SUBMISSIONS

DRAFT RANGIHOUA RESERVE AND ONETANGI SPORTS PARK RESERVE MANAGEMENT PLAN

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A NOTIFIED PROPOSAL UNDER THE RESERVES ACT 1977 FOR THE DRAFT RANGIHOUA RESERVE AND ONETANGI SPORTS PARK RESERVE MANAGEMENT PLAN

Some information in the attached submission documents has been withheld to protect the privacy of individuals.

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From: jay clarke [redacted]
Sent: Saturday, 8 October 2022 5:24 pm
To: Rangihoua Onetangi RMP; [redacted]
Subject: Submissions RMP Rangihoua, Waiheke

Follow Up Flag: Follow up
Flag Status: Flagged

Hello

I have attempted this weekend to enter my submission online as offered - but your website not working.

As I am going to be unavailable after this weekend for a month I will miss the deadline.

I hope to use other avenues for my submission but I may not have your form.
I will use the mail to forward my own written submission if possible before I leave.

Please register that I am a submitter who appreciates many of the aspects of the RMP but my reservations with the Draft Rangihoua Plan are contained in my verbal submission presented to the Panel Hearing submissions before the draft Plan was Notified. This was Chaired by Cath Handley.

I ask that my oral submission be transcribed and taken as PART of the / my submission process.

Many thanks

Jay Clarke
[redacted]

Sent from Mail for Windows

From: jay clarke [redacted]
Sent: Sunday, 9 October 2022 4:18 pm
To: Rangihoua Onetangi RMP
Subject: Rangihoua Reserve Management Plan - Submission Jay Clarke (part 2)

Follow Up Flag: Follow up
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Submission Part 1 Submitter - Mr. Jay Clarke of Onetangi. 10 October 2022.
is the verbal submission given to the Hearing Committee Chaired by LCB Cath Handley

Submission – Part 2
Rangihoua Reserve Management Plan – a written summary

[Submission – Part 3 to follow will be to support the WEEDS submission to follow]
……
Submission Part 2
Rangihoua Reserve Management Plan – a written summary

'Wetlands to be <u>returned</u> to their 1989 condition'.

1. **In 1989 Council became responsible** for ensuring the *protection of 'natural features'* in accordance with the Reserves and Conservation Acts.

['Protection', as it is defined in the Conservation Act, means -

it's maintenance and restoration to some former state, including augmentation, enhancement and expansion.]

There is no way that the Rangihoua wetlands/streams should be worse than they were in 1989 and Council must address this.

Today there are native Kokopu fish, trapped behind the landfills, desperate to migrate to the oceans to reproduce and replenish the stream networks of Rangihoua.

2. Riparian margins around stream margins, which should provide shaded, protective and enclosed habitat over streams, are instead mown to the edges of culverted and channelized stream remnants. These features can recover.
3. Equally disappointing is that the Council photographs and maps within the draft Rangihoua Reserve Management Plan **<u>are incorrect</u>**. Such maps should accurately illustrate the natural features, wetlands, streams and riparian margins as those features were prior to all modifications (mowing, channelising, scarifying, burial under landfill, diversion by landfill). Demonstrably they do not.
4. One also has to ask why, in circumstances where expert ecologists recommend 20m margin widths; - the district plan requires 20 m – 40 m and the Freshwater regulations 2020 require no less than 10 m - the draft Management Plan for Rangihoua provides for margins of only "*up to 10m*" (Pg 30).

Any member of the Waiheke community that has been conscious for the last 40 years will see the 'screaming red flag' over the language that Council has used; "*up to 10 m".!!*

Actually, Council's RRM Plan for the 'people's park' in fact requires NO margins on streams. And, if that was not bad enough, the draft plan requires that *" riparian planting works in harmony with existing golf activities" (Pg 30).*

Ironically, this prehistoric thinking in Council's draft Plan is not even in tune with modern principles of golf course architecture - which ensures that courses are to 'work in harmony with nature'.

5. **Consultation -**In its feedback form Council asks 'does the draft plan "*strike an appropriate balance between active recreation and ecological restoration*?''

In my opinion

- an existing course with low utilisation levels does not require more space in our 'people's park', even if recent years indicate that utilisation has improved from very low to moderate.

- any modified course should be kept away from streams and wetlands, including those previously damaged. The damage can be repaired.

- a plan should incorporate unequivocally written, illustrated and funded commitment to remove landfill(s) from buried riparian margins, wetlands and streams.

- margins should be provided for '*with minimum width of 20 m'* in accordance with the existing district plan, expert advice and the Freshwater regulations.

- the margins, streams and wetlands of Rangihoua are ALL integral with and part of the DOC registered Putiki Bay SES and should be managed sensitively and treated as the precious treasures that they are.

- illustrations and text within the plan must record the '*natural features of the reserve as they were in 1989'*, and must still be, when Council became responsible for the protection of those features in 1989.

- Riparian margins should not be destroyed to fit around "active recreation". Instead, the principles of contemporary course architecture and international golf associations, which require that a golf course fits in around nature must be given effect to.

There is much to be concerned about when reading the Auckland Councils Draft Rangihoua Reserve Management Plan and, discouragingly, some of it is quite plainly wrong.

Kind regards

Jay Clarke. JP (Retired) (Former Waiheke County Councillor 1986 > 1989 and

Submitter to the Rangihoua section (Sports Park) of the District Plan 1996).

[redacted]

Rangihoua and Onetangi Sports Park Reserve Mgmt. Committee Meeting - Transcript of verbal submission from Jay Clarke on 29/07/22

Audio file

Your Recording.wav

00:00:34 Speaker 2 – Jay Clarke

Alright, thank you very much. I'm aware that this is a draft management plan, so when I read it through.

I had four points that I wanted to make and one which I'm most concerned about is the riparian margins, which in the draft management plan refers to up to 10 meters. And I'm confused by this because, under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020, there is a stipulation there where it would be, whereas there is less than 10 meters is non complying. So the draft management plan suggests up to 10 meters for the riparian margins, yet the section 54 of the resource management plan says where as less than 10 meters is non complying.

And also with regards to the Hauraki Gulf District plan at table 10c.4. The development controls there, it suggests there should be no less than 20 meters of riparian margins. So that was my first confusion when reading through the draft management plan that there seems to be an inconsistency there.

My second concern with your draft management plan is the identification of the wetlands in the which is is not accurate from. From my knowledge, going back to 1975.

When I have passed the reserve. On a daily basis, I don't know how many times I would have gone backwards and forwards so at home in Onetangi from when I was a counsellor and commissioner in Ostend and I'm walking over the reserve there that the wetlands that I remember, and the wetlands shown, and the wetlands shown on the photographs the aerial photographs do not seem to compute there. There is something wrong there, and I urge you to look at that again because I'm confused from my own knowledge and the aerial photographs that what we're seeing in the plan is not quite the same.

I'm also aware that the streams in the Rangihoua meet the resource management definition of wetlands and must be described and identified as such all the streams in the Rangihoua. The wetlands are all interconnected. They're interdependent, and part of the Putiki Bay SCS so this known to encompass mosaics of the fresh water and the estuarine wetlands that are within the reserve. The SES does not stop at the mean high watermark and so there's another issue with regards to the mapping that you're proposing in the draft. Management plan so my final point really is that. I didn't see where the weeds submissions were recorded or acknowledged in the report. I don't know whether that comes up somewhere else but there seems to be a lack of information to the general public as to who has submitted, whether it's a a Maori trust for or an Environmental Group or whatever, so I don't know how that gets reflected.

#E02

From: ian.mburrows [redacted]
Sent: Wednesday, 12 October 2022 4:52 pm
To: Rangihoua Onetangi RMP
Subject: Draft Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Kia ora

I support keeping the golf course at 9 holes and not expanding it to 18. Thus protecting public access to the area and protecting the natural environment and the vital Wetlands that exist through the park.

Nga mihi

Sent from my Galaxy
Ian Burrows
Apologies for spelling mistakes due to clumsy thumbs!

[redacted]

From: Ian Burrows [redacted]
Sent: Thursday, 27 October 2022 5:30 pm
To: Rangihoua Onetangi RMP
Subject: Draft Rangihoua Reserve and Onetangi Sports Park Reserve management Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Kia ora

Further to my earlier submission I wish to say that:-

The primary purpose of the reserve should include protection of natural features and cultural values

The landfill should be removed from wetlands, margins, watercourse and the reserve entirely

That public access must be provided as of right through the entire reserve

The wetland watercourse management area must include all wetlands, margins and watercourse.

Nga mihi

--
Ian Burrows, [redacted]
[redacted]

#E03

From: Jane Parlane [redacted]
Sent: Thursday, 20 October 2022 5:01 pm
To: Rangihoua Onetangi RMP
Subject: Draft Rangihoua Reserve and Onetangi Sports management plan submission from Jane Parlane

Follow Up Flag: Follow up
Flag Status: Flagged

My Draft Rangihoua Reserve and Onetangi Sports management plan submission

As it states in the plan
Today Rangihoua Reserve and Onetangi Sports Park is the premier active recreation and sports park on Waiheke. This serves not only the Waiheke community, but also visitors to the island for sports and recreation. The reserve should be a place where we come to play – and should be preserved for future generations.
This area is a sport park and should be retained for sports – it should not become a reserve. Waiheke has plenty of reserves already. The draft plan highlights the shortage of flatter public green space on Waiheke Island which provides the most flexibility for a range of community interactions.
The five year goal - to ensure a quality course for Waiheke, optimising the existing area whilst also enhancing the natural environment and cultural values within the reserve – means the golf club should be able to have a quality 18 hole golf course. It would be short sighted to prevent this as Waiheke Island as no other 18 hole course.
The golf course –unlike the rugby fields- are used continuously – every day by a wide range of people and ages. It is also used and accessible already to people on foot, bikes and horses – with a path going through the course. The golf club membership is growing with both young and old members. However, it is boring to play the same 9 holes twice!
The golf course could be extended without disruption to the existing water courses – in fact they could become a feature of an extended golf course so more people can enjoy these natural water course areas.
I play golf twice weekly and have very rarely seen people walk on the area that was planned for an extended golf course. Occasionally a dog walker that's all.
However, if a course was designed with paths that allowed walkers, runners and golfers to use it and did not disrupt the waterways this would be much better use of this little used sports park land.
I am sure the Maori descendants who used to sail their waka near the area would approve and also the Waiheke farmers who once owned the land (and gave the land for a golf course) would be in favour of providing "safe public access for the benefit of the wider community".

Jane Parlane
[redacted]

Sent from Mail for Windows

From: michaelbenj [redacted]
Sent: Friday, 21 October 2022 6:21 pm
To: Rangihoua Onetangi RMP

Follow Up Flag: Follow up
Flag Status: Flagged

Let the golf club build the extra holes they want.Golf is a sport for all ages, all ethnic groups and particularly loved by Maori, who excel at it.
Stop mucking around as you have done for many years- there are plenty of areas on the island for horse riding and other pursuits.
Michael Benjamin
[redacted]

Sent from my Galaxy

From: Sarah Hazell [redacted]
Sent: Monday, 19 September 2022 5:10 pm
To: Rangihoua Onetangi RMP
Subject: Input to the draft plan.

Follow Up Flag: Follow up
Flag Status: Flagged

Fundamentally I would leave things as they are. It is a wonderful resource and shared by so many people.
I would not spend money on Te Reo Maori signage.
I would extend the golf course by a few holes.
The tennis courts should only be used by tennis players. NOT hockey or football.

regards
Sarah Hazell

Forest & Bird
TE REO O TE TAIAO | *Giving Nature a Voice*

Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan
SUBMISSION BY ROYAL FOREST AND BIRD PROTECTION SOCIETY, HAURAKI ISLANDS BRANCH COMMITTEE

To: **Auckland Council**
Via email to: **rangihouaonetangirmp@aucklandcouncil.govt.nz**

1. Submitter details
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird),
Hauraki Islands Branch Committee
[redacted]
Contact Name: Julian Watts

Contact Email: haurakiislands.[redacted]

2. Trade competition declaration
Forest & Bird would not gain an advantage in trade competition through this submission.

We wish to be heard in support of this submission.

