggested Esplanade Reserve

Waive the esplanade reserve requirement along the eastern side of Wairau Creek from Milford Beach to Inga Road.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 5m esplanade reserve be required on the eastern side of the creek from Inga Road to East Coast Road.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m reserve be required on the western side of the creek from East Coast Road to Inga Road.

5. MILFORD TO LONG BAY

5.1 COASTAL CHARACTERISTICS

The section of coastline extending from Milford north to Torbay has been identified in the 1994 *Auckland Urban Area Coastal Landscape Assessment* as a coastline comprising sequenced sandy bays and cliffs with a moderate sensitivity rating to change. The short section of coastline from Torbay to Toroa Point has also been similarly identified as comprising intimate bays and coves containing outstanding landscape and features with an extreme sensitivity rating to change. The shoreline from Toroa Point to Long Bay comprises exposed cliffs with a moderate sensitivity rating. The Proposed Regional Plan: Coastal identifies the coastline from Torbay to Long Bay as an outstanding landscape. Apart from the J F Kennedy Memorial Park to the north of Castor Bay and the Browns Bay commercial area, almost the whole of the coastline adjoins residential development.

A special feature of this section of coastline is a very high level of year round recreational use with very safe accessible beaches and extensive esplanade reserves and coastal walkway system together with outstanding landscape and natural features such as Rahopara Pa, Winstones Cove and Toroa Point.

5.2 RECOMMENDATIONS

5.2.1 Milford to Castor Bay.

The short 550m section of indented shoreline from Milford to Castor Bay comprises moderately high erodible cliffs with a fringe of Pohutukawa and a mixture of other native and exotic vegetation along the cliff top. The foreshore is generally rocky with some small sandy beaches.



The position of Mean High Water Springs appears to correspond closely with the position of Mean High Water Mark at the base of the cliff. Access along the foreshore is generally difficult and only possible at low tide. Although there is an existing reserve adjoining the Wairau Creek the alignment of Beach Road in the vicinity of the reserve makes access at this point potentially dangerous. Access along the cliff top could also prove difficult, however a continuous linear reserve linking the existing isolated reserves would ensure permanent protection of landscape and environmental values.

The northern three properties of this section of coast are fronted by an unformed road. If this road was formally closed it would become esplanade reserve under the Resource Management Act.

Criteria:

Access - Public access along the cliff top would be difficult to obtain. Access along the shoreline is only possible at low tide.

Coastal Environment and Landscape - Moderately high erodible cliffs with a fringe of pohutukawa and a rocky shoreline with some small beaches. High landscape values.

Existing Development - Residential development along cliff top.

Need for Public Ownership - Although a walkway along the shoreline from Milford to Castor Bay may not be practical, a continuous esplanade reserve linking the two existing isolated reserves to form a single linear park would ensure permanent protection of landscape and environmental values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required from Milford Beach to Castor Bay (Beach Road to 13 The Esplanade, Castor Bay) .

5.2.2 Castor Bay to Campbells Bay.

Castor Bay beach is largely bordered by a reserve. The 950m section of shoreline immediately to the north of Castor Bay comprises high erodible cliffs backed by the Rahopara Historic Reserve and the adjoining J F Kennedy Memorial Park. Access along the base of the cliffs is difficult and is only possible at low tide.

The Rahopara Historic Reserve contains a well defined headland pa and comprises an open grassed area with mature pohutukawa along the cliff top. Pedestrian access to the reserve can be obtained from a well formed walking track which continues along the cliff top providing a link to the adjoining J F Kennedy Memorial Park from which steps down the cliff face provide access to the foreshore. The J F Kennedy Memorial Park is a comparatively large grassed open space which, because of its size and cliff top location, is an important visual element in the urban landscape. The reserve contains wartime fortifications including a number of gun emplacements. Access and parking is available off Beach Road. A cliff top viewing platform provides outstanding views of the inner islands and the Hauraki Gulf.

The shoreline extending north from the J F Kennedy Memorial Park to Campbells Bay is a high cliff adjoining an indented rocky foreshore. Mean High Water Springs coincides with the title boundary and Mean High Water Mark at the base of the cliffs. Mature pohutukawas along the cliff top have high environmental values. Previous subdivision has resulted in the establishment of a number of isolated esplanade reserves including a narrow linear reserve fronting 200m of foreshore adjoining Red Bluff. However, although important, this reserve is of insufficient width to ensure adequate protection of environmental values along this section of shoreline

Criteria:

Access - Existing walking track along cliff top from Rahopara Historic Reserve to J F Kennedy Park.

Coastal Environment - The Rahopara Historic Reserve and the J F Kennedy Memorial Park provide adequate protection for environmental and historic values along the 950m section of shoreline immediately to the north of Castor Bay. The shoreline from the J F Kennedy Memorial Park north to Campbells Bay is visually and environmentally important.

Existing Development - Residential development along cliff top with reserves and open space.

Need for Public Ownership - A walkway along the top of the cliff from the J F

Kennedy Memorial Park to Campbells Bay providing an extension of the existing walkway from Castor Bay would be a desirable objective. However, the location and existing use rights of houses at Red Bluff mean that a cliff top walkway north of Kennedy Park is not practical.

The existing esplanade reserve around Red Bluff is inadequate to protect the environmental and conservation values present and should be increased in width.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended:

That a 20m wide esplanade reserve be required from the J F Kennedy Memorial Park to 299 Beach Rd, Red Bluff. In places this means extending the width of existing reserves. Section 236 of the Resource Management Act provides that existing reserves that are less than 20m width can be increased to 20m as subdivision or development occurs.

That a 9m wide esplanade reserve be required from 1 Huntly Rd, Red Bluff to 15 Huntly Rd, Campbells Bay.

5.2.3 Campbells Bay

Campbells Bay comprises approximately 400m of clean sand and is popular with families and very safe for swimming, with good access available from Huntly Road and The Esplanade.

An existing reserve off Huntly Road contains picnic and children's play facilities which together complement the use of the beach as a family recreation area. Although the position of Mean High Water Springs along the beach generally coincides with the existing seawalls fronting riparian properties, Mean High Water Mark and title boundaries extend well down the beach.

Criteria:

Access - Good access to the beach is available from the adjoining roads.

Coastal Environment - Small sandy beach.

Existing Development - Residential adjoining beach.

Need for Public Ownership - The area of foreshore between Mean High Water Springs and Mean High Water Mark should be in public ownership. Although established development has restricted the opportunity to take a full 20m wide esplanade reserve, a 5m reserve along the entire beach frontage would ensure adequate public access and an appropriate level of environmental protection while resulting in an acceptable balance between competing public and private interests.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 5m wide esplanade reserve be required along the beach frontage of Campbells Bay between 17 Huntly Road and 15 View Road. The 5m is to be measured horizontally inland from the foreshore yard reference line shown in the Proposed District Plan planning maps Appendix 8.

5.2.4 Campbells Bay to Mairangi Bay

This section of shoreline is a high, exposed, erodible cliff with scattered pohutukawas along

the cliff top. Mean High Water Springs is at the base of the cliff whereas Mean High Water Mark is alternatively the line of the sewer or the rocky reefs running at right angles to the cliff. Access along the cliff top would be difficult to achieve and be a danger to safety. However, good access is available along the sewer line at the base of the cliff at most states of the tide.

Criteria:

Access - Public access along the cliff top may not be feasible or necessary. Good access along the sewer line at the base of the cliff can be achieved at most states of the tide.

Coastal Environment - Protection of the coastal environment can be achieved without the need for public ownership. Private ownership conservation measures such as esplanade strips or conservation covenants may be appropriate as alternative means of protecting the conservation values in this area.

Existing Development - Residential with reserves and open space.

Need for Public Ownership - Council would not be willing to assume management of the cliff face where access is not required and environmental values do not result in a public benefit.

Suggested Esplanade Reserve

Waive esplanade reserve requirements from 19 View Rd, Campbells Bay to 30 Whitby Cres, Mairangi Bay and rely on the foreshore yard to protect the coastal environment. It may be necessary to protect the conservation values that are present through the use of private ownership measures such as esplanade strips and conservation covenants.

5.2.5 Mairangi Bay to Murrays Bay

The entire 600m section of shoreline between Mairangi Bay and Murrays Bay fronts onto an existing esplanade reserve varying in width from approximately 15m to 30m. A concrete walkway has been developed along the cliff top and has resulted in a popular recreation facility affording outstanding views of the inner islands and the Hauraki Gulf. An alternative walk is available along the sewer line at the base of the cliff.



Criteria:

Access - An existing walkway provides public access along the cliff top. Access is also available along the sewer line at the base of the cliff.

Coastal Environment and Landscape - Coastal cliffs.

Existing Development - Residential fronting onto existing esplanade reserves.

Need for Public Ownership - Present and future needs for esplanade reserves are adequately met by the existing provisions.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that the existing reserves between Mairangi Bay and Murrays Bay (28 Whitby Cres to 19 Bournemouth Tce) be increased to 20m width as opportunities occur through applications to subdivide or develop coastal sites.

5.2.6 Murrays Bay to Rothesay Bay

Apart from a short 100m section comprising three residential properties adjoining the southern end of Rothesay Bay, this entire shoreline fronts onto existing esplanade reserves. Good access to the reserves is available from Portal Place and at three locations along Churchill Road.

A well graded concrete walkway has been developed along the cliff top through the reserves and extends from Torquay in Murrays Bay and links through the Churchill Reserve before connecting to the northern end of Churchill Road from where access to Rothesay Bay can be obtained from Rothesay Bay Road. Access to the shoreline is available from the Churchill Reserve which is a comparatively large grassed open space approximately midway between Murrays Bay and Rothesay Bay. The existing walkway is an outstanding recreational facility with a high level of use. Access around the shoreline is generally difficult and can only be achieved at low tide.

Although it would be desirable to extend the walkway along the cliff top to reach Rothesay Bay, this will not be possible because of the position of existing houses in the northern part of this shoreline section.

Criteria:

Access - An existing walkway provides good access along much of the cliff top. However, it is not possible to provide access along the full length of this section of coastline because of the location of the current houses and their existing use rights.

Coastal Environment - Protection of the coastal environment can be achieved by the existing reserves for much of this section of coastline. Esplanade reserves are required from the three properties immediately south of Rothesay Bay in order to protect the conservation and environmental values of the coast.

Existing Development - Residential fronting onto the coast or existing esplanade reserves.

Need for Public Ownership - Except for a 200m section of shoreline at the southern end of Rothesay Bay, present and future needs for esplanade reserves are adequately met by the existing reserves.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 10m wide esplanade reserve be required over the section of shoreline adjoining the southern end of Rothesay Bay (from 43 Rothesay Bay Road to 67 Rothesay Bay Road). In places this may require extending the width of the current reserves. Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act.

5.2.7 Rothesay Bay to Browns Bay

The shoreline from Rothesay Bay to Browns Bay comprises a high erodible cliff with a fringe of mixed native and exotic vegetation along the cliff edge having comparatively low to moderate environmental values. A sand beach at the base of the cliff is only accessible at low tide. Except for a 120m section between Beechwood Road and the end of Browns Bay Road comprising two residential properties, the shoreline is fronted by existing esplanade reserves. A concrete walkway has been developed along the cliff top from Masterton Road to Beechwood Road where it leaves the cliff edge and follows a pedestrian accessway down to the southern end of Browns Bay and a small reserve opposite the Taiaotea Creek.

Criteria:

Access - An existing walkway provides good access along the cliff top.

Coastal Environment and Landscape - A continuous linear reserve extending from Rothesay Bay to Browns Bay would protect environmental values and provide an opportunity for extension of the existing cliff top walkway

Existing Development - Residential fronting onto existing esplanade reserves.

Need for Public Ownership - Except for a 120m section of shoreline opposite the Taiaotea Creek at the southern end of Browns Bay, present and future needs for esplanade reserves are adequately met by existing provisions

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required from Beechwood Road to the end of Browns Bay Road adjoining the mouth of the Taiaotea Creek.

5.2.8 Browns Bay to Torbay

From Browns Bay around Tipau Point 1 km north to Torbay the indented shoreline which contains a number of small sandy beaches is a moderately high erodible cliff. Mean High Water Springs is generally the base of the cliff with a well developed wave platform off Tipau Point. Cliff top vegetation comprises mature pohutukawa having moderately high environmental values. Subdivision of a number of properties has resulted in the establishment of four isolated esplanade reserves having an average width of approximately 15m opposite the Ridge Road intersection with Sharon Road.

A walkway from the northern end of Browns Bay provides access to Sharon Road and although direct access is not available down the cliff face good access around the shoreline is available from half tide and is very popular walk during the summer months.

Between Deep Creek Road and Beach Road, the southern side of the Deep Creek estuary is an existing reserve. The northern side of the estuary is a narrow strip of mangrove, native bush and bamboo with one or two isolated mature macrocarpa trees adjoining residential development. A pedestrian walkway through the reserve provides a link and good access to Waiake Beach.

Criteria:

Access - Good access around the shoreline is available at low tide. A pedestrian walkway provides access to Waiake Beach.

Coastal Environment and Landscape - Indented shoreline containing small sandy

beaches backed by moderately high cliffs.

Existing Development - Residential along cliff top with a number of isolated esplanade reserves.

Need for Public Ownership - A continuous linear reserve extending from Browns Bay to Torbay would ensure permanent protection of the environmental qualities along this section of shoreline and would provide an opportunity to develop a walkway linking these two popular recreational beaches. An esplanade reserve along the northern bank of the Deep Creek estuary would provide a permanent scenic backdrop to the Aiken Reserve.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required around Tipau Point to 40A Sharon Road.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required from 38 Sharon Rd to 8 Sharon Road.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required from 6 Sharon Road to Waiake Beach (927 Beach Rd)

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required along the northern bank of the Deep Creek estuary between Deep Creek Road and Beach Road.

5.2.9 Waiake Beach to Toroa Point

This shoreline which is a moderately high cliff with mature pohutukawa to the waters edge, comprises a series of intimate bays and coves. It has outstanding environmental and recreational values with notable landscape features including The Tor and Winstones Cove, a small secluded sandy beach with pedestrian access from Gray Crescent.

From Winstones Cove north to Toroa Point the shoreline reverts to a well developed wave platform at the base of the cliff. Access along the shoreline is available at half tide and is a popular walk.

Criteria:

Access - Public access is available along the shoreline at half tide. Winstones Cove is an important local recreational beach

Coastal Environment and Landscape - Moderately high cliffs with mature pohutukawa. The shoreline from Waiake to Winstones Cove is visually and environmentally important. The Tor is a geological feature of regional significance.

Existing Development - Residential along cliff top.

Need for Public Ownership - Between Winstones Cove and Toroa Point present and future needs for esplanade reserves are adequately met by existing provisions.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve, including an

increase in the width of the existing esplanade reserves adjoining Rock Isle Road and the Tor, be required from Waiake Beach to Winstones Cove.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required around Toroa Point (80 Cliff Rd to 76 Cliff Rd).