The Royal Forest and Bird Protection Society of New Zealand Incorporated (Forest & Bird) is New Zealand's largest independent nature conservation organisation, with many members and supporters. Our mission is to be a voice for nature on land, in fresh water and at sea.
We have 47 branches throughout the country, including the Hauraki Islands Branch. The Hauraki Islands Branch is based on Waiheke Island and has a strong interest in the activities which occur on and around Waiheke Island and the wider Hauraki Gulf.

The Branch Committee welcomes the preparation of this plan, which provides the opportunity to address a range of urgent and long standing issues facing the Rangihoua and Onetangi Sports Park Reserves ("the reserve") and their management.

This submission has the support of Forest and Bird's Auckland Regional Office.

We welcome further discussion on anything in this submission.

PART 1: SUPPORTING INFORMATION

STATUTORY/PLANNING CONTEXT

1. The Reserves Act 1977, the Local Government Act 2002, Conservation Act 1987 and the Resource Management Act 1991 set out the core regulatory functions of local authorities in managing Council reserve land. Reserve Management Plans require the consideration of each of these statutory documents.

Reserves Act 1977

2. The Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan ("the management plan"/" the plan") is being prepared under the Reserves Act, 1977 ("the Act")

3. Under Section 3(b) the purpose of the Act includes
"ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape which in the aggregate originally gave New Zealand its own recognisable character"

4. The Rangihoua Reserve and Onetangi Sports Park Reserve have been classified as a Recreation Reserve. Subsection 17 (1) of the Act declares that
"the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside"

5. Subsection 17 (2) includes the further declaration (b) that
"having regard to the general purposes specified in subsection (1), every recreation reserve shall be so administered under the appropriate provisions of this Act that …….where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on

the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve"

Resource Management Act 1991

6. Auckland Council ("the Council") , as administrating body, is also required to comply with provisions in the Resource Management Act (1991) ("the RMA") and documents prepared under the RMA such as Regional and District Plans (including the Auckland Unitary Plan) and National Policy Statements.

7. Section E3 of the Auckland Unitary Plan includes a range of objectives and policies for the protection of watercourses and wetlands and their margins. These include Policy E3.3 (3) – "Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands."

8. The National Policy Statement for Freshwater Management 2020 (NPSFM 2020) gives direction to local government on the management of freshwater ecosystems. Te Mana o te Wai is the "fundamental concept" underpinning the NPSFM 2020. Te Mana to te Wai is expressly stated to be relevant to all freshwater management not just aspects captured specifically by the NPSFM 2020 and is defined as:

   "a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community."

9. The Rangihoua Wetlands complex is a prime example of where Te Mana o te Wai should be applied. It is referenced at the end of Policy 2 (p.22) which relates to revegetation of riparian margins, but is absent from the remainder of the plan's Vision, Goals, Objectives or Policies.

ECOLOGICAL CONTEXT

10. Waiheke Island is located within the Inner Hauraki Gulf Islands Ecological District and covers an area of 9320 hectares. Waiheke was originally dominated by kauri, tanekaha and hard beech in the higher valleys and ridges, and taraire, tawa and kohekohe in sheltered coastal areas and inland valleys. Freshwater wetlands comprised raupo, flax, club rush, toetoe and Carex species.

Ecological Context for Rangihoua Creek and Wetland System (Rangihoua Wetlands)

This section includes information on ecological context provided in a working document by Claire Bergquist, Auckland Council Senior Ecologist (2019)

11. Wetlands are a nationally threatened ecosystem type and have been reduced significantly from their former extent in New Zealand.. Catchments such as Rangihoua with intact ecotones and headwaters covered in (possibly virgin) native forest are now rare, both regionally and in New Zealand.

12. Rangihoua Creek has been identified as a significant wetland as far back as the 1980s by the Department of Conservation noting it a Site of Special Wildlife Interest and Significant Ecological Area. The broader area of Putiki Bay (approximately 100 hectares) is also identified as a Significant Ecological Site (SES) in the Hauraki Gulf Islands District Plan.
13. The ecological values of Rangihoua Reserve are also recognised in the open space zoning of the Hauraki Gulf Islands District Plan. There are objectives and policies in section 10a.24 to protect the stream, bush and wetland areas from development, requiring planting along stream banks and wetland margins, and preventing sedimentation of waterways.

14. Large parts of the forested catchment above the reserve have high biodiversity value and are also scheduled as a Significant Ecological Sites..

15. Several sites on Waiheke have been identified by Auckland Council as Biodiversity Focus Areas and as representative ecosystems for the region, therefore a priority for management. Rangihoua wetland has been identified by Auckland Council as a Biodiversity Focus Area for its complete ecotone (sequence) from saline wetland with mangroves, salt marsh and salt meadow to freshwater wetland with Macherina sedgeland and raupo reedland, to kanuka scrub, taraire-tawa-kohekohe and kauri-podocarp-broadleaf forest. This range of habitats from the sea to the ridgeline potentially supports a high diversity of native fauna. (Auckland Council Geomaps (Environment-Biodiversity-Biodiversity Focus Areas); also referenced and shown in the Draft Waiheke Area Plan).

16. According to Auckland Council's website
"Biodiversity Focus Areas (BFAs) are prioritised areas of ecological significance that guide the delivery of conservation activity".
(https://www.tiakitamakimakaurau.nz/discover-tamaki-makaurau/what-is-a-biodiversity-focus-area/)

17. The Rangihoua wetland complex should therefore be given a high priority for restoration by Auckland Council. Whilst this has been reflected to some extent by recent funding of restoration work by Waiheke Resources Trust under the Love Our Waiheke Wetlands programme, particularly along the Southern and Central tributaries, it has not led to practical efforts to address the other significant issues highlighted in this submission which the catchment faces. Preparation of this Management Plan provides the opportunity for the Council to remedy this.

ISSUES WHICH NEED TO BE ADDRESSED

Definition of biodiversity

18. The Reserves Act 1977 does not include a definition of biodiversity. However Te Mana o te Taiao – Aotearoa New Zealand Biodiversity Strategy 2020 provides the following definition:

"Biodiversity, or biological diversity, means the variability among living organisms from all sources, including land, marine and freshwater ecosystems and the ecological complexes of which they are a part; this includes diversity within species (including genetic diversity) between species and of ecosystems (based on the definition of the Convention on Biological Diversity)."

19. This definition is consistent with the definitions in the Auckland Council's Indigenous Biodiversity Strategy (p. 6) and of biological diversity in the Resource Management Act 1991

20. In contrast, the glossary in Appendix 2 of the plan defines biodiversity more narrowly as *"the range and diversity of the native or indigenous flora and fauna in the park"*, with no reference to ecosystems or ecological sequences or complexes. This is important because it affects the way in which the plan provisions are applied, particularly in view of the significance of the Rangihoua Wetlands as part of an ecological sequence or complex.

21. For the sake of proper alignment and consistency, the plan definition should be amended to the definition in the Te Mana o te Taiao – Aotearoa New Zealand Biodiversity Strategy 2020 document.

The purpose of the Reserve and its current classification.

22. On page 45 the plan states that
"The purpose of the reserve is primarily for providing areas for organised sports and active and informal recreation for the well-being and enjoyment of the wider community."

23. As described in paras 3 to 5 above, the general purpose of Recreation Reserves relates to both recreation and conservation outcomes, with an *emphasis* on retaining open spaces and recreational activities. There is a duality of purpose. We do not take all this to mean that recreation in general (and golf in particular) has primacy or priority in all situations of conflict or potential conflict with management for biodiversity, or that the emphasis should apply to all parts of the reserve.

24. There is also a duty to actively manage and protect indigenous flora or fauna or flora on the reserve *to the extent compatible* with the principal or primary purpose of the reserve. There are a variety of ways in which the terms ''compatible with" and "to the extent compatible with" can be interpreted. For example does "compatible with" mean "not causing any inconvenience to " at the one extreme or "precluding the continued existence of" at the other?" Does "to the extent compatible with" mean "to the fullest extent compatible with"? What if the primary purpose includes promoting enjoyment of nature as a form of recreation?

25. These should be matters for the management plan to address and clearly interpret, with the purpose of the reserve reflected in the management plan and vice versa. Unfortunately the plan is ambiguous on this. The description on page 45 simply refers to recreational use as the primary purpose of the reserve, and biodiversity management is treated as an add-on to be "compatible with" recreational use. This effectively gives blanket priority to recreational activities over conservation, whenever there is a potential overlap of interest or conflict. The mapping of the management areas appears to reinforce the

general primacy of recreation by allowing no leeway for expansion or widening of the watercourses and wetlands management area to establish a continuous vegetated corridor supporting a full range of ecosystem functions beyond the existing area of vegetation.

26. In contrast, the wording of the purposes of the Act and Recreation Reserves and the Vision, Goals and Objectives in the main body of the plan itself all allude to a more complex and holistic primary purpose which includes biodiversity and cultural values, not just recreation. This needs to be encapsulated in the primary purpose description on page 45. If this is not possible then the reserve should be reclassified to better reflect the vision, goals, objectives for its management.

Relationship between activities and uses

27. The existing pattern of use and activities should not be seen as immutable, but the zoning of management areas and footprints in the plan appears to reflect little or no change from the status quo. It should be acknowledged that the development of the reserve has led to major modification (and degradation) and unsustainable management of its ecosystems. If the reserve is to serve its purpose in the future, then this needs to be fully recognised and remedied.

28. We consider that there is currently scope to change the existing pattern of use of the reserve for golf and other forms of recreation (and appropriate development) in a manner which would enable them to continue to be viable and enjoyable whilst protecting and restoring biodiversity. Indeed having a high quality environment with thriving biodiversity should enhance the sense of place and recreational experiences.

29. For golf such changes could involve, for example, modifications to course layout, recontouring to change sight lines over plantings, or some limited expansion beyond the proposed footprint as a trade off for space lost elsewhere. There is also scope to undertake improvements in the short term with little or no impact on recreation, for example in underutilised areas.

30. The high level goals, objectives and many of the policies in the plan signal an intent to move in the direction of sustainable management, but, as argued below, the more detailed management framework and proposed actions as currently worded do not provide adequate scope to remedy the impacts on biodiversity of past development and deficiencies in management.

Practical management issues

31. The main issues for maintaining and restoring the ecological values of the Rangihoua wetlands are summarised and discussed below. They are consistent with, and largely reflect, the detailed Watercourse Assessment Report (WAR) prepared (in two parts) by Morphum Environmental Services (2020, 2021) for Auckland Council and the Waiheke Local Board, and observations of the site and aerial photographs.

1. Riparian margins or zones – width and species composition

32. The terms riparian zone and riparian margin are both used in the WAR and the plan. They are used interchangeably in this submission.

33. The riparian zone can be described as the area or margin of land directly adjacent to a permanent or intermittent river or stream, typically measured as five times the channel width or around 20 m per bank. (Morphum 2020, p. 117). This is consistent with the definition of "riparian margin" in the plan.

34. A riparian zone or margin with continuous vegetation cover and an appropriate width and species mix performs essential functions for freshwater and terrestrial ecosystems such as
    - Water temperature regulation - Elevated water temperatures are detrimental to native fish species and invertebrates
    - Filtration of sediment and contaminants - Sediment and associated contaminants are entering the wetland system as run-off from adjacent roads, vineyards and golf course land. Densely planted riparian margins with multi-strata vegetation would detain and polish run-off before it enters the streams and wetland areas and help to avoid algal bloom.
    - Invasive weeds - An adequate continuous canopy of native species reduces the threat of Invasive pest plants establishing along the stream and wetland margins from adjacent and surrounding land and enables self-sustaining natural regeneration. Without this cover much of the wetland and watercourse area has become dominated by invasive pest plants such as tobacco weed, privet and honeysuckle, particularly where it falls within the Golf Course.
    - Habitat for native fish - If wide and dense enough, riparian vegetation will provide suitable feeding, shelter and breeding habitat for native fish. Spawning habitat requires appropriate bank gradients.
    - Habitat (e.g. food, cover, shelter, nest sites) for mobile terrestrial fauna such as birds, lizards and invertebrates – these species are able to live and migrate up and down the riparian corridor if it is suitable in terms of width and species mix.

35. Sections of the riparian zones around the stream reaches and wetland areas shown in the plan area do not provide enough suitable native vegetation cover to protect and restore the freshwater ecosystem or to adequately function as a vegetated corridor connecting the forest with the sea. They are the 'weak links' in the ecological sequence. One third of all watercourses, including some stretches of the three main channels, are virtually devoid of riparian vegetation with less than 10% overhead cover, and only a small proportion (11%) have cover of 90% or more (Morphum 2020, p.iv, and Appendix 1, Map 1) Others are not widely or densely planted enough to support a self-regenerating ecosystem.

36. On page 14 of the plan the following statement is made:
    "An in-depth Watercourse Assessment Report ……. identified the importance of ecological restoration in watercourse and wetland management areas and *highlighted the ecological value of the grassland buffer surrounding the wetland for native fauna and flora*. "

37. We can find no such highlighting in the WAR and it is also clear from the evidence below that a grassland sward on its own should not be considered sufficient to provide for the full range of ecosystem functions. Likewise the diagram on p.32 shows a riparian margin planted with a variety of plants of varying heights, not a grassland. We consider that the plan wording is misleading. Riparian margins are important but to have ecological value they need to be planted.

Potential for enhancing riparian margins.

38. In recent years the Waiheke Resources Trust's wetland restoration programme has been successful in managing weeds and reestablishing native vegetation across parts of the catchment. If this continues, and the Te Korowai o Waiheke initiative is successful in eradicating stoats and rats from Waiheke Island, then there is great potential to restore the freshwater and terrestrial biodiversity within the reserve.
39. jThe freshwater habitat, with restoration, could support viable populations of longfin eel (Anguilla diffenbachii; Threatened-Declining) inanga, (Galaxias maculatus; Threatened-Declining) and possibly giant kōkopu (Galaxias argenteus; Threatened-Declining). Banded kōkopu are present in the upper catchment.

40. The range of habitats present could support threatened bird species such mātātā/North Island fernbird (Megalurus punctatus; At Risk-Declining), matuku/ Australasian bittern (Botaurus poiciloptilus; Threatened-Nationally Critical) pūweto/spotless crake (Porzana tabuensis; At Risk-Declining) and moho pererū/ banded rail (Gallirallus philippensis assimilis; At Risk-Declining) all of which occur elsewhere on Waiheke (Berquist 2019). Terrestrial species such as kākā, korimako/bellbird, and North island weka could also reestablish along with increasing populations of existing species such as kererū and tui.

41. Several lizard species possibly occur at Rangihoua as suitable habitat is present and they are common on Waiheke. These are shore skink (Oligosoma suteri; At Risk-Relict), moko pirirākau/forest gecko (Mokopirirakau granulatus; At Risk-Declining) and elegant gecko (Naultinus elegans; At Risk-Declining) (Berquist 2019)

42. Re-establishing vegetation which supports healthy populations of these species would also help to restore the Mauri and increase potential for recreational enjoyment of the reserve and connections with nature. It could also provide a dramatic and potentially unique backdrop for. and connection with, sporting activities, including golf.

Optimum width of riparian margins or buffers:

43. Recent studies and literature reviews have sought to identify the minimum effective width of riparian vegetation. The general finding is that the wider the vegetated buffer the greater the ecological benefits (and the lower the need for ongoing management) (Ref). Desirable width is also dependent on the functional ecological objectives for the riparian corridor itself as well as the local topography (particularly slope) and environment (e.g climate, soil type/permeability and adjacent land use).

44. Restoring biodiversity (and not just water quality) is one of the primary objectives (Objective 4) for the Rangihoua wetlands and a review by Renouf and Harding (2015) is instructive. This reports that taxonomic richness is highest in buffers of at least 25-30 metres wide on both sides, and lowest where they are less than 5 metres wide.

45. Lind et al. (2019) in a North American study reported by Manaaki Whenua/Landscape Research (Fenemor and Samarasinghe, 2020) provide a useful step-by-step Ecologically Functional Riparian Zones (ERZ) framework (see Figure 1), which the authors consider applicable to New Zealand.

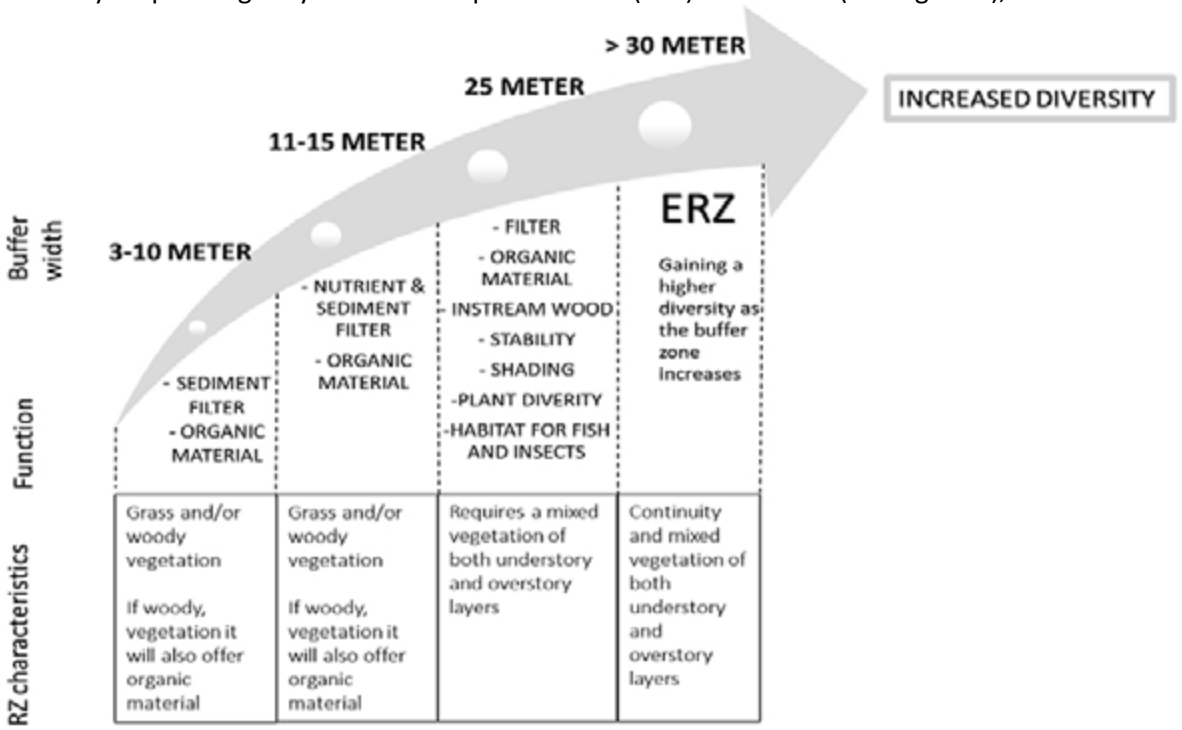


Figure 1 Step by step requirements for establishing Ecologically Functioning Riparian Zones.
Source: Manaaki Whenua/Landcare Research (2020)

46. The following assessment of riparian buffer width is provided by Auckland Council as part of the Auckland Design Manual for Water Sensitive Design

"A 10 m width planted on each stream bank is the minimum recommended by Auckland Council (Becker et al., 2001). Wider strips of 20 m or more are encouraged, particularly for larger rivers (Parkyn et al., 2000).

Parkyn et al. (2000) made the following observations about three selected riparian widths:

5-6 m: Ongoing maintenance is required to keep a buffer of this width free of weeds, and the natural regeneration of indigenous species is limited. This width should only be used on very small watercourses or where there is no other option.

10 m: Indigenous vegetation succession is allowed for, and relatively low maintenance is required. The outer edge (i.e. the edge furthest from the stream) is likely to suffer from long-term weed infestations, which could have the potential to spread to the interior wherever canopy gaps occur. This width should be used as a general guideline for a minimum buffer width.

20+ m: It is highly likely that a buffer strip of this width would support self-sustaining indigenous vegetation with few maintenance requirements and is recommended to provide long-term benefits to aquatic and terrestrial biota.

In terms of aquatic habitat, buffers less than 10 m in width do not necessarily protect algal, macro-invertebrate or fish biomass and diversity. However, buffers wider than 30 m have provided observable protection (Davies & Nelson, 1994)." (https://www.aucklanddesignmanual.co.nz/regulations/technical-guidance/wsd/guidance/conceptdesign/enhancingthereceivingenvironment/riparianbuffers)

2. Barriers to fish passage

Issues

47. The WAR report (Morphum 2020) provide a clear description and summary of the serious impacts of engineering and earthworks on fish passage and ecological connectivity.

48. There are physical barriers to fish passage caused by inappropriate engineering works throughout the reserve. [INSERT MAP} These include, online ponds, and numerous undersized , perched and blocked culverts that present barriers to both migratory and non migratory fish species including banded kokopu. There has also been a failure to carry out basic inspection and maintenance of existing stormwater culverts which would otherwise allow for fish passage (e.g. Morphum Environmental 2020, para 3.7.1) High levels of sediment run off has further accentuated this problem.
49. The use of rip rap along some sections has also impacted on stream flows and fish passage, particularly in the Northern catchment, but also in the Central catchment.

50. The impact on biodiversity of large scale works to fill in the northern and southern branches of the Central tributary to the east of the Reserve is the main subject of Morphum Environmental's second catchment assessment (Morphum Environmental, 2021)

"the combined hydraulic effect of the Bund 1 and Bund 2 and diversions on the northern and southern stream branches has created a partial (if not complete) barrier to fish passage by increasing plant growth and reducing channelised flow, creating 'diffuse flow'.
Due to the diffuse flow of the diverted streams through semi-aquatic and terrestrial vegetation behind the bunds, it is considered unlikely that fish can access the upstream habitat.":

51. It goes on to suggest that
"The poor condition and age of the kokopū observed in the upper southern tributary may support this hypothesis, however a comprehensive fish survey to identify juvenile recruitment is required to confirm this. It is possible these fish are members of a relic, landlocked population. Further, the fish passage barrier created by the outfall from the online pond below Bund 2 means that access to the upper Catchment has likely been absent since the formation of that barrier – regardless of further barriers upstream.
Given the high habitat values present in the regenerating upper catchment, and proximity to a significant coastal wetland, this reflects a substantial impact on native freshwater biodiversity of the Rangihoua Sports Park Reserve and surrounding area."

52. They conclude that

"These findings are significant, given the flow path of the entire 36-hectare catchment of the subject streams has been altered through diversions.
It is likely fish passage between the upper catchment and Rangihoua wetland has been impacted by these modifications – although the outfall below the online pond also presents a significant fish passage barrier." (p.14)

53. The report makes the following recommendations (reproduced here in full)

"The habitat and biodiversity values of the northern and southern branches should be surveyed in depth (including fish and macroinvertebrate surveys, and ecological function at minimum) prior to enhancement and restoration works. This is to enable measurement of restoration effectiveness/success;

- *An engineering and ecological assessment of existing fish barriers between the Rangihoua wetland and upper catchment is recommended to provide fish passage remediation options. This may include an assessment of options to reinstate the original flow path of the southern branch of the central tributary;*
- *Fish passage remediation is recommended prior to commencing restoration work in the upper catchment, to enable fish populations to rediscover and re-inhabit the watercourses within Rangihoua Sports Park and Reserve;*
- *Fish passage remediation should commence from downstream to upstream;*

A clear fish passage barrier removal and ecological enhancement plan should be developed that would allow upstream landowner planning and collaboration;
Remediation of culverts will need to follow the standards for fish passage in the National Environmental Standards for Freshwater 2020 (NES:FW)".(p.14)

3. Stream and wetland modification

54. In the mid reaches of the catchment, streams and wetlands have been modified, diverted, channelised or undergrounded, with loss of riparian vegetation, particularly where they flow through the Golf Course. Several artificial online ponds (noted above) have also been created for amenity or water supply purposes. In addition to impacts on fish passage online ponds contribute to negative environmental impacts such as reduced dissolved oxygen levels, thermal stratification and the discharge of warmer water.

55. Appendix 1 Map 2 of the 2020 Morphum WAR identifies the 12 largest or most prominent remaining wetlands in the Reserve, 8 natural, 4 artificial. Many of the natural wetlands have been substantially modified by drainage, infill and siltation, run off from adjacent activities and lack of riparian vegetation. However they are all potentially restorable and some are identified as immediate priorities in the Morphum Report.