5.2.10 Toroa Point to Long Bay

The shoreline from Toroa Point north to Long Bay Regional Park is a high exposed cliff with scattered pohutukawa and mixed native and exotic vegetation along the cliff top. Mean High Water Springs is at the base of a rocky foreshore with access only possible at low tide. Access along the top of the cliff would be difficult to achieve and could be potentially dangerous. Although the seaward boundaries of the properties along this section of shoreline is Mean High Water Mark and they enjoy riparian rights, the original subdivision in 1915 appears to have adopted the top of the cliff as the title boundary. A recent subdivision off Gilbert Place has resulted in the establishment of a substantial esplanade reserve along the cliff face but unfortunately does not appear to have made adequate provision for access along the cliff top.

Criteria:

Access - Public access along the cliff top may not be necessary or feasible.

Coastal Environment and Landscape - Protection of the coastal environment can be achieved without the need for public ownership.

Existing Development - Residential along cliff top.

Need for Public Ownership - Council would not be willing to assume management of the cliff face where access is not required and environmental values do not justify public ownership.

Suggested Esplanade Reserve

Except for the Gilbert Place subdivision where there is existing reserve, waive esplanade reserve requirements and rely on the foreshore yard provisions for coastal protection from Toroa Point to Long Bay. It may be necessary to protect the conservation values that are present through the use of private ownership measures such as esplanade strips and conservation covenants.

6. LONG BAY TO OKURA RIVER

6.1 COASTAL CHARACTERISTICS

This 12km section of coastline, of which 4km is held as Regional Reserve, has a predominantly rural character. The coastline of the Regional Reserve from Long Bay to Piripiri Point has been identified in the 1994 *Auckland Urban Area Coastal Landscape Assessment* as a coastline comprising sequenced sandy bays and cliffs with a significant sensitivity rating to change. The 8km section of coastline from Piripiri Point to the upper reaches of the Okura River has been similarly identified as comprising an enclosed estuary or creek with an extremely high sensitivity to change. The significance of this area is recognised in the Proposed Regional Plan: Coastal which classifies the coastline of the regional reserve as a regionally significant landscape. The coastline of the Okura estuary is classified as an outstanding landscape.

Special features of this section of coastline are its rural character, and the environmental and natural values associated with the Okura River estuary which is an important wildlife habitat. While the east coast shoreline to the Hauraki Gulf enjoys the permanent protection of Regional Reserve status, the Okura River estuary is vulnerable to the impacts of possible urban development.

6.2 RECOMMENDATIONS

6.2.1 Long Bay

Situated on the edge of the urban development and contained by prominent headlands and comprising over 1km of clean white sand, the whole of the Long Bay beach is contained within the Regional Reserve and as such is an outstanding recreational asset. A safe swimming beach with easy access and including extensive areas of flat land providing adequate parking, the Reserve is a popular picnic and family recreation area experiencing high levels of public use.



In addition to picnicking, provision has also been made for refreshments, restaurant and reception facilities providing for

year round use. A ranger station incorporating interpretive displays increases the range of visitor opportunities and the restoration of the Historic Vaughan Homestead at the northern end of the beach contributes to appreciation of the historic and cultural significance of the reserve.

Criteria:

Access - The reserve status of Long Bay ensures public access and protection of environmental values.

Coastal Environment and Landscape – Open beach and grassed recreational

areas with scattered trees.

Existing Development - Picnic areas, restaurant, reception facilities and ranger station.

Need for Public Ownership - Regional significance, public ownership to be retained.

Suggested Esplanade Reserve

Existing reserve status provides protection of conservation values and provides for public access and recreation.

6.2.2 Long Bay to the Okura River

The whole of this 3.5km section of shoreline which comprises sequenced sandy beaches and high cliffs is contained in the Regional Reserve. A walking track along the cliff top provides access to Grannys Bay, Pohutukawa Bay and Piripiri Point before descending to the Okura River.

The walkway is an outstanding recreation facility and is contained in a corridor having an average width of approximately 30m fenced off from the adjoining farmland. Extension of the walkway along the shoreline of the Okura River estuary would provide a unique recreation opportunity for the public to experience a rural setting while providing access to an extensive estuarine shoreline.

Criteria:

Access - Regional Reserve status ensures public access and protection of environmental values. Extension of the existing walkway along the shoreline of the Okura River Estuary, when opportunities occur, would be desirable.

Coastal Environment and Landscape – Cliffs and small bays backed by grassed farmland or re-vegetating areas.

Existing Development - Undeveloped public open space.

Need for Public Ownership - Regional significance.

Suggested Esplanade Reserve

The existing reserve provides for the protection of conservation values and for public access and recreation.

6.2.3 Okura River Estuary

The shoreline from the Regional Reserve west along the boundary of Lot 2 DP 157591, comprises a moderately high cliff with mature pohutukawa trees to the water's edge and gorse and scattered pine trees on the cliff face. The position of Mean High Water Springs is generally along the base of the cliff with extensive shell beds being exposed at low tide. Adjoining the boundary of Lot 23 DP 66117, the height of the cliff reduces to a low bank backed by a comparatively level sheltered area defined by mature macrocarpa trees and shoreline pohutukawas. This level area fronts onto a narrow sandy beach and tidal mudflats. Evidence of what appears to be an old disused toilet block and changing sheds suggest that this area has been a popular recreation and picnic area at some time in the past.

Continuing west, the shoreline of Lots 15 to Lots 19 DP 66117 reverts to a low cliff with pohutukawa along the waterline and scattered gorse on the cliff face. Adjoining Lot 14 DP 66117 the height of the cliff reduces to a low bank terminating in a level plateau area opposite

the Okura Settlement. The foreshore along this section of shoreline is a rock shelf which is exposed at low tide. Immediately opposite the Okura Settlement, a moderately sized creek enters the river estuary from the farmland to the south. The catchment of this creek is bounded by bush clad banks comprising manuka and mixed native species adjoining extensive mangrove mudflats.

The entire foreshore to the Okura River estuary, comprising shell banks, mangrove mudflats and rocky outcrops provides habitat for shags, ducks, blue heron, stilts and a variety of other wading birds, being an area having high environmental and wildlife values requiring permanent protection from development of the adjoining farmland.

Ideally, in the event of urbanisation, the Regional Reserve should be extended around the entire shoreline of the Okura River estuary to provide a permanent buffer zone for the protection of its unique environmental and wildlife values. As a minimum requirement, the full 20 metre wide esplanade reserve should be required on subdivision with consideration being given to designating the macrocarpa area adjoining the western boundary of Lot 2 DP 157591, and the plateau area on Lot 14 DP 66117, as proposed reserve.

Consideration should also be given to increasing the width of the esplanade reserve from 20m in appropriate circumstances at the time structure plans are being considered. Any esplanade reserve along this shoreline should be of sufficient width to allow the development and construction of a walking track along the cliff top from the Regional Reserve to the Okura Settlement. As a minimum requirement, this will generally require a 10m wide strip along the top of the cliff and would involve either a boardwalk or bridge across the mangrove creek adjoining the Okura Settlement. If developed, a walkway along this section of shoreline from Long Bay to Okura would result an outstanding recreation facility unequalled in an urban situation.

Criteria:

Access - Extension of the existing walkway through the Regional Reserve from Long Bay and Piripiri Point to the Okura Settlement, if possible, would result in the development of an outstanding regional facility.

Coastal Environment and Landscape - The Okura River estuary has outstanding environmental, wildlife, landscape, and recreational values requiring permanent protection.

Existing Development - Open farmland.

Need for Public Ownership - Urbanisation of the Okura properties in terms of structure plans could provide an opportunity to increase the width of esplanade reserves resulting on subdivision, and also providing for any other additional reserves that may be required.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the shoreline of the Okura River estuary from the western boundary of the Long Bay Regional Reserve to the Okura Settlement.

That in addition to a 20m wide esplanade reserve, consideration be given to designating an area of approximately 2.5 hectares adjoining the boundary of Lot 2 DP 157591 and approximately 3000 square metres being part Lot 14 DP 66117, as proposed esplanade reserve.

That in the event of development and urbanisation of the Okura properties, consideration be given to obtaining additional reserves through the structure plan process.

6.2.5 Okura Settlement

The 700m shoreline adjoining the Okura Settlement comprises a bush clad bank to the Okura River estuary. The bush contains manuka and mixed native species with mature pohutukawa trees to the water's edge with a rock shelf, mudflats and small areas of mangrove along the tidal foreshore. An existing esplanade reserve runs the full length of the shoreline adjoining the residential development with good access from the streets and a walking track along the top of the bank provides adequate protection for environmental values, except for a 200m section towards the eastern end of the settlement where there is a need to increase the width of the reserve to a full 20m. Boat launching off the rock shelf at the end of Okura River Road allows use of the Okura River for recreational boating.

Criteria:

Access - Public access is available along the shoreline at low tide and from the existing esplanade reserves.

Coastal Environment and Landscape - Environmentally important estuarine system.

Existing Development - Residential adjoining existing esplanade reserves.

Need for Public Ownership - Except for a 200m section of shoreline towards the eastern end of the Okura Settlement, present and future needs for esplanade reserves in this locality are adequately met by existing provisions.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that the existing reserves adjoining the Okura residential development be increased to 20m in locations where the existing reserve has a lesser width as opportunities occur through applications to subdivide or develop coastal sites.

6.2.6 29 Gails Drive, Lot 1 DP 68216

29 Gails Dr, Lot DP 68216 is a lifestyle block adjoining the Okura Settlement. The shoreline of the block to the Okura River is a bush covered bank with manuka the dominant species and pohutukawa to the water's edge with isolated pines and macrocarpa along the top of the bank. The position of Mean High Water Springs is at the base of the bank which adjoins mangrove mudflats.

There is an existing 20m wide esplanade reserve running along the entire shoreline of this property.

Criteria:

Access - Existing esplanade reserves provide for access along the bank of the Okura River.

Coastal Environment and Landscape – Open farmland with bush and scattered trees adjoining the river.

Existing Development - Open farm land.

Need for Public Ownership - Present and future needs for esplanade reserves are

adequately met by the existing provisions

Suggested Esplanade Reserve

The existing esplanade reserve is adequate to protect the conservation values present.

6.2.7 31 – 39 Gails Drive, Lots 2 – 6 DP 68216

These rural lifestyle blocks adjoin the upper reaches of the Okura River estuary and a small tributary creek entering the main river from the south.

The shoreline to Lots 2, 3 and 4 which front onto the river is a grass bank with scattered manuka and an occasional pine tree adjoining mangrove mudflats. Lots 5 and 6 front onto a small tributary tidal creek. The banks of the creek contain a band of mature manuka and mixed native species adjoining extensive mangrove mudflats having very high environmental and wildlife values.

Criteria:

Access - The opportunity for the provision of public access to and along the upper reaches of the Okura River and its tributaries should be maintained for the future.

Coastal Environment and Landscape - The upper reaches of the Okura River have important wildlife and environmental values requiring permanent protection.

Existing Development - Open farm land.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the entire shoreline of 31-39 Gails Drive, Lots 2 - 6 DP 68216.

7. TORPEDO BAY TO ESMONDE ROAD

7.1 COASTAL CHARACTERISTICS.

The 18km section of shoreline from Torpedo Bay around Stanley Point to Esmonde Road is possibly the most varied and diverse in the whole of the City. It contains the Devonport Wharf, the Calliope Dock, HMS Philomel, the Navy sports grounds, the Ngataranga Bay reclamation, Bayswater marina development and the Barrys Point industrial area.

Ngataranga Bay and Shoal Bay are classified as coastal protection areas in the Proposed Regional Plan: Coastal. Both bays contain extensive areas of shellbanks and intertidal sand and mud, that together form a complex habitat for a variety of animal and plant communities. A feature of the area, in addition to the biologically important mangroves and intertidal areas, is the existing network of walkways and boardwalks and extensive esplanade reserves that have been set aside adjoining some of the earlier housing developments. The management of these reserves by the Council is of a particularly high standard. A continuation of this policy together with replanting with native trees and shrubs will result in an outstanding recreation amenity.

7.2 RECOMMENDATIONS.

7.2.1 Torpedo Wharf to Stanley Bay

The shoreline from Torpedo Bay to Stanley Bay is the southern extremity of the Devonport Peninsula. It extends in a westerly direction for approximately 3 km and includes the Defence establishment in Torpedo Bay, HMS Philomel, Calliope Dock, Devonport Yacht Club and the Devonport Wharf and ferry terminal.

None of this section of shoreline is in private ownership, with 1 km being under the control of the NZ Navy, and the balance being public road or reserve. The largest of these reserves being Windsor Park adjoining Marine Square and King Edward Parade.

Criteria:

Access - Between Torpedo Bay and HMS Philomel, public access to the shoreline is available from roads and existing reserves. Public access to Defence property is restricted.

Coastal Environment and Landscape - Built environment dominated by marine activities.

Existing Development - Residential, commercial and Defence.

Need for Public Ownership - There is no requirement for additional esplanade reserves.

Suggested Esplanade Reserve

In the event of any sale or disposal of the Defence land there is a statutory requirement for the Crown to provide a 20m marginal strip along the coastal boundary.

7.2.2 Stanley Point

Having a shoreline of approximately 1.8 kilometres, Stanley Point comprises a wide range of residential development including high-rise apartments. The southern shoreline faces Auckland City and is a high cliff with no direct access to the shore from the cliff top, except where property owners have constructed steps down the face of the cliff. The seaward boundary of the properties is Mean High Water Mark which generally closely corresponds with the position of Mean High Water Springs at the base of the cliff. This cliff appears to be prone to erosion. With the exception of 5 to 6 properties adjoining Stanley Bay, the majority of dwellings have been set well back from the cliff edge which has a fringe of mature pohutukawa with a mixture of exotic plants and weeds. A number of small isolated esplanade reserves have been set apart along the southern shoreline. A continuous walkway along the cliff top is not practical as it could be a potential danger to public safety and be a major management problem.



On the northern side of Stanley Point the cliff reduces in height with pohutukawa trees to the water's edge adjoining one or two small shingle bays. This section of coastline has significant environmental and landscape values because of the dominance of pohutukawa and other vegetation along the coast. Access to the shore is available at high tide from a slipway on Blair Park at the end of the point. As is the case on the southern side of the point, the seaward boundary of the properties is Mean High Water Mark which again closely corresponds with Mean High Water Springs at the base of the cliff.

A continuous walkway along this section of coastline, although possibly feasible and less of a danger to public safety than on the southern side, is still not a desirable or practical proposition. The environmental values are however sufficient to justify esplanade reserve status.

Criteria:

Access - Public access along the cliff top is not feasible or necessary and could be a threat to public safety.

Coastal Environment and Landscape - Protection of the coastal environment can be achieved without the need for public ownership around the southern part of Stanley Point. Private ownership conservation measures such as esplanade strips or conservation covenants may be appropriate as alternative means of protecting the conservation values in this area. Protection of the coastal environment of the northern part of the Point is required because of the high environmental values present.

Existing Development - Residential along cliff top.

Need for Public Ownership - Council would not be willing to assume management of the southern cliff face where access is not required and environmental values do not justify public ownership.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended:

That a 1m-2m wide walkway along the top of the seawall adjoining the western boundary of the Stanley Bay Beach Reserve (3 - 23D Stanley Point Rd) be required as esplanade reserve and that small triangular areas of land at either end of the wall (3 Stanley Pt Rd and 17-23D Stanley Pt Rd) be acquired to give access to the adjoining reserves.

That a 15m wide esplanade reserve be required from the end of the proposed Stanley Bay Beach Reserve seawall walkway for a further 150m to the west (from 25B Stanley Point Rd to the existing reserve at the end of 29 Stanley Point Road), providing a link between existing reserves and access to a possible scenic lookout.

That the esplanade reserve requirement should be waived from 31 Stanley Point Rd to 100 Stanley Point Rd. It may be necessary to protect the conservation values that are present through the use of private ownership measures such as esplanade strips and conservation covenants.

That a 15m wide esplanade reserve be required at the site on the northern side of the Blair Park reserve (98 Stanley Point Road).

That a 15m wide esplanade reserve be required from Blair Park to the Bowling Club (94 Stanley Point Rd – 28A Stanley Point Rd).

That a 10m wide esplanade reserve be required for approximately 180m to the west of the Stanley Bay Park to the base of the high ground beyond the Bowling Club (26 Stanley Point Rd – 12 Stanley Point Rd).

7.2.3 Ngataranga Bay

The southern shoreline of Ngataranga Bay, extending for approximately 2.5km from Stanley Bay Park to Lake Road, is dominated by the reclamation for the Navy recreation area and the old Devonport Municipal tip reclamation. These areas of reclamation are separated by a comparatively small area of residential development extending from Lytton Street to Victoria Road and having a 450m shoreline fronting onto an extensive area of mangrove mudflats. The vegetation along the shoreline is a mixture of native and exotic species and although of only limited environmental value, provides an important buffer zone for the biologically important mangrove mudflats which it adjoins. Direct access to the shore is available from the ends of Cowper Street, Bulwer Street and Victoria Road. An extension of the Lake Road Recreation Area walkway providing a pedestrian link would also be an important additional recreational amenity if it can be constructed without significant adverse effects on the wildlife habitat of the area.

The Proposed Regional Plan: Coastal recognises Ngataranga Bay as a Coastal Protection Area with important values as a wading bird feeding ground and shellbanks that are used as a high tide roost by a variety of coastal birds.

In contrast to the harsh straight line boundaries of the Navy reclamation, the irregular boundaries of the Lake Road reclamation are generally more natural and visually acceptable. However, there is a need to formalise the western boundary of this reclamation, which together with a small area adjoining Rat Island, appears to extend beyond the limits of the authorised area.

The northern shoreline of Ngataranga Bay, extending approximately 900m from Lake Road to Duders Point, is an area of very high environmental value with mature pohutukawa trees adjoining mangrove mudflats at the waters edge. Although there is no direct access to the shore from Ngataranga Road, access could be developed off the end of Wesley Street. An undeveloped area of mature pohutukawa adjoining the Navy Wakakura Crescent staff housing complex and known as Mary Barrett Glade has a high priority for acquisition and reserve status. This area has been extensively planted, and walkways developed, through the voluntary work of Mabel Pollock since the 1980s.

An extension of the walkway currently being developed through this area linking back to Ngataranga Road via the extension of Wesley Street would result in a valuable recreational amenity with the added opportunity of being able to gain access to the shore. From Wesley Street to Duders Point, the shoreline reverts to a visually and environmentally important pohutukawa fringed cliff edge. There are a number of private jetties and boat sheds along the shoreline and a possible area of illegal reclamation adjoining a small shingle beach in an enclave 150m west of the Wesley Street extension.

Criteria:

Access - The provision of walkways and boardwalks around the margins of Ngataranga Bay providing linkage between existing and proposed recreation areas and points of foreshore access is a desirable objective. Any walkways or boardwalks will need to be designed with regard to the nesting sites and habitats of the coastal birds of Ngataranga Bay.

Coastal Environment and Landscape - Ngataranga Bay is an area of very high environmental and biological value justifying optimum protection.

Existing Development - Defence facilities, residential, recreational and open space.

Need for Public Ownership - It is desirable and in the public interest for areas of unauthorised reclamation to be formalised and for buffer areas around the mangroves to be provided.

Suggested Esplanade Reserve

In the event of any sale or disposal of the Navy recreation area, there is a statutory requirement for the Crown to provide a 20m marginal strip along the coastal boundary.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended:

That a 5m wide esplanade reserve be required from Abbotsford Terrace / Lytton Street to Victoria Road.

That a marginal strip with a width of 20m be required from Lake Road to Wesley Street.

That a 15m wide esplanade reserve be required from Wesley Street to the Duders Point end of Ngataranga Road.

7.2.4 Duders Point to O'Neills Point.

Access to the shoreline is available from the end of Aramoana Avenue, which is linked to the Kawerau Avenue reserves by an existing boardwalk along the margin of the mangrove mudflats. This is an area having very high biological and environmental values. An extension of the boardwalk from the end of Wesley Street provides a pedestrian link with the adjoining Plymouth Reserve. Apart from some small gaps the whole of this section of shoreline has the

protection of reserve status and as such provides a buffer between the residential development and the biologically important mangrove mudflats. The reserve at the end of Kawerau Avenue which has been developed for passive recreation complements the walkway and wildlife reserve which it adjoins.

On the northern side of the inlet the mangrove mudflats adjoin the Plymouth Reserve. The reserve has been developed for passive recreation with extensive tree planting, a children's play area and a concrete walkway providing desirable links with residential development and access to the shoreline.

Beyond the western boundary of the Plymouth Reserve, the shoreline extends for some 200m to a prominent shell bank which defines the outer limit of the mangrove mudflats. Dwellings along this section of shoreline have been set well back from the foreshore. There is some evidence of erosion to low lying property which is characterised by a mixture of largely exotic vegetation. The properties immediately to the west of the shell bank also have significant areas of flat land adjoining the shore with some areas of erosion and reclamation, before reverting to a pohutukawa cliff face for a distance of approximately 450m to the Norwood Road pedestrian access.

This section of coast is an area having high environmental values with the potential for a continuous reserve linking back to the Plymouth Reserve. An enlarged reserve adjacent to the Norwood Road access would increase the recreation potential and use of the small shingle beach it adjoins.

The final 600m of this shoreline to the Bayswater Wharf area is a high cliff with only scattered vegetation and some evidence of slips having occurred in the past. There is no direct access from the cliff top to the shore.

Criteria:

Access - A continuous walkway or boardwalk around the margins of the inlet providing linkage between existing and proposed reserves is desirable.

Coastal Environment and Landscape - The inlet is an area having very high environmental and biological value justifying protection.

Existing Development - Residential, reserves and open space.

Need for Public Ownership - Linear reserves adjoining the mangrove mudflats would provide a buffer zone from the impact of residential development.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended:

That a 9m wide esplanade reserve be required from Ngataringa Road to the northern end of Wesley Street where there are gaps between existing reserves, and also from Wesley Street to Plymouth Reserve.

That a 15m wide esplanade reserve be required from the Plymouth Reserve to the Bayswater marina land.

7.2.5 Bayswater Marina Land

From the bottom of the cliff on the southern side of the Bayswater peninsula, around to the cliff at the edge of Quinton Park, is an area known as the Bayswater marina land. Most of this area consists of recently reclaimed land. In an anti-clockwise direction, the first part of the land is currently fenced so that there is no public access around the coast. However, all the rest of the way around the land there is currently public access along the coastal edge up

to the Takapuna Boating Club. Access to the northern reclamation below Quinton Park is gained from the Takapuna Boating Club or from Sir Peter Blake Parade.

The whole area is subject to the Bayswater marina land structure plan process. A draft structure plan was produced in May 2001 with a concept diagram to guide development. Where there is an inconsistency between this guideline and the structure plan, the structure plan will predominate as it deals with the issues in more detail.

Part of the northern reclamation is currently a reserve, and it is likely that all of this area will be protected by reserve status in future.

The Crown will keep a marginal strip around the main reclamation as part of the land divestment process. Whatever the width of the marginal strip, however, it is possible for Council to acquire additional land as an esplanade reserve if the site is subdivided or developed.

Criteria:

Access – Public access by a footpath is expected around the entire area.

Coastal Environment and Landscape – The area is of high value for recreational activity. Development in the area could have significant effects on the landscape of Shoal Bay as the Bayswater Marina Land is highly visible from Stanley Point, Northcote Point and from the motorway. It is important that any development retains the visual connection between the land and the coastal marine area and does not detract from the current landscape values of the cliffs adjoining the marina land.

Existing development – Activities associated with the marina, ferry, boat storage, recreation.

Need for public ownership – The history of the land and the existing public use of parts suggest that public ownership of a significant part of the land is justified. It may be appropriate to reduce the width of the esplanade reserve requirement from 20m if additional public land is provided elsewhere in the reclamation area.

Suggested esplanade reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that generally, an esplanade reserve with a width of 15m be required in line with the foreshore yard provision. This reduction from 20m is based on the expectation that significant areas of other public open space will also be provided if the Bayswater marina land is developed and that the additional public space would be equivalent at least to an esplanade reserve of a width of 20m around the area.

7.2.6 O'Neills Point to Lansdowne Street.

The 600m section of shoreline from Quinton Park to the Lansdowne Road boat ramp commences as a moderately high cliff face with a rocky shelf at its base and a fringe of pohutukawa along the cliff top. Towards the Lansdowne Road boat ramp the height of the cliff reduces with direct access to the shoreline from some of the adjoining properties, a number of which are protected from sea erosion by low retaining walls. A walkway along this section of coast could be difficult to construct, with access being impeded by a house constructed within a few metres of the shoreline adjoining Lansdowne Road and a potentially dangerous situation along the cliff top. While providing access along this section of shoreline could be difficult, the environmental and aesthetic values are high enough to warrant acquisition and permanent reserve status.

Criteria:

Access - Public access along the cliff top could be a threat to public safety.

Coastal Environment and Landscape - Protection of the coastal environment is required because of the high values present.

Existing Development – Residential.

Need for Public Ownership - Public ownership would ensure permanent protection of the environmental and natural values of this area.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required from O'Neills Point to 11 Lansdowne Street.

7.2.7 Lansdowne Street to Sandy Bay Road

This 400m shoreline has been identified as having high recreational values with the potential for an important extension of the existing Lansdowne Street recreation area and Shoal Bay walkway. Boat ramps at the ends of both Lansdowne Street and Sandy Bay Road have access to a shingle beach and the popularity of the area for wind surfing ensures a high level of recreation use. This recreational potential would be considerably enhanced by a linear reserve connecting the ends of Lansdowne Street and Sandy Bay Road and by providing an extension to the existing reserve and walkway to the east of Sandy Bay Road.

Criteria:

Access - Boat ramps at the end of Lansdowne Street and Sandy Bay Road provide access to a shingle beach. Recreation potential could be increased by extending the existing walkway to the east of Sandy Bay Road.

Coastal Environment and Landscape - High recreational values.

Existing Development - Residential and reserves adjoining shoreline.

Need for Public Ownership - Existing levels of recreational use justify high priority for acquisition of a linear reserve having sufficient width for the development of a walkway linking Lansdowne Street and Sandy Bay Road.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from 15 Lansdowne Street to Sandy Bay Road.

7.2.8 Sandy Bay Road to O'Neills Reserve

With the exception of a short 100m strip at the end of Beresford Street, the whole of this section of shoreline is in public ownership having reserve status. The reserve to the east of Sandy Bay Road is in grass and largely undeveloped but adjoins an area of mangroves having high environmental values. The reserve provides an important buffer zone between the mangrove area and the residential development. The opportunity exists to link this reserve with O'Neills Reserve and the Shoal Bay walkway system and the foot bridge crossing the mangroves and linking to the reserves adjoining Hillary Crescent.

Criteria:

Access - A continuous reserve linking the Sandy Bay Road reserve to O'Neills Reserve and the extension of the Shoal Bay walkway to Sandy Bay has been identified as a Council objective.

Coastal environment and Landscape - Mangrove area having high environmental values.

Existing Development - Reserves and open space.

Need for Public Ownership - A buffer zone between residential development and the mangrove flats would assist in protecting biological and environmental values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required between Sandy Bay Road and O'Neills Reserve.

7.2.9 O'Neills Reserve to Egremont Street.

The entire length of this 450m section of shoreline from the O'Neills Point Cemetery to Egremont Street is separated from the adjoining residential development by the Philomel Reserve. The reserve, which is maintained as grass, is largely undeveloped. It has an average width of approximately 20m - 30m providing the ideal buffer zone between the residential development and adjoining mangrove mudflats.

The potential exists to develop a walkway through the reserve providing a link to the O'Neills Reserve footbridge and access from Egremont Street.

Criteria:

Access - Public access available from existing reserves.

Coastal Environment and Landscape - Mangrove mudflats and open space.

Existing Development - Residential adjoining reserves.

Need for Public Ownership - Present and future needs for both an esplanade reserve are adequately met by the existing Philomel Reserve in the majority of places.

Suggested Esplanade Reserve

The existing reserve meets the needs for esplanade reserve along this section of the coastline.

7.2.10 Egremont Street to Bardia Street

An extension of the Philomel Reserve adjoining the Corrella Road residential development provides a continuous link to Bardia Street. This reserve which is undeveloped has a width of 5m-10m and provides an important buffer zone for the adjoining mangroves. An additional strip of undeveloped land between the existing reserve and the housing should be acquired for reserve resulting in an average width of 9m. An area of reclamation at the head of the inlet should also be acquired as reserve.

Criteria:

Access - Existing esplanade Reserves.

Coastal Environment and Landscape - The existing reserve provides an important buffer zone between the residential development and the adjoining mangrove area.

Existing Development - Residential and public open space.

Need for Public Ownership - The value of the existing reserve would be increased significantly with the addition of a strip of undeveloped land adjoining the Corrella Road residential development and the reclamation at the head of the inlet.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that existing reserves that are less than 9m wide be increased to 9m width as opportunities occur through applications to subdivide or develop coastal sites.

7.2.11 Bardia Street to Evan Street.

An existing reserve having an average width of about 5m provides an adequate buffer zone for the adjoining mangroves along this 150m length of shoreline. There is little potential to increase the width of this reserve, however if required, a continuous pedestrian link through to Bardia Street could be achieved with the construction of a boardwalk along the margin of the mangroves.

Criteria:

Access - A pedestrian link through to Bardia Street could be achieved with the construction of a boardwalk.