4. Monitoring/Survey

58. Information on water quality and stream/wetland morphology and flow characteristics is limited apart from Morphum's 2020 report and Bioresearches monitoring in 2006 and 2013. These focussed on only a limited number of sample sites and did not include ephemeral streams or wetlands. Monitoring systems need to be put in place to assess the effectiveness of changes and inform future management actions relating to biodiversity protection and restoration/ enhancement across the whole ecological landscape.

    There is little information on the range of birds, fish and other native fauna that inhabit the streams and wetlands of Rangihoua and their margins.

5. Other Matters

59. The diagram on page 42 does not adequately represent the relationship between the various statutory and non statutory planning provisions which apply to the reserve. In particular it does not refer to the Resource Management Act 1991, the Hauraki Gulf Islands District Plan or various statutory instruments such as the National Policy Statement for Freshwater Management 2020. The diagram should be amended (or its limitations made clear) to avoid misleading readers.

PART 2
Detailed submission points (including summary of reasons based on Part 1 of the submission)

Provision to which submission relates	Position:	The reasons for our submission are	The decision we want Council to make:
General			
All parts		The plan fails to give effect to the National Policy Statement for Freshwater Management 2020 and does not provide an adequate framework to enable its provisions to be implemented. The Rangihoua Wetlands complex is a prime example of where the concept of Te Mana to te Wai should be applied. Apart from a reference to it at the end of Policy 2 on p.22 there appears to be no reference to this concept in the plan's Vision, Goals, Objectives or Policies.	Incorporate the concept of Te Mana to te Wai and give effect to it in the plan's Goals and all relevant sections of the plan.
Purpose of the reserve (p 45 and in the mapping of management areas.		The wording on p.45 and the mapping of management areas up to the edge of the existing vegetation imply primacy of recreational use over restoration of biodiversity in all cases where there is an overlap of interests. This wording is not consistent with either the wording of the Act as applied to this reserve or the Vision, Goals and Objectives in the main body of the plan itself, which allude to a more complex and holistic primary purpose which includes biodiversity and cultural values, not just recreation.	Amend the wording of p.45 and the description of the primary purpose to better reflect the holistic approach taken in the Act and the rest of the plan and incorporating protection and enhancement of biodiversity and the expression of cultural values as well as recreation. Clarify in the plan that "incompatible with" means "incompatible with the primary purpose continuing to be viable or achievable " rather than "incompatible in any situation of overlap or conflict of interests".
Objective 4	Conditional support	The Objective is supported subject to expansion of the "particular focus" from the watercourses and wetlands management area (as mapped in the plan) to include the whole riparian zone (see	Amend to read *"Protect and restore the biodiversity within Rangihoua Reserve and Onetangi Sports Park, with a*

		below), not simply the currently vegetated areas as shown on p.32/33 of the plan.	*particular focus on the watercourses and wetlands and the riparian zone"*
Policy 6 (Objective 4)	Support	This policy will assist the achievement of the purposes of the Reserves Act 1977, Auckland Council biodiversity objectives, and Objective 4 of this plan..	Retain as worded
Policy 8 (Objective 4)	Support	This policy will assist the achievement of the purposes of the Reserves Act 1977, Auckland Council biodiversity objectives, and Objective 4 of this plan..	Retain as worded
Policy 9 (Objective 4)	Support	The ecological importance and accessibility of the reserve provides the opportunity for it to become a showcase for ecological restoration and connectivity with nature for locals and visitors alike. The Waiheke Resources Trust's Love Our Waiheke Wetlands (LOWW) programme, supported by the Local Board, has demonstrated some of the ways in which this can be achieved.	Retain as worded
Appendix 2, Glossary- Definition of biodiversity	Oppose	The definition of biodiversity in the plan is too narrow in scope and should reflect the definition which is in general use in national and regional biodiversity strategies and the RMA. The definition in Te Mana o Te Taio/Aotearoa New Zealand Biodiversity Strategy should be used.	Amend definition to read: "Biodiversity means the variability among living organisms from all sources, including land, marine and freshwater ecosystems and the ecological complexes of which they are a part; this includes diversity within species (including genetic diversity) between species and of ecosystems (based on the definition of the Convention on Biological Diversity)."
Riparian Margins			
P.14 reference to grassland buffer.	Oppose	A grassland buffer is of some, but limited, value in restoring freshwater ecosystems and ecological corridors. We do not see any reference to it being highlighted in the WAR. On the contrary it	Amend sentence to read "This research……. highlighted the ecological value of a continuous ~~the grassland~~ vegetated buffer surrounding the

		points to the value of a native vegetation buffer of >20 metres (Morphum p. 14 penultimate paragraph and elsewhere relating to shade cover).	wetlands and water bodies for native fauna and flora."
Policy 1 (Objective 4)	Support subject to minor amendment	The expertise, continuing involvement and leadership of Waiheke Resources Trust in sustainable management practices should be recognised.	Retain Policies as worded but add " Waiheke Resources Trust" after "other mana whenua".
Policy 2 (Objective 4)	Support subject to minor wording change	Agree with prioritisation of riparian planting and continuous cover objective but the meaning of 'the wetland' towards the end of the sentence is unclear. We take this to mean the whole Rangihoua Wetland ecosystem and the ecological corridor of which it is part.	Amend final part to "…..and habitat for life associated with the ~~wetland~~, whole Rangihoua Wetland ecosystem, giving effect to Te Mana o te Wai"
Policy 3 (Objective 4)	Support subject to minor wording change	The policy should more properly reflect and be consistent with the wording of S.17 of the Reserves Act 1977.	Amend end of sentence to read "whilst ~~facilitating~~ ensuring stream restoration as far as possible."
Policy 4 (Objective 4)	Support in part	The intention and meaning of Policy 4.4, which refers to a number of different matters, is unclear. Its purpose in achieving Objective 4 is not clear. Policy 4.4 also seems to include a prohibition on all earthworks in the watercourses and wetlands management area, when it is quite possible that earthworks (and possibly other engineering works) will be required to restore fish passage and provide for biodiversity enhancement.	Amend Policy 4.4 to clarify its intent and meaning. Include amended wording to read "avoid earthworks or engineering works, except when carried out for the purpose of biodiversity protection or restoration."
New Policy (Policy 10) for establishing a Riparian Zone	New policy required	A policy is needed to establish and guide management of the Riparian Zone where this needs to extend beyond the existing vegetation	Add the following policy "A riparian zone management area will be defined, to demarcate the area within which native riparian

		and watercourse and wetland management area identified in the plan in order to provide for ecological enhancement . Establishing this management area would provide greater certainty that these areas will, over the longer term, be protected and enhanced to the fullest extent possible. The ecological purposes of the "vegetation enhancement" in terms of improvements to ecosystem functions should be the basis for determining minimum riparian buffer width, with account taken of the ability of existing recreational activities to adapt to or accommodate without jeopardising future viability.	vegetation may be enhanced or re-established in order to achieve Objective 4,in accordance with the guidelines in Table 1, Where this zone overlaps with the activity footprints for recreational activities, modification of the environment should not occur except for biodiversity protection, restoration or enhancement purposes Discussions will take place with user groups and conservation interests on any changes to recreational activities which may be needed in order to achieve riparian planting objectives, whilst enabling these activities to viably continue on the reserve." Insert Table 1 in the plan and cross reference it from this policy.
Delivering the Vision – Watercourses and Wetlands (p.30) Action II Riparian vegetation/planting plan	Oppose in part	A blanket maximum planting width of 10 metres for vegetated riparian margins is inadequate to provide for long term protection and restoration of a wide range of ecosystem functions and biodiversity, including native fish and vegetated corridors for terrestrial species. It is therefore inadequate to achieve Objective 4 and Policies 1,2 and S of the plan and S. 17 of Reserves Act 1977. Auckland Council's own general guideline is for at least 20 metres along each bank, with 10 metres as a minimum where this is not practically achievable. . This would also be more consistent with the scientific evidence.	Amend to read: "In conjunction with the planting plan for the whole reserve, prepare a planting plan for the riparian zone <u>in consultation with Waiheke Resources Trust and Forest and Bird, to identify and prioritise areas for planting .</u> Undertake planting with appropriate indigenous species while removing pest plants. (refer to cross section) <u>The planting plan will evolve and develop as new needs and opportunities for planting within the riparian zone are identified</u>." » Possible Lead: Auckland Council with Ngāti Pāoa, ~~and~~ local sports codes/ leaseholders

		Table 1 provides more appropriate guidance and standards, based on Figure 1 in this submission. . The planting plan should be dynamic and capable of responding to changing needs and opportunities	
Policy 3 (Objective 7)(p.25)	Support with amendment	This policy should be extended to include activities in the riparian zone, in line with the amendments noted above to establish a riparian setback zone.	Amend Policy 3 (Objective 7) p.25 to read "Within the riparian zone, watercourses and wetlands or informal recreation management areas, a lease or licence should not be granted for sport or organised recreation, including golf, that requires permanent buildings, modification or development, or compromises the ability to protect or restore biodiversity."
Delivering the Vision – Active Recreation and Sport. Action II (p.28)	Support	If successful this action will help to overcome significant obstacles to achieving the purposes of the Reserves Act 1977 and enable golf and conservation interests to be in harmony.	Retain as worded.
Delivering the Vision – Watercourses and Wetlands (p.30) Action III	Oppose in part	The wording of the Reserves Act does not imply that existing recreational activities should take absolute priority over biodiversity outcomes in all situations. It may be necessary or desirable for golfing and other recreational activities to adapt in order to provide for protection and restoration of biodiversity to the fullest extent possible. As well as adjusting mowing regimes this could involve modification and reconfiguration of the golf course, and possible expansion of the golfing activity footprint into less sensitive locations on or adjacent to the reserve to compensate or	Amend para III to read "Ensure that riparian planting works in harmony with ~~existing~~ golf activities, and vice versa, on the northern tributary in particular, and is undertaken in combination with different mowing heights, frequencies and plantings at the rough and avoiding use of chemical fertiliser and herbicides that can be detrimental to aquatic life » Possible Lead: Auckland Council with Waiheke Golf Club".