Coastal Environment and Landscape - Mangrove mudflats.

Existing Development - Residential adjoining narrow esplanade reserve.

Need for Public Ownership - The existing esplanade reserve should be increased to a width of 9m to provide for present and future reserve needs.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that existing reserves that are less than 9m width be increased to 9m width as opportunities occur through applications to subdivide or develop coastal sites.

7.2.12 Evan Street to Eversleigh Street.

Properties along this 300m length of shoreline abut a biologically important mangrove area and have a 4m bank fronting Mean High Water Springs. The vegetation along this bank is a mixture of exotic planting with little if any environmental value. Access along this section of shoreline would be difficult to achieve, however an esplanade reserve providing a buffer between the mangroves and the residential development would be justified.

Criteria:

Access - Public access along this section of shoreline is not necessary.

Coastal Environment and Landscape - Mangrove mudflats.

Existing Development - Residential.

Need for Public Ownership - There is a need for a buffer zone between the residential development and the adjoining mangrove area.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from Evan Street to Eversleigh Street.

7.2.13 Hillary Crescent Reserve.

The Hillary Crescent Reserve is a linear park extending along the shoreline from the end of Eversleigh Street to connect with the Northboro Road Reserve. The reserve which has been developed and maintained by Council provides an important buffer zone between the residential development and the mangrove areas they adjoin as well as being an important recreational amenity. Extensive plantings of native trees have increased the amenity value of the reserve and a concrete walkway with a link back across a footbridge to O'Neills Reserve and to the Northboro Road Reserve contribute to the overall walkway system. A children's play area has been developed in a corner adjoining the Lowe Street accessway. Although the existing walkway provides a direct link to Northboro Road, a section of this walkway has been constructed on an area of Crown Foreshore which has been developed and is being maintained by Council as part of the reserve. It is important that the status of this comparatively large area of reclamation is formalised.

Criteria:

Access - Hillary Reserve provides permanent public access.

Coastal Environment and Landscape - Reserve with shoreline planting adjoining mangrove area.

Existing Development - Public open space.

Need for Public Ownership - The existing esplanade reserve is adequate for present and future needs but areas of illegal reclamation should be formalised.

Suggested Esplanade Reserve

The existing esplanade reserve is adequate for present and future needs but the areas of illegal reclamation adjoining the Hillary Crescent and Northboro Reserve should be formalised as a reserve.

7.2.14 Northboro Road to Francis Street

This section of shoreline comprises two residential properties separated by a small bush reserve. At present there is no access to this reserve. The residential properties are separated from the adjoining mangrove area by a 3m - 4m high bank. Accretion in the gully adjoining the eastern boundary of the existing reserve and an area of reclamation off the end of Francis Street should be acquired for reserve.

Criteria:

Access - The provision of legal access to the bush reserve is desirable.

Coastal Environment and Landscape - Mangroves with areas of reclamation.

Existing Development - Residential adjoining shoreline.

Need for Public Ownership - There is a need for a buffer zone between the residential development and adjoining mangrove area.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from Northboro Road to Francis Street.

7.2.15 Francis Street to Jutland Road.

The whole of this 750m section of shoreline, which is a moderately high cliff fronting onto a deep water channel at high tide, is protected by an existing reserve having an average width of over 20m. Mature pohutukawa trees flank the outer edge of the cliff with native vegetation adjoining the rear of the residential properties in Marsden Street.

Access - Public access is available from the existing reserve.

Coastal Environment and Landscape - Mature pohutukawa trees flank the outer edge of a moderately high cliff.

Existing Development - Residential adjoining existing esplanade reserve.

Need for Public Ownership - The existing esplanade reserve is adequate for present and future needs.

Suggested Esplanade Reserve

The existing reserve is adequate for present and future needs.

7.2.16 Jutland Road to Walter Street.

A feature of this section of the coast is a shell bank 100-150m from the shoreline containing an area of mangrove mudflats. Access to the shell bank is available at low tide from the ends of Charles and Walter Streets. These mangrove mudflats have high recreational and environmental values. Between Jutland Road and Herbert Street a shallow channel runs along the foot of a steep terrace with mature pohutukawa trees to the waters edge. Along the section of shoreline from Herbert Street to Charles Street the properties have been developed to the edge of the mangroves. The boundary of these properties is a low terrace which in many cases has been planted in a variety of exotic trees and shrubs.

Criteria:

Access - Public access along the shoreline is not required.

Coastal Environment and Landscape - Mangrove mudflats adjoining extensive shell bank.

Existing Development - Residential to the shoreline.

Need for Public Ownership - There is a need for a buffer zone between the residential development and the adjoining mangrove area.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from Jutland Road to Walter Street.

7.2.17 Walter Street to Harley Road.

Properties along this section of shoreline front onto a mangrove inlet having important environmental values. The majority of properties are comparatively flat and have been developed to the edge of the mangroves with some areas of reclamation. Planting, comprising mainly exotic trees and shrubs, is generally of limited environmental value. Access to the shoreline is not readily available with little or no recreational potential.

There is an existing esplanade reserve along 200m of the shoreline between Walter Street and Francis Street. Extension of this reserve along the full length of the shoreline would provide an effective buffer zone between the residential development and the adjoining mangrove areas.

Criteria:

Access - Public access along the shoreline is not required.

Coastal Environment and Landscape - Mangrove inlet.

Existing Development - Residential to shoreline with areas of illegal reclamation including possible development of an existing esplanade reserve.

Need for Public Ownership - There is a need for a buffer zone between the residential development and the adjoining mangrove area.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from Walter Street to Harley Road.

7.2.18 Harley Road to Esmonde Road.

A trunk sewer runs parallel to this short section of shoreline from Harley Road to Napier Avenue and is contained in a Utility Easement adjoining the shoreline. Between Napier Avenue and Esmonde Road, the sewer line is separated from the residential properties by mangrove mudflats.

Vegetation along the shoreline is a mixture of exotic and native trees and shrubs. Access along this section of shoreline, if required, could be developed along the pipeline itself. An esplanade reserve has been taken along the site to the north of Napier Ave.



Criteria:

Access - Public access along the shoreline, if required, could be provided along the pipeline adjoining the residential properties and the esplanade reserve north of Napier Ave.

Coastal Environment and Landscape - Mangrove mudflats.

Existing Development - Residential to shoreline.

Need for Public Ownership - There is a need for a buffer zone between the residential development and the adjoining mangrove area. The existing Utility Easement provides an adequate buffer between the residential development from Harley Road to Napier Avenue.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from Napier Avenue to Esmonde Road.

7.2.19 Takapuna Assembly of God

The Takapuna Assembly of God property is an isolated promontory with access onto Esmonde Road. The 450m shoreline of this property is high terrace adjoining a mangrove area at the head of Shoal Bay. Mature pohutukawa trees and native vegetation to the edge of the shoreline result in a visually attractive and environmentally important backdrop to the Esmonde Road access to the Northern Motorway.

Criteria:

Access - Public access to the shoreline is available from Esmonde Road.

Coastal Environment and Landscape - Promontory with mature pohutukawa trees to the shoreline. The shoreline vegetation is visually important.

Existing Development - Church.

Need for Public Ownership - In the event of any future subdivision, there is a need for a buffer zone adjoining the mangrove area.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required around the Takapuna Assembly of God property.

7.2.20 Esmonde Road to Pupuke Road

This 1.2km section of shoreline is the eastern side of that part of the upper reaches of Shoal Bay cut off by the Esmonde Road approaches to the Northern Motorway. Residential properties along this shoreline adjoin an area of mangroves that provide a physical separation from the Barrys Point industrial area. A reserve adjoins the shoreline at the end of Northcroft Street and is linked to Huron Street by an existing esplanade reserve. The reserve also links south to Byron Ave. There is an area of reclamation adjoining the Northcroft Street reserve which is being maintained by Council and which should be added to that reserve. An esplanade reserve adjoins the site to the north of Byron Ave.

The vegetation along the shoreline is a mixture of exotic and native trees and plants including noxious weeds. A buffer zone between the residential development and the adjoining mangrove area would be appropriate and if required, a walkway could be developed within this area.

Criteria:

Access - Access along the shoreline without construction of boardwalks may be difficult to achieve.

Coastal Environment and Landscape - Mangrove mudflats.

Existing Development - Residential to shoreline.

Need for Public Ownership - There is a need for a buffer zone between the residential development and the adjoining mangrove area. It is desirable and in the public interest for any areas of reclamation to be formalised.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended:

That a 9m wide esplanade reserve be required from Esmonde Road to Pupuke Road.

7.2.21 Barrys Point Industrial Area.

An existing esplanade reserve having an average width of over 20m separates the Barrys Point industrial area from the adjoining mangrove area. The reserve is maintained as an open grass area with some recent tree planting.

Criteria:

Access - Public access is available from existing reserves.

Coastal Environment and Landscape - Mangrove mudflats.

Existing Development - Industrial and public open space.

Need for Public Ownership - The existing esplanade reserve is adequate for present and future needs.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that in the small areas where the existing reserve is less than 9m wide it be increased to 9m width as opportunities occur through applications to subdivide or develop coastal sites.

8. CRATER LAGOON AND ONEPOTO STREAM

8.1 COASTAL CHARACTERISTICS

The Tuff Crater Lagoon is an outstanding natural feature having both geological and biological significance. The Onepoto Stream, although modified by reclamation adjoining Lake Road and by motorway construction adjoining Sulphur Beach where it enters Shoal Bay, is an important visual element in the urban landscape. The Proposed Regional Plan: Coastal recognises the coastline from Esmond Road to Northcote Point as regionally significant or outstanding landscapes. Mangrove mudflats associated with both features have important habitat values.

Except for an area of possible illegal reclamation adjoining Akoranga Drive, existing reserves extend around the entire perimeter of the Tuff Crater Lagoon and generally provide an adequate level of environmental protection and public access. A similar situation exists with respect to the Onepoto Stream between Onewa Road and Lake Road, but with only intermittent reserves on the lower reaches of the stream between Onewa Road and the Northern Motorway.

8.2 RECOMMENDATIONS

8.2.1 Tuff Crater from Northern Motorway to St. Peters Street.

Except for an area of reclamation adjoining the Northern Motorway, the whole of the 1.1km north-eastern shoreline of the Tuff Crater extending from the motorway to St. Peters Street comprises existing reserves which are generally much wider than the 20m required by the Resource Management Act. A walking track has been developed running parallel to the edge of the crater with access from St. Peters Street and Akoranga Drive.

The reclamation, which may be the result of construction of the Akoranga Drive motorway off-ramp, is a flat low lying grass area adjoining mangrove mudflats. An area of 8845 square metres immediately to the north of the reclamation is to vest as reserve on the deposit of the survey plan for the adjoining subdivision. From the reclamation to the Northbride Retirement Village, the reserve adjoins mangrove mudflats and is a wide sloping bank rising to a terrace area currently being developed for residential use. The bank is covered in toitoi and gorse with scattered gum and pine trees along the top of the terrace and small pockets of punga and native vegetation adjoining the mangroves. Beyond the retirement village to St Peters Street, the reserve reduces in width and for a comparatively short distance of approximately 60m adjoining the St. Peters Street housing development where it has a width of less than 20m.

Criteria:

Access - Existing reserves provide an opportunity for development of a public walkway.

Coastal Environment and Landscape - Mangrove mudflats. Tuff Crater Lagoon is a unique geological feature of regional significance.

Existing Development - Institutional development, residential and public open space.

Need for Public Ownership - Existing reserves around the shoreline of Tuff Crater ensure essential protection of its unique environmental values and provide an opportunity for permanent public access.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that existing reserves that are less than 20m wide be increased to 20m width as opportunities occur through applications to subdivide or develop coastal sites.

8.2.2 Tuff Crater from St Peters Street to Bailey Reserve (Exmouth Road Accessway).

This 400m section of shoreline is contained in an existing reserve having an average width of over 40m and comprises an open grass area with willow trees and toitoi adjoining mangrove mudflats. The area is generally level and is very wet in winter. Access is available from the end of St. Peters Street where Council have constructed a lookout platform with views across Tuff Crater and Shoal Bay to Mt Victoria. Pedestrian accessways from Arahia Place and Exmouth Road provide legal access to the reserve.

Criteria:

Access - Existing reserves provide an opportunity for development of a public walkway.

Coastal Environment and Landscape - Mangrove mudflats. Tuff Crater Lagoon is a unique geological feature of regional significance.

Existing Development - Residential and public open space.

Need for Public Ownership - Existing reserves provide adequate environmental protection and public access.

Suggested Esplanade Reserve

The existing reserve is adequate.

8.2.3 Bailey Reserve (Exmouth Road Accessway) to Heath Reserve.

The 1 km section shoreline from the Bailey Reserve to the Exmouth Road frontage of the Heath Reserve is a steep bush clad bank adjoining mangrove mudflats. The entire shoreline is contained in existing reserves having an average width of approximately 20m increasing in width in respect to the open level grass area comprising Heath Reserve off the end of Exmouth Road. However, notwithstanding an average width of 20m, it reduces to a width of approximately 10m in a number of locations off the end of McBreen Avenue.

A roughly formed walking track provides access around the perimeter of Tuff Crater and a pedestrian link to Heath Reserve. This section of shoreline has high visual and environmental values and moderate recreational values.

Criteria:

Access - A roughly formed walking track provides access along the shoreline.

Coastal Environment and Landscape - Mangrove mudflats. Tuff Crater Lagoon is a unique geological feature of regional significance.

Existing Development - Residential and public open space.

Need for Public Ownership - A continuous linear reserve having a minimum width

of 20m around the entire shoreline boundary of Tuff Crater is essential to protect its unique environmental values and to provide permanent public access.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that existing reserves that are less than 20m wide be increased to 20m width as opportunities occur through applications to subdivide or develop coastal sites.

8.2.4 Onepoto Stream from Stafford Park to Onewa Road.

This 350m section of bank on the western side of the Onepoto Stream is a steep bush clad slope comprising mature pohutukawa, toitoi and mixed native trees with some wattle infestation adjoining mangrove mudflats. Approximately half of the properties adjoining this section of shoreline front onto existing reserves with the remaining properties having riparian frontages. The average width of the existing reserves is approximately 15m which corresponds roughly with the top of the slope.

The stream bank has moderate environmental values, is visually important as seen from the Northern Motorway, but has only limited recreational values. A small triangular area of reclamation adjoining Stafford Park and the Northern Motorway and currently used for recreation, should be considered for addition to the reserve.

Criteria:

Access - Public access along this short section of stream bank appears unnecessary.

Coastal Environment and Landscape - Bush clad stream bank adjoining tidal mangrove mudflats.

Existing Development - Residential above stream bank.

Need for Public Ownership - A continuous linear reserve along the western side of the Onepoto Stream from the Northern Motorway to Onepoto Stream is necessary to protect the amenity and environmental value of this section of stream bank as seen from the motorway.