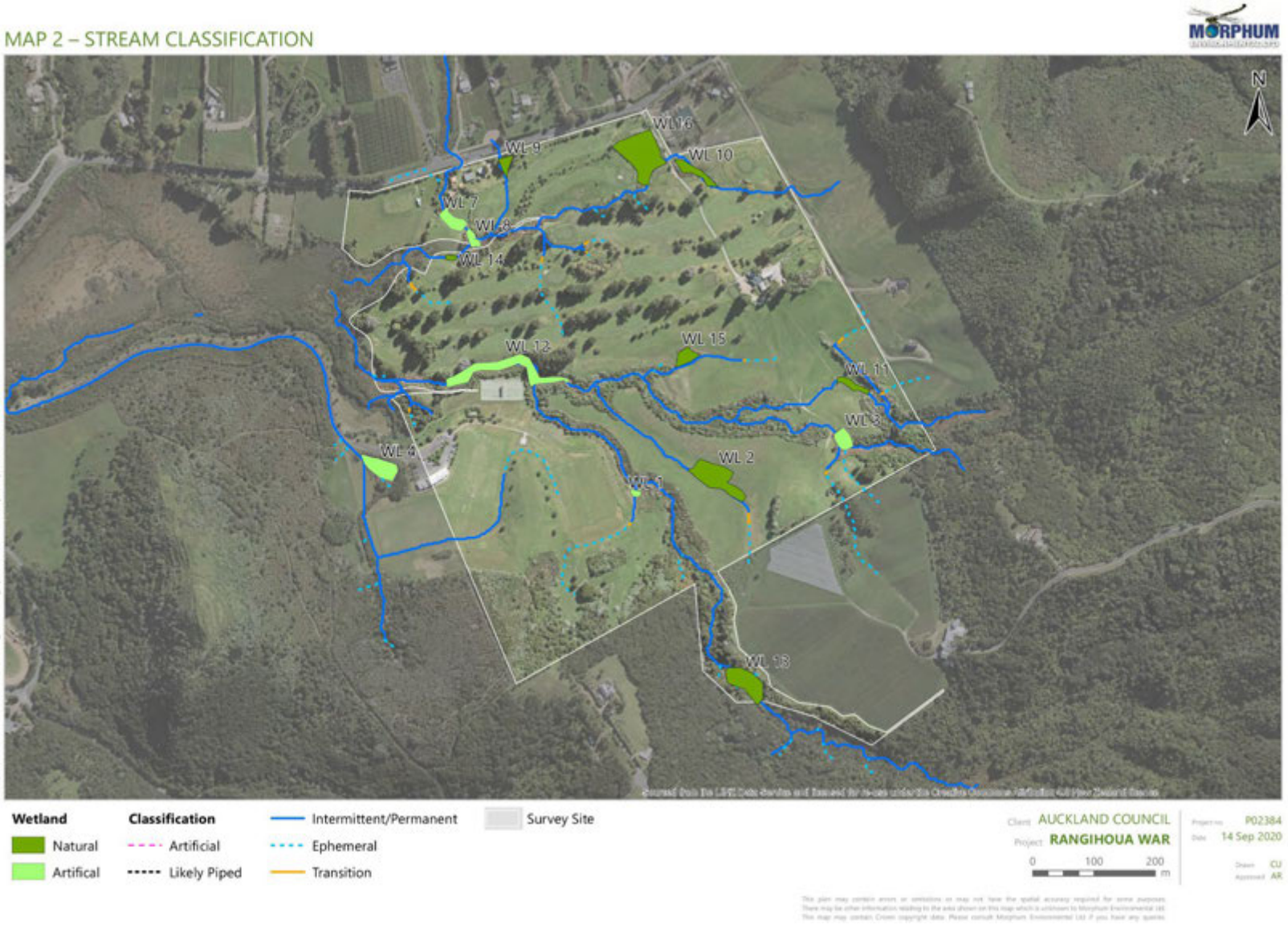
		offset for this where necessary. This should be achievable through creative solutions which do not jeopardise, and preferably enhance the future enjoyment and viability of golf on the reserve.	
Fish Passage			
Policy 7 (Objective 4)	Support with minor wording change	Implementation of this policy will be a key step towards protecting and restoring biodiversity in the reserve itself and the significant ecological areas above and below it. Given the number of steps involved it needs to be commenced with urgency.	Retain 7 as worded but amend the beginning of the sentence to read *"As a matter of urgent priority, implement the progressive removal of barriers to fish passage……"*
Policy 4.4	Oppose	Policy 4.4, which relates to a number of unrelated matters, is convoluted and its purpose in achieving Objective 4 is not clear. Policy 4.4 also seems to include a prohibition on all earthworks in the watercourses and wetlands management area, when it is probable that earthworks (and possibly other engineering works) will be required to restore fish passage (and possibly spawning sites) and provide for biodiversity enhancement.	Amend Policy 4.4 to clarify its intent and meaning. Include amended wording to read *"avoid earthworks or engineering works, except when carried out for the purpose of biodiversity protection or restoration*."
Delivering the Vision – Watercourses and Wetlands (p.30) Actions V, VI, IX and X	Support, with minor amendment	The failure of Auckland Council's inspection and maintenance programme for culverts and pipes in the catchment and historical failure to address flow and fish passage issues (Morphum, 2020 para 3.7.1) has made restoration of fish passage to the high quality upper catchment habitat and headwaters a more cumbersome and lengthy process than it should be, since remedial work needs to progress from the bottom of the	Amend V.to read *"As a matter of urgent priority d~~D~~evelop an infrastructure maintenance register and programme to identify all culverts and pipes, schedule periodic inspections and maintenance to ensure effective operation, and identify and ~~respond to~~ avoid or remedy issues at an early stage that might affect water quality or safe fish passage, including modification and/or removal of works or*

		catchment before the major barriers higher up identified in the WAR can be remedied. Actions V, VI, IX and X all need to be given urgent priority and should not need to await the finalisation of this management plan. Paragraphs V and VI only propose to develop a register and a plan to remedy fish passage issues within the next 5 years. Practical action is deferred as a "Focus for the longer term" under paragraphs IX and X. This is unacceptable given the recognised ecological significance of the area and the urgent action needed. Actions IX and X also need to commence immediately, in conjunction with Actions V and VI, based on the detailed information already provided in the WAR. We see no reason for delay. In addition, work is required to restore a more natural flow regime and water course through the bunds and online ponds in the Central tributary to give proper effect to Te Mana to te Wai.	*infrastructure where necessary » Lead: Auckland Council"* VI. *As a matter of urgent priority d~~D~~evelop and implement a plan to identify the best options for removal of barriers to fish passage and to identify budget for the progressive removal of those barriers from the coast, upstream to the hills (i.e. the receiving environment to the headwaters) » Lead: Auckland Council* Move paragraphs IX and X to before paragraph VII (under "Focus for the next 5 years") and renumber accordingly. Retain subparagraph VI, but amend to read: *"Develop a plan to identify the best options for removal of barriers to fish passage, identify budget, and progressively remove those barriers from the coast, upstream to the hills (i.e. the receiving environment to the headwaters), to include restoration of a natural flow regime and watercourse between the headwaters and middle catchment of the central tributaries."*
Restoration of heavily modified streams and wetlands			
Policy 5	Support in part	We support the reestablishment of natural wetlands. However all natural water courses (including ephemeral streams) and their vegetated margins also need to be restored as far as possible to provide adequate habitat and connectivity.	Retain as worded but amend the first part to read *"Work with the community to re-establish the natural wetlands and water courses and their vegetated margins"*

Delivering the Vision Watercourses and Wetlands Action I (p.30)		Map 2 of the Morphum report identifies the 12 largest or most prominent remaining wetlands in the Reserve, 8 natural, 4 artificial. Many of the natural wetlands have been substantially modified by drainage, infill and siltation, run off from adjacent activities and lack of riparian vegetation. However they are all potentially restorable.	Delivery Action I is supported, subject to the replacement of *"wetlands*" with *"all wetlands, watercourses and ephemeral streams and relict wetland areas".*
Monitoring/Survey			
Delivering the Vision Watercourses and Wetlands Action IV (p.30)	Support with minor amendments	Information on water quality and stream/wetland morphology and flow characteristics is limited. Monitoring systems need to be put in place to assess changes and inform future management actions Sub paragraph IV provides for baseline monitoring of outcomes arising from removal of barriers to fish passage as well as changes to water quality. As recommended in the Morphum report the inclusion of macroinvertebrate surveys would help to provide a more wholistic indicator of invertebrates and water and native fish habitat quality.	Amend to read *"Undertake a fish count and measure the Macroinvertebrate Community Index (MCI), temperature, pH, dissolved solids, turbity, dissolved oxygen and suspended sediment within the watercourses to establish a baseline against which changes to the water quality, fish habitat and impact of removing barriers to fish passage can be monitored and publicly reported » Lead: Auckland Council "*
Delivering the Vision – Watercourses and Wetlands (p.30) Action VII (survey of native fauna)	Support	There is little information on the range of birds, fish and other native fauna that inhabit the streams and wetlands of Rangihoua The proposed survey would help to fill information gaps.	Retain as worded.

TABLE 1 Riparian zone width requirements.

Applicable Area	**Ecological objectives**	**Width from edge of watercourse or wetland (both sides)**
Northern tributary running through the Golf Course, including the main stem and permanent and intermittent side streams and wetlands connecting to it.	Sediment filtration, partial shading of open water, establishment or reinforcement of limited native vegetation cover.	At least 10 metres and up to at least 20 metres where possible.
Main stems and all branches of Northern, Central and Southern tributaries and their wetlands, including the branch linking Central tributary with WL2 (Morphum, Map 2) and vineyard above, including intermittent and ephemeral water courses, except below.	Sediment and nutrient filtration, shade/temperature regulation, plant diversity, habitat for a full range of fish, insects and bird species.	At least 20 metres
Central tributary side stream linking to and above WL15 (Morphum, Map 2)	Sediment filtration, partial shading of open water, establishment or reinforcement of limited native vegetation cover.	At least 10 metres and up to at least 20 metres where possible



Map 2 from Morphum (2020) showing numbered wetlands.

References

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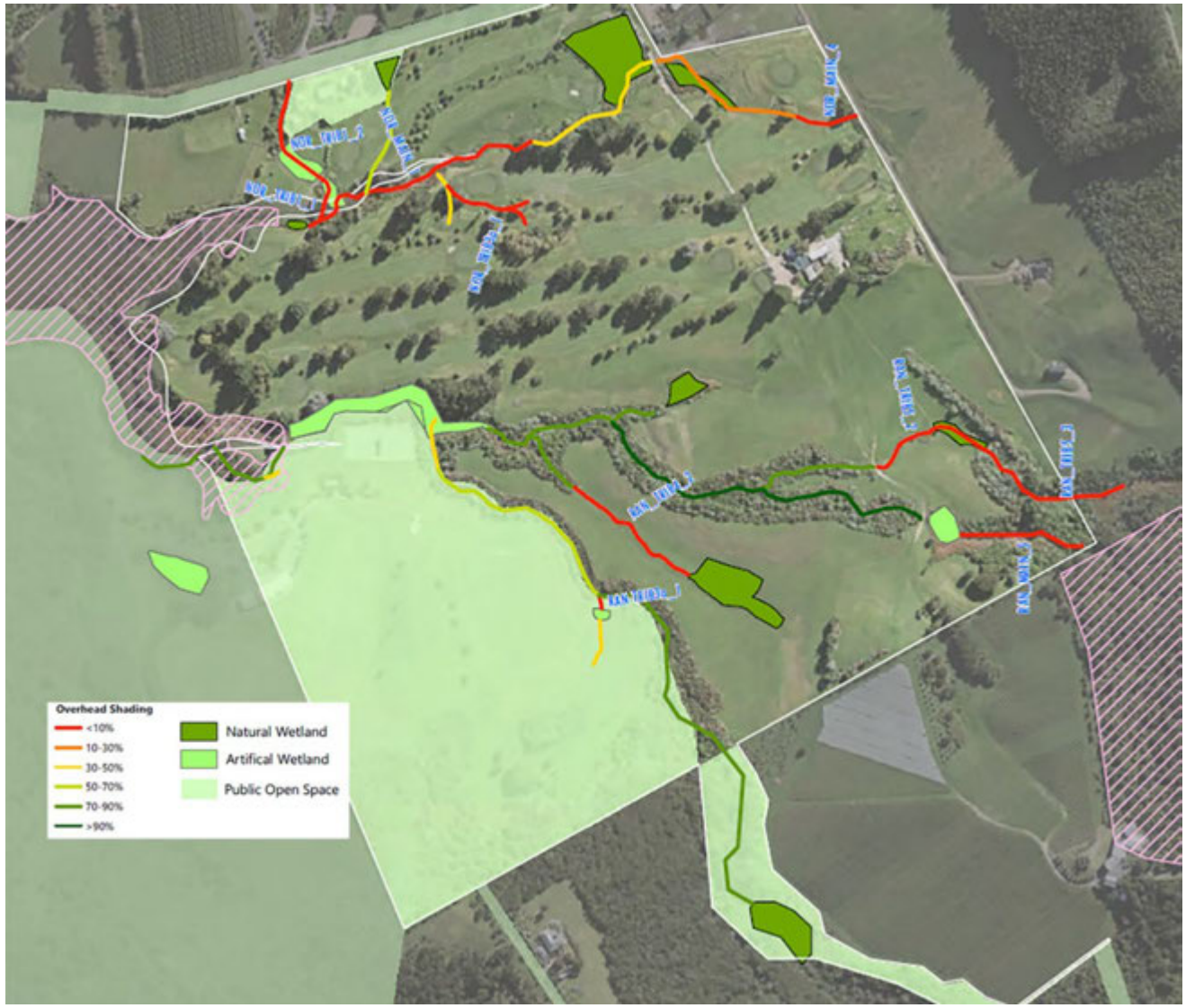
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Parkyn, S., Shaw, W., Eades, P. 2000. Review of information on riparian buffer widths necessary to support sustainable vegetation and meet aquatic functions. Prepared- 43 - by NIWA for Auckland Regional Council. Auckland Regional Council Technical Publication Number 350

Renouf, K., Harding, J.S. 2015. Characterising riparian buffer zones of an agriculturally modified landscape. New Zealand Journal of Marine and Freshwater Research 49(3): 323−332.



APPENDIX 1 Extent of overhead shading as an indicator of the effectiveness of riparian vegetation in supporting ecosystem functions. (from Morphum, 2020)

SUBMISSION ENDS

From: Peter Baigent <[redacted] on behalf of Peter Baigent [redacted]
Sent: Tuesday, 20 September 2022 2:01 pm
To: Rangihoua Onetangi RMP
Subject: Draft Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

I would like to address my concerns about weed management in the park.
I have spent much time in the park in the last 10 years on the sports field with my child,
mountain biking the trails , and volunteering as a rat buster for 6 years and as committee member in the Waiheke Mountain Bike Club.
I also volunteered with weed busters and walk my dog daily around the walking trails, I know this park intimately.
I acknowledge that a lot of work has been done , especially focused on asparagus weed around the top of the Maunga.
This has come at the expense of the rest of the park.
The walking trails up to the right of the rugby field are becoming over run with asparagus that wasn't in there a few years ago.
Also the woolly knight shade is the worst I've seen it in these areas.
There are no other parks in Auckland that are as poorly managed, and with a skeleton staff and unambitious contractors it will not improve.
There needs to be solid results across the park not just in selected areas as its out of control and the Regional park will be next if its not dealt with severely and comprehensively.

Regards,

Peter Baigent

Waiheke Ceramics
[redacted]
Waiheke Island
New Zealand

[redacted]
instagram profile

From: Michael Fleck [redacted]
Sent: Sunday, 30 October 2022 8:58 pm
To: Rangihoua Onetangi RMP
Cc: Michael Fleck
Subject: Submission

Follow Up Flag: Follow up
Flag Status: Flagged

To:
Chief Executive
Auckland Council

Attention:
Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

I, Michael Fleck, of [redacted] say that:

The primary purpose of the Reserve should include protection of natural features and cultural values.

The landfill should be removed from wetland, margins, watercourse and the reserve entirely.

That public access must be provided as of right, through the entire reserve.

The wetland watercourse management area must include all wetlands, margins and watercourses.

Sincerely,
Michael Fleck

From: Flynn Washington
To: Rangihoua Onetangi RMP; [redacted]
Subject: Fwd: Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan
Date: Friday, 4 November 2022 12:57:24 pm

Submission for Rangihoua Onetangi Park Management Plan

I am very concerned, for 2 reasons, about streams having been diverted and a wetland having been filled in at the back corner of the golf club.
First reason for concern, and environmental concern:
According to Sec 17 Recreation Reserves of the Reserve Act '77
(2)(b)protecting indigenous flora and fauna
(c)contribute to pleasantness and cohesiveness of the natural environment
(d)compatible with principal (sp?) or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.
This protection must have priority over recreation needs, while still working with recreation needs.

The diverting of streams and filling in of wetlands do not match the intentions of Sec 17. I understand that perception is very personal, and some might twist these words to something else that would not protect the natural environment or the flora and fauna within it. However, the intention is clear, that Council fulfill the obligation it took on itself in 1989 to protect, preserve, and ensure environmental cohesion of the reserve. The primary purpose of the reserve must include all aspects of the natural features.
That the wetland was filled in is clear from Auckland Council photos in 2001 and 2006. Was this fill consented prior to filling? The wetland may have been degraded, but that does not allow for it to be filled in. The water courses, also, must be restored, and riparian margins preferably at 20 meters, but no less than 10 meters. This intention must be specifically stated in the plan, preferably with a time line for its completion.
For this reason I totally support the WEEDS submission and the Forest and Bird submission.

Second reason for concern, a procedural concern for a participatory democracy:
The other thing I am deeply concerned about is the process which has taken place to resolve this. It may be claimed that the process is not important in achieving the Management Plan, however several issues have arisen in this process over the last 10 (!!) years which are a concern regarding transparency and honesty which will ultimately have consequences for the final Management Plan.
Let me give you a little background information:
--I became aware of this area because someone had told me about mothplant at the back corner of the golf club, and at the time I was doing a lot of volunteer mothplant eradication. I immediately noticed that the mothplant (and wattles) were growing out of land fill which also contained paint tins, plastic, tyres, car parts, etc. I began asking questions about this situation. A hearing for the management plan was given, and several of us from Forest and Bird made submissions and asked about this situation at the back corner of the golf club. However, when the hearing panel visited the reserve, they did not go to the site we were concerned about.

--In 2014, when no one was addressing this problem, I sent a letter to the Editor of the Gulf News asking these questions:
--Why didn't the Environmental Assessment Report mention that this stream has been diverted without consent?
--Why were toxic and unpermitted materials allowed to be tipped in the wetland?

--As I understand it, landfill always creates revenue. Is there a record of this with Auckland Council or the golf club?

--Is there a record of who tipped the materials? If not, why not?

--How did the Hearings Panel manage to miss this literal 'blot on the landscape' in their walk around the golf course, especially since we had shown photos of it at the hearing? And why did they not mention the illegal rubbish in their hearing report?

--Is the flawed Environmental Assessment Report still being relied on in the process of consent approval and the granting of leases?

The last question was answered maybe 5 or 6 years later, saying it is no longer relied on. However, no reason was given for dropping it, and no mention of the consequences that it had had in this process.

Again, nothing was done to answer my questions.

--I contacted Auckland Council several times through emails, asking for answers to these questions. Their inability to reasonably answer these questions was shocking. They often said they didn't have records that would answer my questions. I thought that keeping records was a requirement for government owned land. Neither they nor the golf club knew who filled in the wettland. !!! For some reason, I can not believe that. I would like to mention that when children create a problem, they are often asked to help remedy it. Why would this situation be any different?

At one point, I was told that the toxic fill was 'largely compliant'. I didn't realise that toxins in the environment were taken so lightly - my understanding is that either they are compliant or they aren't.

--In 2020, when I was still trying to find answers to my questions, i was told that it had been too long since I had asked the questions, and no one was around anymore who would remember. That was simply not true - Aaron Putt, who had signed documents that I had seen when I first began looking at this issue, worked with Auckland Council until recently when he retired.

--3 or 4 years ago (sorry, I don't remember) I made a submission to the Local Board regarding this issue at the back of the golf club. Cath Handley advised that I take part in a meeting at the Sports Club regarding the Management Plan, where all interested parties would be present. I went. There was some talk by the Council people, and some discussion with participants. The meeting ended with us putting 'post it' notes on the windows...and that was 'consultation'. My concerns about the legal and environmental issues were not addressed.

I am not a bureaucrat and I can not easily read legal documents. But as a citizen of a participatory democracy, I think that when issues of this sort arise they must be dealt with honestly and transparently. It is unfortunate that I can not rely on elected officials and council officers to uphold the laws which are meant to protect the environment.

Flynn Washington

Waiheke Island

From: Peter Lumsden
To: Rangihoua Onetangi RMP
Subject: Submission Draft Rangihoua Plan
Date: Friday, 4 November 2022 2:28:58 pm

Auckland Council Submission Draft Rangihoua Plan

Many years ago I frequently attended volunteer tree planting days planting trees on the margins of streams and wetlands near to the Onetangi Sports Park. I have also attended working bees to help rid Rangihoua of the dreadful moth plant and other weed species. I am now a regular walker within the Rangihoua reserve sometimes using mountain bike tracks, horse trails and taking short cuts across sport fields or the golf course when it is safe to do so.
As the Rangihoua Reserve has been identified as a place of Ecological Significance I would like to see an emphasis on re establishing and re storing the natural wetlands and streams within the reserve including the removal of landfill and rubbish.
I support more tree planting and weed control within the reserve and the surrounding areas to enhance natural habitats and improve ecological values. This includes a buffer planted margin adjacent to streams and wetlands of at least 20m. Where this may conflict with sporting or other activities that preference be given to restoring the wetlands.
I support restoring migratory fish paths by removing any barriers.
I agree with Council that the water courses and wetlands and informal recreation management areas should no longer be considered appropriate locations for expansion of golfing in the reserve.

Regards
Peter Lumsden
[redacted]

Sent from Mail for Windows

From: Dee Austring
To: Rangihoua Onetangi RMP
Subject: Fwd: In Support of Forest and Bird"s Submissions
Date: Friday, 4 November 2022 3:55:33 pm

I totally support Forest and Bird's submissions on riparian zones and removal of barriers to fish passage for the Rangihoua Wetlands and wider reserve. There is plenty at stake for nature.

Kia kaha; noho ora mai!

Dee Austring ~~~~~~~~~~~~ Waiheke Island, Aotearoa (NZ)
[redacted]

~*~

[redacted]

~*~

From:	Susan Pockett
To:	Rangihoua Onetangi RMP; [redacted]
Subject:	Re: Submission on Draft Management Plan for Rangihoua Reserve and Onetangi Sports Park
Date:	Friday, 4 November 2022 3:02:59 pm
Attachments:	Sage to AC Town 2017 -revocation of delegation and require for management plan.pdf AC- Lease to Waiheke Golf Club 2013.pdf Douwes et al 2018 NZMJ .pdf

POCKETT: SUBMISSION ON DRAFT MANAGEMENT PLAN FOR RANGIHOUA RESERVE AND ONETANGI SPORTS PARK

What I like about the Draft Plan

It says words to the effect: "The bush, streams and endemic kokopu fish in the south east corner of the Reserve constitute an ecosystem too important to be destroyed by the Waiheke Golf Club's long-standing desire to enlarge their golf course to 18 holes. Therefore we will not let the club expand into that area." This is a good decision and I thank Eugenie Sage for forcing Auckland Council to develop the Reserve Management Plan that now proposes it (as per Attachment 1).

What I don't like about the Draft Plan

1. It uses what can only be described as weasel words in an unworthy attempt to hide the fact that the Waiheke Golf Club has been essentially squatting on Reserve land at Rangihoua for the past ten years. Specifically, the Draft Plan talks about the Waiheke Golf Club's "current occupation rights" on the Reserve. In response to an email enquiry about the nature of these occupation rights, one of the authors of the Draft Plan (Kiri LeHeron) referred me to "a conditional agreement to lease entered into with Auckland Council on the 23 October 2013. The agreement expired on 5 October 2022."

What this agreement to lease was conditional on was not specified. No copy of the conditional agreement to lease was provided. Therefore I can only presume that the "conditional agreement to lease" in question is that shown in the second attachment to this submission. I further surmise that one of the main reasons this lease was never finalised was that in 2017, then Minister of Conservation Eugenie Sage revoked or withdrew her delegation to Auckland Council of her right to issue a lease on this reserve, as per the letter in Attachment 1 below. This letter means that the 2013 lease was never valid and hence could never have been validly extended to October 2022.

2. The 2013 "conditional lease" (which never became UNconditional) does mention rent, but not how much rent -- no specific figure. One must therefore presume that the Waiheke Golf Club has been enjoying exclusive rights to occupy a large section of this public Reserve, since 2013, without paying any rent to the Council for the privilege. (These 'rights' are of course 'exclusive' only in practical terms, in that there is no signage on the reserve to indicate danger zones, so any non-golf-club-member (or at least any who is aware that there even IS an active golf club on the reserve) wisely avoids the area altogether, to avoid the very real risk of being hit on the head by a flying golf ball. NB: This lack of signage must surely constitute breach of some Health and Safety regulation, in and of itself).

In any case, while the rest of us continue to pay ever-increasing rates to the Council, the Golf Club continues to pay no rates -- no rent -- no license fees -- and all the while continues to charge its own membership fees of :

Full Membership $625
Full Membership under 30's $315
Secondary Membership $585
Junior Membership (under 19) $100
Junior Membership (restricted) $50
Corporate Membership $1500
(2 persons nominated on NZ Golf and 2 guests at any one time)
Season Member (3 months) $310
Social Membership $25
[source https://www.waihekegolfclub.co.nz/playinginfo] Consequently, the club has accrued some

$400,000, which is currently sitting in a term deposit [source: Companies Office financial returns].

3. Lying, whether by commission or by omission, is generally regarded as morally bad. To avoid the appearance of lying, this Draft Plan should be amended to either (a) make the above situation clear or (b) ignore the past altogether and simply lay out measures that will be taken by Park Managers in the future. The latter would clearly be the more palatable option for all concerned (including the general, non-golfing community). The awful truth is that the Waiheke Golf Club currently has no legal 'occupation rights' to this land at all, and has not had any for at least ten years. Pretending otherwise -- as this Draft Plan does, by inventing the undefined term "current occupation rights" -- is a form of lying.