Suggested Esplanade Reserve Foreshore Yard

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required to link existing reserves on the western side of the Onepoto Stream from the Northern Motorway to Onewa Road.

8.2.5 Onepoto Stream from Onewa Road to Lake Road.

Existing esplanade reserves run along both banks of the Onepoto Stream from Onewa Road to Lake Road. At the head of the stream adjoining Lake Road the mangrove mudflats have been reclaimed to develop additional reserve land.

The reserve along the north eastern bank of the stream has an average width of approximately 30m-40m and comprises a bush clad slope with manuka being the predominant species and toitoi adjoining the mangrove mudflats with the occasional scattered pine and macrocarpa tree. A formed walking track runs along the full length of the reserve with access from Matanui Street and Puawai Place.

Along the south western bank the existing reserve has an average width of approximately 20m and except for a distance of approximately 100m adjoining the Onewa Road bridge where the reserve has an average width of only 5m and the topography and small sections make it impractical to increase the width, the existing reserve generally meets the 20m requirement of the Resource Management Act. The reserve adjoins mangrove mudflats and is a bush clad slope with manuka, toitoi and punga ferns being the predominant species with scattered pohutukawa and some wattle.

Criteria:

Access - An existing formed walkway provides public access along the north eastern bank of the Onepoto Stream.

Coastal Environment and Landscape - Bush clad stream banks adjoining mangrove mudflats.

Existing Development - Residential adjoining existing esplanade reserves.

Need for Public Ownership - Existing reserves provide adequate environmental protection and public access.

Suggested Esplanade Reserve

Existing reserves that are less than 20m width can be increased to 20m under section 236 of the Resource Management Act. It is recommended that existing reserves that are less than 20m wide be increased to 20m width as opportunities occur through applications to subdivide or develop coastal sites.

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that where there are no reserves, new reserves of 20m width be established.

9. NORTHCOTE POINT TO HELLYERS CREEK

9.1 COASTAL CHARACTERISTICS

This section of coastline has been identified in the 1994 *Auckland Urban Area Coastal Landscape Assessment* as a coastline with dominant vegetation having a significant sensitivity rating to change. The Proposed Regional Plan: Coastal recognises this section of the coastline as a regionally significant landscape. Apart from the visually dominant Chelsea Sugar Refinery and the Onetaunga Bay Defence complex, almost the whole of the Birkenhead-Birkdale shoreline adjoins residential development. Generally, the development has been kept well back from the shoreline and for the most part the original coastal vegetation, although becoming infested with radiata pine and wattle, has been retained.

A special feature of this section of shoreline is the extensive existing esplanade reserves linking a number of regionally important scenic reserves such as Kauri Point Centennial Park. These reserves provide unique opportunities for an extensive network of coastal walkways which could be further developed and extended with additional reserve acquisitions. However, although the existing reserves have ensured permanent protection of the visual character and the environmental and biological value of the cliff edge vegetation, a thick film of mud and silt covering the entire rocky foreshore appears to have almost totally destroyed all marine life along the intertidal zone. This detracts considerably from the recreational opportunities that would otherwise be available.

9.2 RECOMMENDATIONS

9.2.1 Stokes Point.

With the exception of only two residential properties on its eastern side, existing reserves extend around the whole of the extremity of Stokes Point. The two properties are the only break in an otherwise continuous linear reserve fronting a moderately high cliff fringed with mature pohutukawa and a mixture of other native species. There are steps down the face of the cliff to a slipway and private jetty.

The position of Mean High Water Springs is generally along the base of the cliff. As a prominent landscape feature and visual backdrop to the harbour bridge, Stokes Point has a very high amenity value.

Criteria:

Access - Public access along the cliff top is not practical.

Coastal Environment and Landscape - Cliff with a fringe of mature pohutukawa.

Existing Development - Residential along cliff top.

Need for Public Ownership - A continuous linear reserve around the extremity of Stokes Point would protect the amenity value of the northern approach to the harbour bridge.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required, linking existing reserves on the eastern extremity of Stokes Point (from 9 Princes St south to the motorway).

9.2.2 Little Shoal Bay.

Contained by Stokes Point to the east and the Birkenhead Wharf to the west, Little Shoal Bay is a sheltered waterway having high recreational and environmental values. The eastern shoreline, extending for approximately 1.3km from Stokes Point to the head of Little Shoal Bay, is a moderately high cliff face broken only by Halls Beach, a small enclave towards its northern end. The seaward boundary of the properties fronting Little Shoal Bay is Mean High Water Mark which generally appears to closely correspond with the position of Mean High Water Springs at the base of the cliff. With the exception of two properties adjoining Halls Beach, the majority of dwellings have been set well back from the cliff edge which has a fringe of mature pohutukawa trees that are an important visual back-drop to the bay.

Halls Beach is a 250m stretch of sand adjoining Hall Street, which is an unformed road that has been developed as a passive recreation and picnic area. It represents the only point of public access to the shore from Queen Street which runs virtually the full length of Northcote Point. High tide laps the seawalls retaining the properties adjoining the beach and generally restricts the use of the beach by the public to the comparatively narrow frontage of the unformed road.

The extremity of Stokes Point has been reserved in public ownership as the Northcote Domain. A number of small esplanade reserves resulting from earlier subdivisions have also been established along its length. Although a continuous walkway along the cliff edge does not appear to be practical, the concept of a linear park linking the existing esplanade reserves and providing permanent protection to this visually and aesthetically important section of shoreline has merit. There is also a very strong case for additional esplanade reserves adjoining Halls Beach as a means of increasing its recreational capacity.

The head of Little Shoal Bay is an existing reserve to the waters edge. The reserve is a popular boat hauling out and launching area. Large open grassed areas have been developed for passive recreation with boating activities, including maintenance, becoming an increasingly popular attraction. The western shoreline of the bay extending around Needle's Eye to the Birkenhead Wharf is an indented shoreline with a fringe of mature pohutukawa to the waters edge. A moderately high bank runs from the head of Little Shoal Bay to Needle's Eye and comprises some large areas of bamboo and scattered pohutukawa. Residential dwellings are generally set well back from the shoreline. The extremity of Needle's Eye Point is an existing reserve beyond which the shoreline is a moderately high cliff face with mature pohutukawa to the waters edge and with occasional steps and a jetty providing private access from the adjoining residential properties. The Birkenhead Wharf is a very high public use area adjoining Hinemoa Park. Permanent moorings adjoining this area ensure a high level of use by recreational boaties.

Criteria:

Access - Public access along the cliff top is not practical but access to the shoreline can be obtained at Halls Beach and the existing reserve at the head of Little Shoal Bay. The use of Halls Beach is restricted by the fact the area available to the public is restricted to the end of the unformed road.

Coastal Environment and Landscape - Cliff edge with enclosed bay and shingle beach having high recreational and environmental values

Existing Development - Residential with public open space.

Need for Public Ownership - Although a walkway along the eastern shoreline is not likely to be practical, continuous esplanade reserves running from Stokes Point to the head of Little Shoal Bay linking a number of existing isolated reserves to form a single linear park would ensure protection of important environmental qualities. The western shoreline of Little Shoal Bay is visually important as seen from the Harbour Bridge. Reserves along this shoreline would protect its environmental qualities and provide a natural extension to Hinemoa Park.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required from the Northcote Domain adjoining Stokes Point (18 Queen Street inclusive) to Hinemoa Park (3 Hinemoa St inclusive).

9.2.3 Birkenhead Wharf to Chelsea Bay.

The shoreline from the Birkenhead Wharf to Chelsea Bay is an indented rocky shoreline for the most part comprising a moderately high cliff with mature pohutukawa to the waters edge. With the exception of the inlet containing the Council pumping station off the Brassey Road extension, and the small shingle beach adjoining the Rawene Road / Telephone Road Reserve, the shoreline is a rock shelf with Mean High Water Springs at the base of the cliff.

The vegetation along the cliff top comprises a mixture of native trees with pohutukawa being the predominant species. Generally, residential development has been set well back from the cliff edge allowing the vegetation to be the dominant landscape feature.

The Rawene Road / Telephone Road Reserve is a small contained picnic area linked to the George Giles Walk. The whole of this shoreline has high amenity and environmental values and extension of the George Giles Walk, if feasible, would be a desirable objective.

Criteria:

Access - If feasible, a walkway along the cliff top from the Birkenhead Wharf to Chelsea Bay providing an extension to the existing George Giles Walk, would be a desirable objective.

Coastal Environment and Landscape - Rocky shoreline comprising moderately high cliff with mature pohutukawa.

Existing Development - Residential set back from cliff edge.

Need for Public Ownership - The shoreline from the Birkenhead Wharf to Chelsea Bay is visually and environmentally important.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required from the Birkenhead Wharf to Telephone Road.

9.2.4 Chelsea Sugar Refinery to Soldiers Bay.

This section of shoreline is visually important and contains large areas of native bush of regional significance. It includes the Chelsea Sugar Refinery property, Kauri Point Centennial Park, the Defence area and Kauri Point Domain Recreation Reserve. Except for the area associated with the refinery complex and the wharf and storage area associated with the Defence Land, the environmental qualities of the pohutukawa clad cliffs along this shoreline are for the most part protected by existing reserves.

The shoreline of the Chelsea Sugar Refinery property consists of four distinct landscape units, being the steep bush clad land off the end of Rawene Road, the causeway, the wharf and associated refinery, and the bush area between the wharf and Kauri Point Centennial Park. Existing 20m wide esplanade reserves fronting the bush areas provide the primary level of environmental protection envisaged by the Resource Management Act. The wharf

and the proximity of the refinery buildings preclude the establishment of an esplanade reserve on the grounds of public safety. The causeway is subject to an existing conservation covenant. In 1986 the Commissioner of Crown Lands waived the esplanade reserve requirement along the part of the foreshore contained within the Chelsea Sugar Refinery property security fence, and along the foreshore of the reclaimed land bounding the ponds in Duck Creek. If the refinery property were to be redeveloped for other uses or refinery operations moved elsewhere the esplanade reserve needs of the area would need to be reassessed. Such an assessment should give due regard to the reasons for and circumstances of the previous reserve reduction.

Kauri Point Centennial Park is an area of outstanding native bush of regional significance. The shoreline which includes Kendall Bay, comprises pohutukawa cliffs which are the dominant visual element along the northern shoreline of the upper Waitemata Harbour. Although the existing reserve provides maximum environmental protection for the shoreline that it adjoins, the opportunity should not be lost to add additional areas of high quality bush on subdivision and development of any adjoining properties.

Apart from the wharf and associated storage and facilities area in Onetaunga Bay, the shoreline of the Defence Land comprises pohutukawa cliff faces which together with the adjoining reserves make a significant contribution to the visual character of the upper Waitemata Harbour. In this context the protection of the shoreline from any further development is particularly important.

Having similar environmental qualities to Kauri Point Centennial Park, the Kauri Point Domain Recreational Reserve is also of regional significance and affords maximum environmental protection to the shoreline it adjoins.

Criteria:

Access - Public access to the commercial development on the Chelsea Sugar Refinery property and the Defence property could be a threat to public safety. If the sugar refining and products manufacture use of the site were to cease, it would be important to ensure public access along the coast, between the existing refinery buildings and MHWS, and to the wharf. However, because most of the refinery buildings have significant heritage value, they are likely to remain intact and be reused and or adapted, thereby precluding a full 20m width esplanade reserve. The appropriate width for any new esplanade reserve would need to be determined accordingly. Similarly, other 'industrial' uses that might lawfully establish in place of sugar refining may also give rise to public safety issues and thereby influence any decision on an esplanade reserve for access purposes.

Coastal Environment and Landscape - The bush clad shoreline extending from the Chelsea Sugar Refinery property to Soldiers Bay is the dominant element contributing to the visual landscape of the upper Waitemata Harbour.

Existing Development - Sugar Refinery and Defence depot, including associated wharf facilities.

Need for Public Ownership - Except for the areas adjoining the wharf and the commercial development on the Chelsea Sugar Refinery property, and the Defence Land adjoining Onetaunga Bay, existing reserves with an appropriate foreshore yard, meet the basic requirements of the Resource Management Act in respect to coastal protection.

In the event of any sale or disposal of the Defence property adjoining Onetaunga Bay, there is a statutory requirement for the Crown to provide a 20m marginal strip along the shoreline.

The existing conservation covenant over the Chelsea Sugar Refinery causeway provides an appropriate level of environmental protection.

Suggested Esplanade Reserve

The existing esplanade reserves along the Chelsea Sugar Refinery site (between the end of Rawene Road and Kauri Point Centennial Park) provide an adequate level of environmental protection at present.

Where subdivision or qualifying development means that an esplanade reserve is required from the Chelsea Sugar property, it is recommended that the esplanade reserve requirements for the Chelsea site be reconsidered, subject to the safety requirements referred to under Access above. At the appropriate time an esplanade reserve should be acquired around the existing buildings in order to provide public access and achieve other conservation purposes. But this would be less than 20 metres in width if the buildings adjacent to the coastline were to be retained because of their significant heritage value (which is the most likely scenario for the foreseeable future).

In the event of subdivision of the non-refinery parts of the Chelsea property, consider adding width to the existing esplanade reserves. If the esplanade reserves are increased beyond 20 metres in width the Council would need to pay compensation for the additional land.

In the event of subdivision and disposal, a 20m wide marginal strip would be required to be set aside along the shoreline of the Defence area (from the end of Kendalls Bay, past Onetaunga Bay, and through to Fitzpatrick Bay).

9.2.5 Soldiers Bay to Island Bay.

The northern shoreline of Soldiers Bay extending approximately 500m to the Fred Andersen Reserve consists of mudflats with native bush to the waters edge. The balance of the shoreline to Island Bay, having a length of approximately 700m, comprises mixed native bush with some isolated pines and eucalyptus with manuka and pohutukawa being the predominant species. The position of Mean High Water Springs is generally at the base of a low cliff. The shoreline as a whole has high environmental values and moderate recreational values. Access is available from the reserve at the end of Island Bay Road and from a concrete walkway off Valkyria Place. Boat launching facilities are available off the end of Island Bay Road. The Council has recently purchased a large area of land to the west of Kauri Park Scenic Reserve. The potential exists for a walkway linking the Fred Andersen Reserve with the Kauri Park Scenic Reserve.

Criteria:

Access - The potential exists for a walkway linking the Fred Andersen Reserve with the Kauri Park Scenic Reserve.

Coastal Environment and Landscape - Native bush adjoining tidal mudflats.

Existing Development - Residential and public open space.

Need for Public Ownership - Extension of the Fred Andersen Reserve to the east to provide a continuous linear reserve would ensure protection of the environmental values and visual quality of this section of shoreline.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the northern shoreline of Soldiers Bay to the eastern boundary of the Fred Andersen Reserve (the reserve boundary is seaward of the boundary between 90 and 92 Island

Bay Road).

9.2.6 Island Bay.

Island Bay is a small tidal inlet and popular recreation area accessible from the end of Island Bay Road. A small reserve at the road extremity has been developed as a passive recreation area. In addition to a boat launching ramp and associated parking area, it contains a picnic area and children's play facilities. A small sandy beach on the northern side of the bay adjoins a picnic area accessible around the shoreline from Island Bay Road and via a walkway through an existing reserve from Hadfield Street and Poaka Place.

With the exception of four properties on the south side, the entire shoreline at the head of the bay is in public ownership, providing adequate environmental protection and opportunities for recreational development. The shoreline of these properties is a moderately high bank comprising mixed native bush and grass slopes.



Criteria:

Access - Island Bay is an area having high recreational values and provides good access for boating and passive recreation.

Coastal Environment and Landscape - Tidal inlet containing a small sandy beach.

Existing Development - Residential and public open space including a boat ramp and launching facilities.

Need for Public Ownership - An esplanade reserve along the frontage of the properties on the south side of the bay would provide a continuous reserve around the head of the bay and a desirable buffer from the residential development.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required on the south side of Island Bay between the existing reserves.

9.2.7 Island Bay to Charcoal Bay

This rocky indented shoreline is an important visual backdrop to Island Bay with dwellings on the Brigantine Drive properties generally being set back from a moderately high cliff edge comprising mixed native vegetation with pohutukawa and manuka being the predominant species. Charcoal Bay is a narrow sandy beach backed by an existing reserve with good pedestrian access from Rosecamp Road. This reserve, which extends some 750m south along the shoreline towards Island Bay, is heavily infested with radiata pine but nonetheless is important in retaining the visual character of the Upper Harbour.

Access around the shoreline is only possible at half tide and although a cliff top walkway would be difficult to construct, a continuous esplanade reserve along the full length of this shoreline is desirable to ensure permanent protection of the environmental values. The provision of steps up the cliff face through an existing reserve providing pedestrian access to Brigantine Drive would increase the potential for public use of this section of shoreline.

Criteria:

Access - Public access along the cliff top would be difficult to achieve but use of the foreshore would be increased by the provision of steps up the cliff face to provide pedestrian access through an existing reserve strip to Brigantine Drive.

Coastal Environment and Landscape - Rocky shoreline with moderately high cliffs and cover of native vegetation.

Existing Development - Residential development generally well back from cliff edge.

Need for Public Ownership - Although access along the cliff top may not be required, a continuous linear reserve along the shoreline from Island Bay to Charcoal Bay would ensure permanent protection of the visual and environmental amenity of this section of shoreline. Existing reserves provide adequate protection for recreation opportunities and environmental values associated with Charcoal Bay.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that the existing Island Bay reserve and the Charcoal Bay reserve be linked by requiring a 9m wide esplanade reserve from the Island Bay reserve to 12 Brigantine Drive, and a 15m wide esplanade reserve be required from 14 Brigantine Drive to the Charcoal Bay reserve.

9.2.8 Charcoal Bay to Aeroview Drive.

The visual character of shoreline from Charcoal Bay to Neptune Avenue is dominated by a large dwelling on the cliff edge overlooking a rocky promontory. On the south side of the point the shoreline comprises a rock shelf adjoining a moderately high erodible cliff with scattered pohutukawa and radiata pines along the cliff top. Around the point the cliff reduces in height before terminating in a small shingle beach backed by an existing reserve which provides access from Sispara Place. Dingy lockers on the reserve are used by the owners of boats moored in the sheltered water of the bay. Between Neptune Avenue and Dakota Avenue the shoreline, which is a moderately high cliff comprising regenerating native vegetation with some mature stands of radiata pine, is in public ownership being road reserve to the waters edge. Immediately to the north of Dakota Avenue the generally indented rocky shoreline comprises mixed native vegetation and scattered radiata pines above a low cliff before terminating a wide muddy bay at Aeroview Drive.

Although pedestrian access is available from the end of the Aeroview Drive, public use of the bay which is dominated by the adjoining residential development and associated boatsheds and private jetties, appears to be limited.

Criteria:

Access - Access along the cliff top from Charcoal Bay to Neptune Drive would be difficult to achieve.

Coastal Environment and Landscape - Environmental values in the bay immediately to the south of Aeroview Road should be protected from encroaching residential development.

Existing Development - Residential along cliff top with boat sheds and private jetties.

Need for Public Ownership - A continuous linear reserve extending from Charcoal Bay to Aeroview Drive would ensure permanent protection of significant environmental values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required from Charcoal Bay to Aeroview Drive.

9.2.9 Aeroview Drive to Beach Haven Road.

Between the end of Aeroview Drive and Beach Haven Road, the shoreline comprises a small muddy inlet. The southern shoreline is a high bank with native vegetation comprising pohutukawa and manuka to the waters edge and a small area of mangrove and scattered radiata pines at the head of the inlet.

The northern shoreline is a low bank terminating in the shingle beach adjoining Hilders Park which is a popular family recreation and picnic area. A number of properties on both sides of the inlet have private jetties with boatsheds and slipways. A wharf and a scout hall on Hilders Park are an indication of a high level of public use.

Criteria:

Access - Potential to develop a walkway from Aeroview Drive to Beach Haven Road.

Coastal Environment - Small tidal inlet.

Existing Development - Residential with boatsheds and private jetties.

Need for Public Ownership - A buffer zone between residential development and the mangrove mudflats at the head of the inlet would assist in protecting biological and environmental values and development of a walkway.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade

reserve is required, it is recommended that a 12m wide esplanade reserve be required around the shoreline of the inlet from the end of Aeroview Drive to Hilders Park.



9.2.10 Beach Haven Road to Tui Park.

The shoreline from Hilders Park off the end of Beach Haven Road to Tui Park off the ends of Rambler Crescent and Gazelle Avenue comprises mudflats backed by low cliffs each side of Sunset Bay. Vegetation along the cliff edge is a mixture of native species with pohutukawa being the predominant species. The properties fronting onto Sunset Bay are generally in grass and garden to the waters edge and are separated from the mudflats by a low bank. Most of the properties along this section of shoreline have direct access to the water with private jetties and slipways being used for boat maintenance and repairs making the possibility of a walkway link between Hilders Park and Tui Park difficult to achieve as long as this activity continues.

Criteria:

Access - Public access along the shoreline linking Hilders Park and Tui Park although a desirable objective, will be difficult to achieve while the existing private jetties and slipway remain in use.

Coastal Environment and Landscape - Tidal mudflats backed by low cliffs.

Existing Development - Residential with private jetties and slipways.

Need for Public Ownership - Notwithstanding the existence of private jetties and slipways, the environmental quality of the shoreline is sufficient to justify a linear reserve to provide a buffer zone between Hellyers Creek and the adjoining residential development.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 12m wide esplanade reserve be required from Hilders Park to Tui Park.

9.2.11 Tui Park to Shepherds Park.

The 250m section of shoreline extending from Gazelle Avenue to Cresta Avenue contains a small pocket of residential development separating Tui Park from Shepherds Park. This development adjoins a extensive area of mangrove mudflats of some biological significance in terms of the Hellyers Creek ecosystem. The vegetation along the low shoreline bank is a mixture of native species with wattle and pohutukawa being dominant. A concrete slipway across the mudflats provides one of the properties with access to deep water at high tide. A walkway or boardwalk linking Tui Park and Shepherds Park would require bridging across each of the small creeks at the ends of Gazelle Avenue and Cresta Avenue respectively, but would increase the recreational potential of the walkway system already being developed in this locality.

Criteria:

Access - Potential to develop a walkway linking Tui Park with Shepherds Park.

Coastal Environment and Landscape - Tidal mudflats backed by low cliffs with pohutukawa being the predominant native vegetation species.

Existing Development - Residential and public open space.

Need for Public Ownership - A linear reserve from Gazelle Avenue to Cresta Avenue would provide an opportunity to develop a walkway linking Tui Park to Shepherds Park resulting in a desirable extension of the existing local walkway system while a buffer zone between the residential development and the mangrove mudflats would assist in protecting biological and environmental values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from Gazelle Avenue to Cresta Avenue.

9.2.12 Shepherds Park to Beach Haven Road.

This entire section of shoreline, which extends for some 2km along the southern side of Hellyers Creek and the western side of Kaipatiki Creek fronts onto existing esplanade reserves having an average width of approximately 20m. Access to the shoreline and a small boat ramp and small muddy beach is available from the end of Paragon Avenue. Pedestrian access along the cliff top overlooking Hellyers Creek is possible along a well developed walkway through the Paragon Avenue reserve with a link across a pipeline to the Lancaster Road esplanade reserve with the formed track terminating at Packham Place. From Packham Place the reserve continues along the western side of Kaipatiki Creek to Beach Haven Road. This section of reserve provides an excellent buffer zone between extensive areas of mangrove in the Kaipatiki Creek and the adjoining residential development.

Criteria:

Access - Public access is available along an existing walkway.

Coastal Environment and Landscape - Creek bed and mangrove mudflats.

Existing Development - Residential adjoining existing esplanade reserves.

Need for Public Ownership - Present and future needs for esplanade reserves are adequately met by the existing provisions.

Suggested Esplanade Reserve

The needs for esplanade reserves are met by the existing reserves in this area.

9.2.13 Bay Park Industrial Area.

The Bay Park industrial area is bounded by Beach Haven Road and the Kaipatiki Creek and has a 1km shoreline which includes the Kahika Point Reserve and an esplanade reserve adjoining the eastern end of Beach Haven Road. The section of shoreline from Beach Haven Road to the Kahika Reserve is a 3-4m high bank adjoining a mangrove creek. Vegetation along the bank of the creek between Beach Haven Road and the Kahika Point reserve is dominated by wattle. Beyond the Kahika Point Reserve to the esplanade reserve at the eastern end of Beach Haven Road, the back of the industrial properties which adjoin the Kaipatiki Creek have been landscaped and maintained in lawn and planted with native trees and shrubs to the edge of the mangrove mudflats. A rough walking track has been developed at the rear of the properties linking with the Beach Haven Road bridge over the Kaipatiki Creek providing access to the existing reserves on the northern side.

Criteria:

Access - If required, a walkway could be developed providing a pedestrian link

between the Kahika Point Reserve and the road bridge over the Kaipatiki Creek.

Coastal Environment and Landscape - Tidal creek.

Existing Development - Industrial.

Need for Public Ownership - There is a need for a buffer zone between the industrial development and the adjoining mangrove area.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required around the Kaipatiki Creek frontage of the Bay Park industrial area to Beach Haven Road.

9.2.14 Beach Haven Road to Lauderdale Scenic Reserve.

This section of shoreline is dominated by residential development with small sections fronting onto areas of mangroves in the upper reaches of the Kaipatiki Creek. The vegetation along the shoreline bank is mostly wattle and privet. A number of gardens have been developed down to the edge of the mangroves and in two locations small areas of mudflat have been reclaimed. Generally, the small section sizes are such that further subdivision in the immediate future is unlikely to occur unless sections are amalgamated or redeveloped. A walkway along this section of shoreline would be difficult to achieve and would probably require a boardwalk to bypass many of the smaller sections.

Criteria:

Access - Public access the bank of the Kaipatiki Creek would be difficult to achieve.

Coastal Environment and Landscape - Tidal creek.

Existing Development - Residential to bank of tidal creek.

Need for Public Ownership - A buffer zone between residential development and the mangrove mudflats would assist in protecting biological and environmental values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required from Beach Haven Road to the Lauderdale Scenic Reserve.

9.2.15 Lauderdale Scenic Reserve to Kaipatiki Road.

The whole of this section of shoreline is in public ownership, including a 20m wide esplanade reserve along the eastern side of the Kaipatiki Creek, having been established prior to the development of the adjoining residential zoned land.

Criteria:

Access - Public access is available from existing reserves.

Coastal Environment and Landscape - Native bush to bank of Kaipatiki Creek.

Existing Development - Potential residential development.

Need for Public Ownership - Present and future needs for esplanade reserves are adequately met by the existing provisions.

Suggested Esplanade Reserve

Present and future needs for esplanade reserves are adequately met by the existing reserves.

9.2.16 Kaipatiki Road to Glendhu Road.

Comprising the upper reaches of both the Kaipatiki Creek and Hellyers Creek and including the Manuka Reserve and an unformed section of Glendhu Road, the whole of this section of shoreline is in public ownership, with a 20m wide esplanade reserve having been set aside adjoining the residential development.

Criteria:

Access - Public access is available from existing reserves.

Coastal Environment and Landscape - Native bush to bank of Kaipatiki and Hellyers Creeks.

Existing Development - Potential residential development.

Need for Public Ownership - Present and future needs for esplanade reserves and foreshore yards are adequately met by existing provisions.

Suggested Esplanade Reserve

Present and future needs for esplanade reserves are adequately met by existing reserves.

10. HELLYERS CREEK AND GREENHITHE

10.1 COASTAL CHARACTERISTICS

The dominant landscape features of this section of coastline are low density semi-rural development and the bush clad escarpments and the tidal estuarine systems of Hellyers Creek and Lucas Creek respectively. It has been identified in the 1994 *Auckland Urban Area Landscape Assessment* as a coastline with dominant vegetation and having a moderate sensitivity to change. Much of Hellyers Creek and all of Kaipatiki Creek are identified in the Proposed Regional Plan: Coastal as coastal protection areas.

The bush clad Hellyers Creek escarpment in particular, separates areas of potential development from the coastline and represents an important environmental corridor running parallel with the Upper Harbour Drive providing a definable edge and visual backdrop to the Beachhaven and Glenfield residential development. In recognition of the environmental values associated with this area, it has been zoned Rural 2 (Landscape Protection) in the District Plan.

Defined to the north and west by Lucas Creek, Greenhithe is a semi-rural settlement characterised by an open, spacious form of development set among mature trees. The Lucas Creek estuary and shoreline in particular has important landscape and environmental values which have been partly protected by the provision of comparatively extensive esplanade reserves which have been established on subdivision in the past. Extension of the existing reserves to provide a continuous linear reserve system along the entire length of this shoreline would be an important step towards permanent protection and enhancement of its unique environmental and natural values against the impact of further urbanisation.

10.2 RECOMMENDATIONS

10.2.1 Hellyers Creek

The northern shoreline of Hellyers Creek is a bush clad escarpment rising from tidal mudflats to the Upper Harbour Drive. This entire shoreline extending some 4km from Bay View in Glenfield to the Upper Harbour Bridge, has been retained in its natural state with development generally being confined to the higher terraces adjoining the Upper Harbour Drive.

In the upper reaches of Hellyers Creek, native bush with manuka, punga, cabbage tree and kowhai being the predominant species, adjoins mangrove mudflats. In the lower reaches of the Hellyers Creek the mangrove mudflats give way to a rocky shoreline with a fringe of mature pohutukawa trees. Although containing some pine infestation on the upper slopes, the bush has very high natural and environmental values and is an important visual backdrop to the Beachhaven and Glenfield urban development which dominates the opposite bank of the Hellyers Creek.