What I think should be added to the Draft Plan

I submit that the following measures should be taken by Park Managers in future, and should thus be added to the Draft Management Plan:

1. The Management Plan should include a firm statement that when the final plan is adopted, the Waiheke Golf Club must cease operations, unless and until a lease or license to occupy is agreed to and signed by ALL OF Auckland Council, the Waiheke Golf club and the current Minister of Conservation. Letting the club continue to squat on public property for any further time is not OK. Said lease or license should come into effect the moment the Management Plan is approved -- and that moment should not be delayed at the golf club's pleasure. It is already long past time this situation was regularised.

2. The lease or license in question should charge the Golf Club market rents or license fees, for specified occupation rights -- specifically NOT including expansion of the current 9 holes to 18, and specifically not including any rights over the ecosystem in the southeast area of the reserve.

3. Income from said rents or license fees should be ring-fenced for ongoing restoration of the ecosystem of the park, *particularly in the matter of restoring access to the sea of the resident kokopu population* in the south east corner of the reserve.

4. The Management Plan for the Reserve in general should specifically prohibit the use of glyphosate, anywhere on the Reserve.

In the matter of glyphosate use in general, Auckland Council is currently "guided by the EPA" (NZ Environmental Protection Authority).
Unlike regulatory agencies in an increasing number of other jurisdictions, the NZ EPA continues to ignore (i) the 2015 classification by IARC of glyphosate as "2A: Probably carcinogenic to humans" -- and (ii) the fact that Bayer, while continuing to deny that their product Roundup causes cancer, has so far agreed to settle nearly 100,000 U.S. lawsuits for $10.9 billion USD [https://www.carlsonattorneys.com/news-and-update/banning-roundup]. The third attachment below is a 2018 publication in the NZ Medical Journal, called "Carcinogenicity of glyphosate: Why is New Zealand's EPA Lost in the Weeds?". There is now no serious doubt among unconflicted scientists that glyphosate is harmful to all life, not just those plants deemed weeds. Children should not be playing on fields contaminated with this stuff. Rare endemic fish should not have their dwindling environment polluted by it. Rangihoua could reasonably become a pilot project, funded by the Golf Club's rents, leading the way to Auckland Council's final switch-off of the glyphosate tap.

Susan Pockett PhD
[redacted]

Hon Eugenie Sage

Minister of Conservation
Minister for Land Information

Associate Minister for the Environment

0 8 DEC 2017

Chief Executive
Auckland City Council
135 Albert Street
Auckland 1010

Dear Mr Town

Rangihoua Recreation Reserve

Since my appointment as Minister of Conservation, I have become aware of proceedings brought by the Hauraki Gulf Environment Society (HGES) against the Auckland Council (Council), the Waiheke Golf Club (the Golf Club) and the Minister of Conservation in relation to the Rangihoua Recreation Reserve on Waiheke Island.

I have a number of issues, which I set out below:

(a) Given the requirements of s 41 of the Reserves Act 1977, I am concerned that there is no management plan for the reserve. A draft plan would signal to the public how the Council intends to manage the reserve and would enable the public to respond in a meaningful way;

(b) I have some concerns whether the Local Board is able to make decisions on granting leases. Even if it can, neither it nor the Council has exercised the prior approval role of the Minister of Conservation under s 54 of the Reserves Act 2977. The lease is not, therefore, in force;

(c) The biodiversity values of the reserve appear to be high at a regional level and it is not clear to me, or I suspect others, the extent to which these have been considered in progressing the proposed lease.

The foregoing lead me to conclude that greater oversight by me of the implementation of the Reserves Act in relation to the Rangihoua reserve would be desirable. In consequence, I advise that I am withdrawing my delegation for the Council to exercise my prior approval power under s 54(1) of the Reserves Act in respect of this matter, effective immediately. As noted above, it is incumbent on the Council to prepare a management plan and I would expect the Council to begin work on this as soon as possible.

I was intending to encourage the parties to the High Court proceedings to carry out further mediation in an attempt to settle their differences, but I understand that the

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proceedings have now been discontinued by the plaintiff, Hauraki Gulf Enhancement Society Inc.

With respect to the values of the reserve, I am prepared to offer the assistance of Department of Conservation officials, if you consider the department's input would be useful – for example, in assessing the reserve's ecological values. If you wish to take up this offer I suggest you contact Andrew Baucke, Director, Operations Auckland (abaucke@doc.govt.nz).

Yours sincerely

E M Sage

Hon Eugenie Sage
Minister of Conservation

RECREATION RESERVE LEASE FOR PREMISES AT 133-165 Onetangi Road, Waiheke Island

between

AUCKLAND COUNCIL

and

WAIHEKE GOLF CLUB INCORPORATED

(Where Tenant owns Premises or improvements s54(1)(c)

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DEED OF LEASE dated the 21 day of OCTOBER 2013

BETWEEN **AUCKLAND COUNCIL** ("Council")

A N D **WAIHEKE GOLF CLUB INCORPORATED** ("Tenant")

BACKGROUND:

A. The Council is the fee simple owner of the Reserve. The Reserve is classified as a Recreation Reserve pursuant to section 17 of the Reserves Act1977.

B. The Council has agreed to lease to the Tenant part of the Reserve under Section 54(1)(c) of the Reserves Act 1977.

C. The Tenant proposes to carry out the Golf Course Development on the Premises in accordance with the Golf Course Development Plan.

D. The Tenant has agreed at its cost in all respects to complete the Golf Course Development and the parties have agreed to enter into a lease for that purpose.

E. The Tenant owns the Buildings and other Improvements (other than the Existing Clubrooms Building and Tractor Shed Building).

GRANT:

The Council leases to the Tenant and the Tenant accepts the lease of the Premises for the Term, at the Rent and subject to the covenants, conditions, agreements, and restrictions in this Lease.

In witness of which the parties execute this Lease:

SIGNED for and on behalf of the **AUCKLAND COUNCIL** under delegated authority in the presence of:

Witness signature

Kim O'Neill
Full Name

Team Leader, Community Leases
Occupation

Private Bag 92300, Auckland
Address

Regional Operations Manager

SIGNED by the Tenant (by affixing its common seal) in the presence of:

CLUB VICE-PRESIDENT

COMMITTEE MEMBER

Waiheke Golf Club Incorporated
The Common Seal of
Registration Number: 224074

REFERENCE SCHEDULE

PREMISES:

The land that is the part of the Reserve containing approximately 37 hectares more or less (as shown marked *Golf Course* on the attached plan) together with the Existing Clubroom Building and Tractor Shed Building which shall remain the property of the Council. The Tenant owns the Trolley Shed and will own any other Building and Improvement(s) situated or to be situated on that land.

The Premises will include the right to the Tenant to have access across the Watercourses:

- In those locations on the Reserve identified on the Golf Course Development Plan for the purposes of playing golf; and
- For the purpose of maintaining the bore situated in a Watercourse as at the Commencement Date, together with all associated water reticulation piping; and
- For the purposes of carrying out the work contemplated by the Resource Consent in accordance with the provisions of the resource Consent;

all such access to be exercised in accordance with such written directions as may from time to time be made by Council, acting reasonably

The Premises will exclude the following:

- A 5 metre wide, GPS plotted, public walking access strip along the eastern and southern boundaries of the Park (marked orange on attached plans)
- A minimum 10 metre wide, GPS plotted, public access strip around the Coastal Marine Area (marked yellow on attached plans)
- The three significant waters adjacent to the golf course (marked wetland area on attached plans).

RESERVE:

Recreation Reserve known as Onetangi Sports Park/Rangihoua Park - *being Part Lot 15 DP 11657 and Lot 2 DP 94533. NA30A/192 and NA 50D/1051*

TERM:

The period commencing on the Commencement Date and ending on the Expiry Date.

COMMENCEMENT DATE:

The date on which the Lease achieves the consent of the Minister of Conservation

EXPIRY DATE:	5 October 2017
RENEWAL TERMS (IF ANY):	One (1) term of five (5) years
FINAL EXPIRY DATE:	5 October 2022
RENT:	$1.00 plus Goods and Services Tax (if demanded)
RENT REVIEW DATES (IF ANY):	On renewal of the Lease, or in the event of a change in lease policy, then in accordance with clause 4 of the Lease
REQUIRED USE:	Golf course, golfing activities and associated clubhouse facilities and activities
MINIMUM PUBLIC RISK INSURANCE COVER:	$5 million

GENERAL PROVISIONS

1. INTERPRETATION

In this deed unless the context indicates otherwise:

1.1 Definitions:

Act means the Reserves Act 1977;

Building means any building(s) on the land comprised in the Premises, whether owned by the Council or owned by the Tenant;

Building Work means work for or in connection with the construction, alteration, demolition or removal of a building or any fixtures or improvements and includes earthworks preparatory to or associated with that construction, alteration, demolition or removal and any work of a structural or retaining nature, and services associated with that work;

Council means Auckland Council;

Excepted Event means:

(a) fire, flood, explosion, lightning, storm, earthquake or volcanic activity;

(b) the occurrence of any other peril against the risk of which the Council is insured or has covenanted to insure under this Lease;

Existing Buildings means the Council owned clubroom and tractor shed buildings located on the Premises);

Golf Course Development means the development and construction of a 18 hole golf course on the premises

Golf Course Development Plan means the plan providing for the relocation of the existing clubrooms and the construction of an 18 hole golf course on the Premises and works in the adjoining stream and wetland areas which are not included in the Premises, all documented in the LA4 Plan dated April 2008;

Improvement means any improvement on the land comprised in the Premises, and includes all pipes, drains, conduits and other connections for utilities that primarily serve the Premises, regardless of whether they are located within the Premises;

Maintenance Plan means the plan prepared by the Tenant for the maintenance of the Buildings and Improvements;

Management Plan means any Management Plan prepared under section 41 of the Act for the Reserve;

Minister means the Minister of Conservation;

Premises means the premises defined in the Reference Schedule;

Public Accessways means accessways available to the public and more specifically outlined on the attached lease boundary plans and marked orange for pedestrian access and yellow for shared pedestrian, horse and cycle access;

Reserve means the reserve designated as Recreation Reserve under the Reserves Act 1977 as named in the Reference Schedule;

Resource Consent means consent R/LUC/2009/728 and attached in Third Schedule;

Tenant means the tenant set out on page 1;

Tenant's Agent means a person for whose acts or omissions the Tenant is responsible;

Watercourses means the watercourses on the Reserve;

1.2 **Defined Expressions:** expressions defined in the main body of this deed have the defined meaning in the whole of this deed including the background;

1.3 **Gender:** words importing one gender will include the other genders;

1.4 **Headings:** section, clause and other headings are for ease of reference only and will not affect this deed's interpretation;

1.5 **Negative Obligations:** any obligation not to do anything will include an obligation not to suffer, permit or cause that thing to be done;

1.6 **Parties:** references to parties are references to parties to this deed;

1.7 **Persons:** references to persons will include references to individuals, companies, corporations, partnerships, firms, joint ventures, associations, trusts, organisations, governmental or other regulatory bodies or authorities or other entities in each case whether or not having separate legal personality;

1.8 **Plural and Singular:** words importing the singular number will include the plural and vice versa;

1.9 **Schedules:** the schedules to this deed and the provisions and conditions contained in these schedules will have the same effect as if set out in the body of this deed;

1.10 **Sections, Clauses and Schedules:** references to sections, clauses and schedules are references to this deed's sections, clauses and schedules;

1.11 **Statutes and Regulations:** references to any statutory provision will include any statutory provision which amends or replaces it, and any subordinate legislation made under it.

2. TERM

2.1 The Term of this Lease will commence on the Commencement Date and will end at 5pm on the Expiry Date.

2.2 Upon expiry, the Council will at the Tenant's cost grant the Tenant a lease of the Premises for the Renewal Term as set out in the Reference Schedule, if:

2.2.1 the Reference Schedule provides for a Renewal Term;

2.2.2 the Tenant is not in breach of any of its obligations under this Lease, both at the time it gives its notice under the next sub-clause, and at the end of the Term (in each case following receipt of written notice from Council specifying the breach and requiring it to be remedied and the Tenant not having remedied that breach) during the Term);

2.2.3 the Tenant has given to the Council written notice that it wishes to renew the Lease not less than 3 months before the end of the Term; and

2.2.4 in the opinion of the Council there is sufficient need for the Required Use, and that the Premises or any part of them are not required for any other purpose in the public interest.