With the exception of only two riparian properties which have frontages of approximately 150m and 300m respectively, existing reserves extend along the entire 4km shoreline of the northern side of the Hellyers Creek. An area of 4.68ha adjoining the Upper Harbour Bridge and taken under the Public Works Act in 1974 for *Use Convenience or Enjoyment of Limited Access Road*, should now be considered for a change of status to reserve.

Criteria:

Access - Public access, if required, could be obtained from existing reserves.

Coastal Environment and Landscape - Bush clad escarpment adjoining tidal mudflats.

Existing Development - Native bush with development generally confined to the higher terraces.

Need for Public Ownership - A continuous linear reserve having a minimum width of 20m along the entire length of the northern shoreline of the Hellyers Creek is essential to protect its environmental and natural values and visual qualities which are of regional significance.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the shoreline of all remaining riparian properties fronting onto the northern side of the Hellyers Creek (from Glendhu Rd to the Upper Harbour Bridge).

10.2.3 Upper Harbour Bridge to Marae Point

This is a generally rocky shoreline adjoining extensive tidal mudflats with mangroves at the head of a small enclosed bay immediately to the north of the Upper Harbour Bridge. The shoreline is generally a steep bush clad bank with mature pohutukawa trees adjoining the waterline. Isolated pine infestation occurs throughout the bush area with the majority of the existing dwellings being sited on the higher slopes. The shoreline as a whole has high environmental values and is visually important as seen from the Upper Harbour Bridge. Existing esplanade reserves having an average width of approximately 20m extend around 600m of this 1 km section of shoreline.

Criteria:

Access - The opportunity to provide public access along the shoreline should be maintained for the future.

Coastal Environment and Landscape - Steep bush clad bank adjoining tidal mudflats.

Existing Development - Residential.

Need for Public Ownership - A continuous linear reserve along this section of shoreline is necessary to protect its natural and environmental values as seen from the Upper Harbour Bridge.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required from the Upper Harbour Bridge to Marae Point.

10.2.4 Marae Point to Rahui Road

This 280m section of shoreline comprises high erodible cliffs adjoining tidal mudflats with mature pines along the cliff top. The height of the cliff reduces to a steep bush covered slope adjoining Rahui Road. There is an existing reserve on Marae Point. A Scout Hall, boat ramp and public toilets have been provided at the end of Rahui Road. Access from the Marae Point reserve down the cliff face to the shoreline is both difficult and dangerous. Access along the cliff top from Marae Point to Rahui Road would also be difficult to achieve.

Criteria:

Access - Access along the cliff top is not feasible and would be potentially dangerous.

Coastal Environment and Landscape - High cliffs adjoining tidal mudflats.

Existing Development - Residential set back from cliff edge.

Need for Public Ownership - Despite being an erodible cliff face this section of shoreline is visually important as seen from Herald Island and should be kept free from development. Buildings should be set well back from the edge of the cliff.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended:

That a 20m wide esplanade reserve be required from Marae Point to Rahui Bay (29 Marae Rd).

That a 9m wide esplanade reserve be required from Rahui Bay (27 Marae Rd) to Rahui Rd (15 Rahui Rd).

10.2.5 Rahui Road to Rame Road

The first 400m of this section of shoreline is a small enclosed bay comprising tidal mudflats with a narrow band of mangroves adjoining a 3m-4m high bush clad bank with mature pohutukawa trees to the edge of the high tide line. With the exception only of a single property adjoining the end of Rahui Road, there are existing reserves having an average width of approximately 20m along this section of shoreline.

Beyond the bay, a rocky shoreline adjoins a deep water channel with mature pohutukawa trees adjoining a bush clad bank comprising mainly native trees and shrubs. A number of riparian properties along this section of shoreline have private moorings and jetties providing the owners with direct access to the deep water channel.

A commercial boat builders yard at the end of Rame Road restricts public access and precludes the possibility of creating an esplanade reserve along the frontage of the adjoining property. However the development of a small picnic area and the provision of parking and public toilets at the end of the road immediately to the east of the boat yard has resulted in an acceptable balance between public and private commercial interests.

Criteria:

Access - The opportunity to provide public access along the shoreline should be maintained for the future.

Coastal Environment and Landscape - Rocky shoreline adjoining deep water channel.

Existing Development - Residential with some private jetties and moorings and commercial boat builders yard.

Need for Public Ownership - A continuous linear reserve along the shoreline from Rahui Road to the end of Rame Road is necessary to protect amenity and environmental values and provide public access along this section of shoreline.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required from Rahui Road (11 Rahui Rd) to Rame Road end.

10.2.6 Rame Road end to Oscar Road

Immediately to the east of the Rame Road end, a small stream enters Lucas Creek from the south. The mouth of the stream is tidal and comprises a comparatively large area of mature mangroves adjoining a 4-5m high bush covered bank. On the western side of the stream the bush comprises scattered native species comprising mainly manuka and the occasional kowhai. On the eastern side of the stream the native bush is more vigorous with mature pohutukawa along the shoreline. Existing esplanade reserves extend along the whole of this section of shoreline with the boundary of the reserve being generally along the top of the bank and with most dwellings set well back from the reserve. On the western side of the stream the existing reserve has an average width of approximately 15m increasing to approximately 20m on the eastern side of the stream. Generally the existing reserves are of sufficient width to protect environmental values and for the provision of access and a coastal walkway if required.

Criteria:

Access - Public access is available from existing reserves.

Coastal Environment and Landscape - Native bush adjoining mangrove mudflats.

Existing Development - Residential adjoining existing reserves.

Need for Public Ownership - Existing reserves are generally adequate for the protection of natural and environmental values and the provision of public access along the shoreline.

Suggested Esplanade Reserve

Section 236 of the Resource Management Act provides that existing reserves can be increased to 20m width as opportunities occur through subdivision or development. It is recommended that from the Rame Rd end to 17 Waipuia Place the existing reserves are increased in width to 15m where they are currently less than 15m wide.

10.2.7 Oscar Road.

Three properties off the end of Oscar Road have riparian frontage onto Lucas Creek. The shoreline of these properties to Lucas Creek is for the most part a native bush clad bank adjoining mangrove mudflats. The opportunity to create esplanade reserves along the riparian frontage of these properties has been restricted by recent development which has allowed a dwelling and a swimming pool to be constructed within a 20m designated reserve area. This section of shoreline has moderate to high environmental values.

Criteria:

Access - The opportunity to provide public access along the shoreline should be maintained for the future.

Coastal Environment and Landscape – Bush-clad bank adjoining mangrove mudflats.

Existing Development - Residential development precludes the creation of a full 20m wide esplanade reserve.

Need for Public Ownership - A continuous linear reserve along the riparian frontage of the Oscar Road properties would ensure permanent protection of the environmental and natural values associated with this section of shoreline and create a buffer zone between the adjoining residential development.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 9m wide esplanade reserve be required along the riparian frontage of the Oscar Road properties from 29 Oscar Rd to 10 Oscar Rd.

10.2.8 Kingfisher Grove and Wainoni Park

Situated on a small headland, Kingfisher Grove is a comparatively recent subdivision bounded on the west and north by Lucas Creek and on the east by a small stream entering Lucas Creek from the south. The shoreline of the subdivision is a steep native bush clad bank fronting onto mangrove mudflats. Mature pines have resulted in a heavy infestation of both banks of the stream.

Existing esplanade reserves having an average width of approximately 15m adjoin the subdivision, and with the exception only of a single property, extend in a continuous linear park along the entire western bank of the stream. The boundary of the reserve follows the top of the bank with a number of unformed pedestrian accessways providing links onto Kingfisher Grove. Although this reserve is generally less than 20m wide, any increase in width has been precluded by the extent of the existing development.

An unformed section of Churchouse Road adjoins the eastern side of the stream.

Wainoni Park has been partly developed as playing fields for active recreation with the balance, except for a small area being used as a tree nursery, being used in conjunction with the adjoining property to the east by the Greenhithe Pony Club. The shoreline of the reserve is a 3-4m high scrub covered bank adjoining an area of mangrove mudflats. The shoreline bank is infested with wattle, gorse, blackberry and the occasional isolated pine tree. The area has low environmental values but is an important local recreational area.

Criteria:

Access - Existing reserves provide an opportunity for public access along most of the shoreline.

Coastal Environment and Landscape - Steep bush-clad bank adjoining mangrove mudflats.

Need for Public Ownership - Except for a single property where no esplanade reserve has been established, existing reserves are adequate for the protection of environmental and natural values and the provision of access along the shoreline.

Suggested Esplanade Reserve

Existing esplanade reserves are adequate to provide for reserve needs apart from at one site (73 Roland Rd, Lot 3 DP 13702).

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required on the property adjoining the Roland Road to Churchouse Road accessway that has no esplanade reserve (73 Roland Rd, Lot 3 DP 13702).

11. LUCAS CREEK

11.1 COASTAL CHARACTERISTICS

The western bush clad escarpment together with extensive tidal mangrove mudflats are the dominant landscape features of the Lucas Creek estuarine system extending approximately 6.5km inland from the point where it enters the Waitemata Harbour opposite Herald Island to the Albany Village. In addition to important landscape and habitat values, Lucas Creek is becoming an increasingly popular recreational waterway. The catchment as a whole has been identified in the 1994 *Auckland Urban Area Landscape Assessment* as a coastline with dominant vegetation and having a moderate sensitivity to change. All of Lucas Creek is identified in the Proposed Regional Plan: Coastal as a coastal protection area.

Although the western escarpment is the dominant landscape feature, the extensive areas of open space associated with the North Shore Memorial Park together with the North Shore Golf Club which have a combined shoreline of approximately 3km and separate the Greenhithe development from the Albany development, make a significant contribution to the visual amenity and landscape character of the general environs of the Lucas Creek catchment.

While urbanisation of the Albany basin and development of the Landing subdivision and development of the Lucas Estate subdivision in the upper reaches of Lucas Creek will result in major change, Council's requirement for a full 20m wide esplanade reserve along Lucas Creek, linking small local reserves with a pedestrian walkway providing access from the subdivision will provide an appropriate level of protection of the amenity, environmental and recreational values associated with the Lucas Creek. To ensure these values are permanently protected under increasing population and development pressure, it is considered to be essential that this policy is continued and that similar reserves are also included in all subdivisions in the future.

11.2 RECOMMENDATIONS

11.2.1 Te Wharau Creek to North Shore Memorial Park.

Te Wharau Creek is a tributary of Lucas Creek which enters the main branch through farmland from the south east at Wainoni Park North. The south side of the Te Wharau Creek from the boundary of Wainoni Park North to Kyle Road is a scrub covered 3 - 4m high bank comprising a mixture of regenerating native bush, ferns, wattle, gorse and scattered mature pine trees adjoining mangrove mudflats in a well defined creek bed. An existing 20m wide esplanade reserve extends from Wainoni Park North for approximately 800m along this 1.6km section of shoreline.

The upper reaches of the northern side of Te Wharau Creek comprises regenerating native bush and scrub with frequent mature pine trees along the shoreline adjoining extensive areas of mangrove mudflats and backed by rough pasture.

Apart from a property adjoining the southern boundary of the North Shore Memorial Park which has frontage onto an existing 20m wide esplanade reserve, the properties along this 1km section of shoreline have riparian frontage to the northern side of the Te Wharau Creek.

Most of the area immediately inland of the Te Wharau Creek has been zoned Structure Plan implying eventual urbanisation. The Te Wharau Creek has important environmental and habitat values which could be threatened as a result of inappropriate development.

Criteria:

Access - The opportunity to provide public access along the shoreline should be maintained for the future.

Coastal Environment - Mangrove mudflats with regenerating native vegetation in upper reaches of Te Wharau Creek.

Existing Development - Open farm land and regenerating native bush.

Need for Public Ownership - The possibility of eventual urbanisation of the lands immediately adjoining the Te Wharau Creek and the need to ensure the protection of environmental and habitat values and the need for public access to and along the shoreline will require the establishment of full width esplanade reserves.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along both banks of the Te Wharau Creek from Wainoni Park North to the southern boundary of the North Shore Memorial Park.

11.2.2 North Shore Memorial Park

The North Shore Memorial Park Cemetery and Crematorium has a 1.6km shoreline comprising a 4 - 5m high bank adjoining a narrow band of mangrove mudflats. Apart from a small area of native bush adjoining the southern boundary, the shoreline margin is a narrow strip of manuka and regenerating native scrub adjoining open grasslands. There is an existing 20m wide esplanade reserve along the northern section of the shoreline to the Memorial Park.

Criteria:

Access - Public access to the shoreline is generally available from the North Shore Memorial Park.

Coastal Environment - Tidal mudflats.

Existing Development - Cemetery

Need for Public Ownership - While subdivision and sale of the undeveloped portion of the North Shore Memorial Park would appear unlikely, provision should be made against that possibility with a requirement for an appropriate width esplanade reserve.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the full length of the Lucas Creek boundary to the North Shore Memorial Park.

11.2.3 Schnapper Rock Road to Wharf Road.

Apart from a small reserve at the end of Schnapper Rock Road and a similar small reserve at the end of Wharf Road, all of this 3km section of shoreline is either in the ownership of the North Shore Golf Club, Kristin School or is esplanade reserve adjoining the Lucas Estate which is a recent residential development.

Except for an existing 20m wide esplanade reserve along the banks of a gully and small stream adjoining the southern boundary, the North Shore Golf Club has riparian rights along the entire length of its 1.5km frontage to Lucas Creek. Generally this shoreline is a 4 - 5m

high regenerating bush clad bank adjoining a narrow strip of mangrove mudflats with mature pine trees at intervals along the top of the bank and the edge of open grass fairways. There are small pockets of native bush in the head of the gullies and along the banks of small streams entering Lucas Creek. A larger area of manuka and regenerating native bush adjoining the northern boundary separates the golf course from the Lucas Estate subdivision.

Overall, the golf course is a very well maintained park-like landscape having high amenity values and is an environmentally important private open space. While subdivision of the golf course appears to be unlikely and the location of existing greens and fairways are such that buildings or development on or near the shoreline would also appear to be unlikely, there is no guarantee that subdivision or development will not occur at some time in the future.

The Lucas Estate subdivision, which has a 850m riparian frontage to Lucas Creek, is a recent residential development situated between the North Shore Golf Club and the small reserve on the south side of Wharf Road. Generally this shoreline is a 4 - 5m high scrub covered bank containing regenerating native vegetation, with wattle, gorse and isolated pine trees adjoining a narrow band of mangrove along the tidal mudflats. There is good regenerating native bush in some of the gully heads and along the banks of a number of small streams entering Lucas Creek from the adjoining grasslands.

Subdivision and development of the Lucas Estate for residential use will have major environmental and visual impacts on the immediate landscape. To protect its natural values and ensure public access is to be available to and along the shoreline, 20m wide esplanade reserves have been established along Lucas Creek.

Criteria:

Access - Public access to the North Shore Golf Club is restricted.

Coastal Environment and Landscape - Regenerating bush clad creek bank adjoining narrow band of mangrove mudflats.

Existing Development - Golf course and recent residential development separated by an area of bush.

Need for Public Ownership - Although the North Shore Golf Course is unlikely to be subdivided or developed for any other purpose, the possibility cannot be discounted. As such there is a need to make provision for esplanade reserves having sufficient widths to both protect the environmental values associated with Lucas Creek and to ensure public access to and along the shoreline.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended:

That a 20m wide esplanade reserve be required along the riparian frontage of the North Shore Golf Club property.

That a 20m wide esplanade reserve be required along the riparian frontage of the bush area between the Golf Club property and the Lucas Estate subdivision.

11.2.4 The Landing Residential Subdivision.

The Landing subdivision, which is situated immediately to the south of Albany Village on a peninsula-like block of land with access from Wharf Road and bounded by Lucas Creek to the west and the Oteha Stream to the east, is a new residential development. The subdivision design has provided extensive esplanade reserves along the banks of both Lucas Creek and the Oteha Stream with pedestrian links to the internal subdivision roading system.

A footbridge links the subdivision reserves with the Albany Village reserve providing for an integrated walkway and park system. While the shoreline of the subdivision to Lucas Creek is for the most part a narrow band of manuka along the top of a grass bank adjoining tidal mudflats with small pockets of mangroves, the esplanade reserves which generally exceed the statutory 20m width will ensure that the residential development does not detract from the environmental, natural and recreational values of Lucas Creek and the Oteha Stream.

The eastern side of the Oteha Stream which enters Lucas Creek from the south and east is flanked by mature native bush along a steep bank to a muddy stream bed. The most southerly section of this stream bank is an unformed legal road which is separated from a property having riparian frontage to the stream by a short section of esplanade reserve. This bush clad stream bank has very high natural and amenity values and is visually important and provides a scenic back drop to the subdivision. Because of the significance of this section of stream bank, a full 20m wide esplanade reserve should be required on subdivision of the riparian properties.

Criteria:

Access - Existing reserves provide good public access.

Coastal Environment - Narrow band of manuka and regenerating native bush adjoining mangrove mudflats.

Existing Development - New residential subdivision.

Need for Public Ownership - Existing esplanade reserves are adequate for the protection of natural environmental and natural values and the provision of public access along the banks of Lucas Creek and the Oteha Stream adjoining the Landing subdivision but a continuous linear reserve along the eastern bank of the Oteha Stream is necessary to ensure permanent protection of its environmental and natural values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the eastern bank of the Oteha Stream.

11.2.5 Western Bank Lucas Creek.

The western bank of Lucas Creek is a bush clad escarpment running back from tidal mudflats to Paremoremo Road. This entire shoreline, extending some 6.5km from Albany to the Lucas Creek Scenic Reserve and the adjoining Ngarahana Avenue / Chatham Road subdivision where it enters the Upper Waitemata Harbour, has with the exception of some small clearings in its upper reaches, and only the occasional visible dwelling, been retained in its natural state with development generally being confined to the higher terraces adjoining Paremoremo Road.

Although there is considerable pine infestation, native bush adjoining a narrow band of mangrove mudflats the upper reaches of Lucas Creek giving way to a rocky shoreline with a fringe of pohutukawa trees along the tidal margin of the lower reaches has very high natural and environmental values and is an important visual backdrop to the Greenhithe and Albany development, including the North Shore Golf Club.

With the exception only of four riparian properties in the upper reaches having a total frontage of approximately 1.1km, existing esplanade reserves extend along the entire western shoreline of Lucas Creek.

Criteria:

Access - Existing reserves provide a opportunities for access along much of the shoreline.

Coastal Environment - Bush clad escarpment.

Existing Development - Native bush with small pockets of residential development.

Need for Public Ownership - A continuous linear reserve having a minimum width of 20m along the entire western shoreline of Lucas Creek is essential to protect its environmental and natural values and visual qualities which are considered to be of regional significance.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the shoreline of all remaining properties having riparian frontage onto the western side of Lucas Creek.

11.2.6 Lucas Creek Scenic Reserve to Chatham Reserve.

The 2km section of shoreline from the Lucas Creek Scenic Reserve to the Chatham Reserve, which encompasses the Ngarahana Road / Chatham Road subdivision, is a bush-clad slope rising back to semi-rural residential development adjoining the north western entrance of Lucas Creek to the Waitemata Harbour. There is a public wharf off the end of Attwood Road adjoining the deep water channel and a number of smaller private jetties at intervals along the shoreline.

From the Lucas Creek Scenic Reserve to the wharf at the end of Attwood Road, the native bush adjoins a rocky shoreline which is inaccessible on foot at all states of the tide. Beyond the wharf towards the Chatham Reserve, the shoreline reverts to mudflats enclosed in a small bay with a narrow strip of mangroves adjoining the reserve end of the bay and backed by bush clad slopes with a fringe of mature pohutukawa trees along the tidal margin. At the wharf end of the bay the shoreline is an erodible cliff with pohutukawa and scattered pine trees along the cliff edge.

With the exception only of six riparian properties having a total frontage of approximately 180m, at the western end of the bay adjoining the Chatham Reserve, an existing 20m wide esplanade reserve runs along this entire section of shoreline.

Criteria:

Access - Existing reserves provide opportunities for public access to much of the shoreline.

Coastal Environment and Landscape – Bush-clad slopes rising to semi-rural residential development.

Existing Development - Pockets of residential development.

Need for Public Ownership - A continuous linear reserve along the entire length of the shoreline of Lucas Creek from the Lucas Creek Scenic Reserve to the Chatham Reserve and including the Chatham Road riparian properties is essential to protect its environmental and natural values and visual qualities against the possibility of inappropriate development in the future.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 15m wide esplanade reserve be required along the shoreline of the Chatham Road properties having riparian frontages onto Lucas Creek (41 Chatham Rd – 59 Chatham Rd).

12. PAREMOREMO CREEK

12.1 COASTAL CHARACTERISTICS

This 5.5km section of shoreline is completely rural in character and has been identified in the 1994 *Auckland Urban Area Landscape Assessment* as having a moderate sensitivity to change. It comprises a mixture of land uses which in addition to pastoral farming include, plantation forestry, horticulture and rural/residential units. In addition to the predominant rural activities, the locality is also the site of the Auckland Prison with land under the control of the Department of Corrections having a shoreline of approximately 750m to the Paremoremo Creek.

Apart for 600m adjoining the Chatham Road Inlet, 700m at the south end of Sanders Rd and 450m adjoining three properties to the south of the prison farm, all of the remaining properties adjoining the Paremoremo Creek have riparian frontages.

12.2 RECOMMENDATIONS

12.2.1 Chatham Road Inlet

The small tidal inlet immediately to the west of the Chatham Road subdivision comprises mature mangroves adjoining a moderately high bank containing regenerating native vegetation. Except for approximately 250m along the western shoreline adjoining a young pine plantation, an existing 20m wide esplanade reserve abuts the shoreline to the inlet.

Criteria:

Access - Public access, if required, could be obtained for existing reserves.

Coastal Environment and Landscape - Mangrove mudflats.

Existing Development - Open farm land and plantation forest.

Need for Public Ownership - A continuous linear reserve along the entire shoreline of the Chatham Road inlet would ensure permanent protection of its environmental and natural values and provide a buffer zone between afforestation and rural land development.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade reserve be required along the shoreline of the Chatham Road inlet (at 46 and 34 Merewhira Rd).

12.2.2 Chatham Road Inlet to Lot 5 DP 193647, 142 Sanders Rd

This 700m section of shoreline comprises a series of small sand/shingle beaches adjoining tidal mudflats with some isolated areas of mangroves backing a moderately high bank of regenerating native vegetation. An unformed section of Sanders Road provides legal access to the shoreline, however practical physical access is prevented by the shoreline bank. Where it adjoins the shoreline, the unformed road comprises regenerating native bush. To the east of the road a pine plantation adjoins a narrow shoreline strip of regenerating native vegetation. To the west of the road, this strip of native bush on Lot 5 DP 193647 increases in width to over 60m. The two sites west of Sanders Road have a 20m esplanade reserve adjoining the coast.

Criteria:

Access - A steep bank prevents physical access to the shoreline from an unformed road.

Coastal Environment and Landscape - Small sand/shingle beaches adjoining mangrove mudflats.

Existing Development - Open farm land.

Need for Public Ownership – Existing reserves provide adequate environmental protection.

Suggested Esplanade Reserve

The needs for esplanade reserves are met by the existing reserves along this coastline.

12.2.3 142 Sanders Rd, Lot 5 DP 193647

Lot 1 DP 51628 (142 Sanders Rd) has recently been purchased by the Council. The 2.4km shoreline of this site comprises two distinct landscape units separated by a headland pa at the junction of the Upper Waitemata Harbour and Paremoremo Creek. To the east of the headland, the shoreline is a moderately high bank with the occasional narrow shingle beach in the small bays adjoining extensive mudflats. The shoreline vegetation consists of regenerating native species with manuka, punga, kowhai, ferns and pohutukawa predominating with a heavy infestation of mature pines and macrocarpa along the upper slopes and grassland margin. The inter-tidal area is covered in a thick layer of silt and sedimentation, probably as a result of run-off from adjoining farms.

The headland pa has been considerably modified with extensive damage to earthwork from mature Norfolk Pines which cover the entire site and which have been planted along the shoreline of the narrow sand/shingle beaches on each side of the isthmus defining the inland limits of the site.

North of the headland the shoreline is defined by the Paremoremo Creek which is tidal as far as Iona Avenue. This section of shoreline is a moderately high bank comprising regenerating native vegetation with mature native bush in the gully heads. At its junction with the Upper Waitemata Harbour, the Paremoremo Creek comprises expansive mudflats which revert to mangroves in the narrower upper reaches of the tidal limits. In its entirety this section of shoreline has high environmental and wildlife values.

Criteria:

Access - The opportunity to provide public access along the shoreline should be maintained for the future.

Coastal Environment and Landscape – Bush-clad shoreline adjoining tidal mudflats.

Existing Development - Open farm land.

Need for Public Ownership – This recent purchase of this land for reserve purposes will ensure permanent protection of its environmental and natural values and provide an opportunity for public access.

Suggested Esplanade Reserve

Once vested this property will be come reserve.

12.2.4 Lot 2 DP 154137 (104 Sanders Rd) - Lot 9 DP 61692 (86 Sanders Rd)

This 1km section of shoreline comprises a low bank adjoining extensive areas of mangrove mudflats and contains both existing and proposed esplanade reserves well as property having riparian frontage onto Paremoremo Creek.

Lot 2 DP 154137 (104 Sanders Rd) is a comparatively recent subdivision which has resulted in vesting a full 20m wide esplanade reserve along its 150m riparian boundary. The existing reserve which also extends a short distance up a small creek which was the original southern boundary of the property has been fenced off from the adjoining grasslands, comprises good regenerating native vegetation with manuka being dominant but also with the occasional mature pine tree.

The shoreline of Lot 1 DP 186977 (102 Sanders Rd) and Lot 2 DP 186977 (94 Sanders Rd) is a 3 - 4m high erodable bank adjoining a small tidal inlet backing onto open farmland. These two life-style blocks were created in a recent subdivision and have a 20m wide esplanade reserve along the 300m riparian frontage of the properties.

The shoreline of Lot 9 DP 61692 (86 Sanders Rd) is a 4m high bank comprising regenerating native vegetation with isolated mature pine trees adjoining an extensive area of mangrove mudflats. Because of the proximity of this site to the prison farm, it is recommended that the esplanade reserve requirement be replaced with an esplanade strip because of the concern that a reserve would encourage or allow an inappropriate public access opportunity that could threaten the security of the adjoining residents.

Criteria:

Access - The opportunity to provide public access along the shoreline should be maintained for the future. However, this is inappropriate at 86 Sanders Rd while the adjoining land is a prison farm.

Coastal Environment and Landscape - Tidal mudflats.

Existing Development - Open farm land.

Need for Public Ownership - An extension of the existing esplanade reserve to include the shoreline of Lot 9 DP 61692 (86 Sanders Rd) as an esplanade strip, would ensure permanent protection of its environmental and natural values.

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m wide esplanade strip be required along the shoreline of Lot 9 DP 61692 (86 Sanders Rd) if the adjoining land remains as prison land.

12.2.5 Lot 4 DP 24508 (Justice Purposes - 54 Sanders Rd)

This property which is gazetted for *Justice Purposes*, comprises the Auckland Prison farm and has an extensive shoreline to the Paremoremo Creek. Generally the shoreline is a 4 - 5m high bank comprising regenerating native vegetation adjoining extensive mudflats which are exposed at low tide. The shoreline bank has been fenced to allow regeneration and regrowth of manuka and similar colonising native species. Although public access to the prison farm may be restricted, there is a statutory requirement for the Crown to provide a 20m wide marginal strip along the shoreline and along any stream or creek over 3m in width, on any sale or disposal of the land.

Criteria:

Access - Public access is restricted.

Coastal Environment and Landscape - Regenerating native bush along the creek bank adjoining extensive mudflats.

Existing Development - Open farm land.

Need for Public Access - Subject to the requirements for prison security, a continuous linear reserve along the shoreline of Lot 4 DP 24508 would ensure permanent protection of its environmental and natural values and provide an opportunity for public access if required.

Suggested Esplanade Reserve

A 20m wide marginal strip will be required along the shoreline on the sale or disposal of any of the land comprising Lot 4 DP 24508 (54 Sanders Rd).

12.2.6 Iona Ave

The land with riparian frontage to Paremoremo Creek between the Auckland Prison land and Iona Ave has recently been subdivided and an esplanade reserve was set aside along the coastline. The shoreline is a 3 - 4m high erodible bank adjoining tidal mudflats. The vegetation along the shoreline bank is generally scrub and weeds with some regenerating manuka and mature pine trees along the top of the bank.

Pt. Allotment 7 (54 Iona Ave) is a small orchard and life-style block on the northern side of Iona Road. The shoreline of the property is a 3 - 4m high bank comprising a mixture of native species, exotic trees and introduced weeds adjoining mangrove mudflats. The eastern boundary of the property is the upper limits of the tidal influence of the Paremoremo Creek.

Criteria:

Access - The opportunity to provide public access along the creek bank should be maintained for the future.

Coastal Environment - Tidal mudflats.

Existing Development - Open farm land and orchard.

Need for Public Ownership - A continuous linear reserve along the riparian frontage of Pt. Allotment 7 will allow regeneration of native vegetation and rehabilitation of natural and environmental values and provide an opportunity for public access

Suggested Esplanade Reserve

Where subdivision or qualifying development means that an esplanade reserve is required, it is recommended that a 20m esplanade reserve be required along the

riparian frontages of 54 Iona Ave (Pt. Allotment 7).