2.3 The new lease under clause 2.2 will be on the same terms as this Lease, except:

2.3.1 its term plus any further rights of renewal will not extend beyond the Final Expiry Date stated in the Reference Schedule;

2.3.2 the rent payable under the new lease will be the amount determined under clause 4.

2.4 The Tenant will execute a Deed of Renewal in the form prepared by the Council's solicitor, if required to do so by the Council.

3. RENT

3.1 The Tenant must pay the Rent to the Council, if demanded, by equal annual instalments in advance. The first of these instalments is due on the Commencement Date. However, the Tenant may elect to pay the rent by equal monthly instalments in advance on the first day of each month, if the Council has reviewed the rent for the Premises.

3.2 The Tenant must not reduce any payment of rent by making any deduction from it or set off against it.

4. RENT REVIEW

4.1 The Council is entitled at its sole discretion to set a policy from time to time as to the rent levels that will apply to space of the type that comprises the Premises. For example, those levels may vary according to the type of space, and the purpose for which the space is used.

4.2 If the Council sets such a rental policy the Council will be entitled to review the rent for the Premises from the next Rent Review Date or Expiry Date.

5. OUTGOINGS

5.1 The Tenant must punctually pay all rates as defined in the Local Government (Rating) Act 2002 and any other charges levied by a local authority against the Premises if so required. The Tenant will also pay all charges for electricity, gas and any other service or utility charges addressed to either the Council or the Tenant for the Premises.

5.2 Where any of the above outgoings above are not levied wholly in respect of the Premises or the Term then the Tenant is only obliged to pay a fair proportion of such outgoings depending on the period during which and the area over which the outgoing has been charged.

5.3 The Second Schedule itemises the obligations of the Tenant and Council in relation to outgoings, utilities and services for the Premises (where applicable). In the event of any conflict between clauses 5.1 and 5.2 and the Second Schedule, the allocation in the Second Schedule will prevail.

5.4 The Council may from time to time have a policy, which entitles the Tenant to Rates relief or financial assistance. In that case the Tenant may make an application to the Council and a remission or funding may be granted according to that policy.

5.5 The Tenant must pay all Goods and Services Tax on the Rent and other payments made by the Tenant under this Lease either to the Council or as the Council directs. The Tenant will also pay any additional Goods and Services Tax the Council must pay, because the Tenant fails to pay when required.

6. REQUIRED USE

6.1 The Tenant must not use the Premises for any purposes except the Required Use.

6.2 The Council is entitled to make such enquiries as the Council thinks fit, including giving the Tenant an opportunity of explaining the usage of the Premises if at any time the Council is concerned that the Premises are not being used or sufficiently used for the Required Use. The Tenant will be in default of its obligations under this lease if following such enquiries and having considered the Tenant's explanation the Council reasonably forms the opinion that the Premises are not being so used or sufficiently used.

6.3 The Tenant shall in conjunction with Council, acknowledge Council's support for the development of the Premises on all external signage relating to the Premises. Acknowledgement of Council's support shall also appear on at least one substantial logo and an appropriate statement relating to Council's contribution to the development of the Premises. The Tenant will seek Council's approval for all such signage or promotional material prior to final production.

6.4 The signage (referred to in clause 6.3) shall be arranged by the Tenant at its cost and shall comply with all of the requirements of the Management Plan from time to time (if any) and all statutory requirements.

6.5 The external signage shall clearly set out the times that the Premises are available for use by the public and the procedure for booking the Premises.

6.6 The Tenant shall not affix paint or exhibit or permit to be affixed painted or exhibited any name sign nameplate signboard or advertisement of any description on the Premises without the prior written approval of Council PROVIDED HOWEVER the Tenant may erect informational or directional signage of a size and type, which does not require any regulatory consent without Council's prior written consent as landowner. Such approval shall not be unreasonably or arbitrarily withheld in respect of signage describing the Premises activities and opening hours,or for the purpose of attracting new members or seeking sponsors, PROVIDED HOWEVER Council shall have the right and power to require the Tenant to remove any such sign, nameplate, signboard or advertisement where Council considers it to be any of the following:

6.6.1 Offensive;

6.6.2 Not of appropriate size;

6.6.3 Not erected in a suitable location;

6.6.4 Likely to damage the Premises;

6.6.5 Not in accord with the general standard of finish and decoration to the Premises;

6.6.6 Likely to bring Council into disrepute or ridicule; or

6.6.7 Not in any conflict with any naming rights reserved or granted by Council.

6.7 Council may require that any sign, nameplate, signboard or advertisement erected upon or fixed to the Premises complies with the reasonable standards that Council may from time to time set is to type, quality, materials, colour and size.

7. CONDUCT ON THE PREMISES

7.1 The Tenant must not use or permit the Premises or any part of the Premises to be used for any activity which is or may become dangerous, offensive, noxious, noisy, illegal or immoral, or which is or may become a nuisance or annoyance to the Council, other users The carrying on of the Required Use shall not be deemed to constitute a breach of the Lease under this clause.

7.2 The Tenant must not allow any disorderly conduct to take place on the Premises and must limit noise levels to a moderate level, and in particular must keep the noise level at the boundaries of the Premises to within the requirements of the District Plan.

7.3 The Tenant may make rules for the management and control of the Premises and for the conduct of persons using the Premises. Those rules must not be inconsistent with the terms of this Lease or the provisions of the Management Plan (if any). The consent of the Council ot the rules must be obtained before the rules can come into effect, with the exception of rules in relation to standard dress code and etiquette as these rules generally apply at golf clubs in New Zealand.

7.4 The Tenant must at all times comply with the Council's policy from time to time in effect relating to hiring, charges and other conditions of the use of sports grounds or reserve land.

8. COMMUNITY OBJECTIVES

8.1 The Tenant shall use the Premises in a manner consistent with the attainment of the Community Objectives in the First Schedule.

8.2 On each anniversary of the Commencement Date and at any other time considered reasonable by the Council, the Council and Tenant shall meet to review the Community Objectives and to consider options for maximising use of the Premises. This review may include but is not limited to consideration of facility sharing, partnerships and amalgamation of organisations as well as any submissions made by members of the public or representatives of organisations using or wishing to use the Premises and any other factors relevant to the ability of the Tenant to better attain the Community Objectives

9. LIQUOR LICENCES

9.1 The Tenant must not apply for a liquor licence or renew or vary any liquor licence for the Premises or any part of them without first obtaining the written consent of the Council as owner or administering body (on behalf of the

Department of Conservation) of the Premises. The Council has complete discretion, in this capacity:

9.1.1 To refuse consent to any application for a liquor licence on the Premises; or

9.1.2 To require the Tenant to modify any part of the application, for a licence for example as to the days or times of the day for which the licence is sought, or the type of licence being sought.

9.2 If the Tenant obtains a liquor licence, it is the Tenant's obligation to maintain a safe and responsible approach to the use of the Premises for that purpose. If there is a significant breach of that obligation, the Council may, without limiting its powers, warn the Tenant in writing that a second such breach will lead to the Council determining this Lease. If there is a second significant breach, this will be treated as being a breach of an essential term of this Lease entitling the Council to determine the Lease immediately in accordance with clause 22.1.3, as if the 28 day notice referred to in clause 22.1.3 had already been served on the Tenant.

10. TENANT'S ANNUAL REPORT

10.1 The Tenant within 3 months of the end of each financial year will provide the following information to the Council:

10.1.1 A set of its financial accounts for that financial year. If the Tenant's constitution/rules of incorporation require that the accounts be audited, then audited accounts are required;

10.1.2 A copy of the Tenant's chairperson or president's report of the Tenant's activities during that financial year;

10.1.3 A copy of any changes to its constitution that have not been previously approved under clause 21.2;

10.1.4 An up to date list of the Tenant's chairperson or president, secretary and other committee members, together with their addresses and other contact details.

10.2 The Council will be entitled at any time on reasonable notice to appoint an auditor, being a Chartered Accountant in private practice, to inspect and audit all of the books of account, statements, documents, records, returns, papers and files of the Tenant relating to the Required Use. The Tenant at the request of the Council shall make the same available for inspection or audit at the Premises or at such other place as the Council may reasonably require.

11. OPEN MEMBERSHIP

11.1 Any person who complies with the usual rules of the Tenant and pays any subscription may join the Tenant's organisation.

11.2 If any person who has earlier been a member of the Tenant but who ceased to be a member as a result of conduct disqualifying that person from continued membership applies for membership of the Tenant and that application is refused then, if requested by the Council, the Tenant must call a special meeting of the members of the Tenant. At that meeting, a vote must be taken among the members present, and that person will become a member if two thirds or more vote in favour of that person's admission.

11.3 The Tenant must comply with the Human Rights Act 1993 so far as it applies to the Tenant.

12. PUBLIC ACCESS

12.1 The Tenant must allow any member of the public who behaves in a reasonable manner to enter the Premises as a spectator without charge.

12.2 The Tenant must, when the Premises are open for use by the public, make the toilet facilities in the Premises available to the public without charge.

12.3 The Tenant must allow any member of the public, on payment of a reasonable fee (if required), to take part in the recreational activities permitted by this Lease in the recreation area in the Premises at the times when the Premises are open for recreation, as long as that person is suitably dressed, behaves in a reasonable manner and complies with the rules of the Tenant.

12.4 Clauses 12.1, 12.2 and 12.3 notwithstanding, the Tenant may not, without the prior written approval of the Council, exclude the public from the Premises for not more than 40 days in any one year during the Term, but not more than six days consecutively. At those times, the Tenant may make a charge for admission to the Premises. However, that charge must receive the prior written approval of Council.

12.5 The Tenant must obtain the Council's approval for any fees charged to the public for the use of the Premises.

13. INSURANCE

13.1 The Tenant will insure its Buildings and Improvements against damage or loss for any cause.

13.2 The insurance will be for the full cost of reinstatement, including all professional and consent fees, and costs of demolition, site clearance and any works required by statute.

13.3 The Tenant will maintain the following insurances during the term:

13.3.1 Public risk (which includes a tenants liability clause) for at least the Minimum Public Risk Insurance stated in the Reference Schedule, or any higher amount the Council reasonably requires;

13.3.2 Replacement of all glass in the premises;

13.3.3 Contents; and

13.3.4 The indemnity value of the Tenant's Improvements.

13.4 The Tenant's insurance will be on terms and conditions and with a reputable insurer of which the Council reasonably approves. The Tenant will provide the Council with proof of the insurance and the terms of it on the Commencement Date stated in the Reference Schedule, and every 12 months from the Commencement Date. The insurance will be in the joint names of the Council and the Tenant for their respective interests.

13.5 Whenever the Council requests it to, the Tenant will provide the Council with a copy of the insurance policy for the insurances it must maintain, plus evidence that the Tenant has paid the premium.

13.6 The Council will insure its buildings for their full replacement value against damage or loss for any cause.

14. DAMAGE TO OR DESTRUCTION OF THE PREMISES

14.1 If any Building or Improvement is destroyed or so damaged so as to render the Premises untenantable, the insured party will advise the other party within 3 months of the date of the destruction or damage whether the insured party wishes to restore its Buildings and Improvements. The insured party will provide the other party with reasonable evidence that it has the funds and is able to obtain all the necessary permits and consents to carry out the work. This Lease will continue and the insured party will promptly restore its Buildings and Improvements within a reasonable period, if the other party advises the insured party (in writing) that the other party is reasonably satisfied that the insured party is able to do so. The insured party will comply with clause 15.1 in relation to the restoration work.

14.2 This Lease will end at the end of the 3-month period under the previous clause 14.1, if any of the following occur:

14.2.1 an insured party does not give a notice under that clause;

14.2.2 the insured party gives notice that it does not wish to restore its Buildings and Improvements; or

14.2.3 either party is not reasonably satisfied the other party is able to promptly restore its Buildings and Improvements within a reasonable period, and advises the other party in writing accordingly.

Any termination under this clause will be without prejudice to the rights of either party against the other.

14.3 The parties will with all reasonable speed repair damage, or reinstate the area affected, if any Building or Improvement is damaged, but the Premises are still tenantable. However, either party will be entitled to end this Lease by notice in writing to the other, if the insured party cannot obtain all the necessary permits and consents for the work within a reasonable period.

15. BUILDING WORK

15.1 The Tenant may not:

15.1.1 erect any Building or Improvement, or

15.1.2 alter, reinstate, extend, paint or redecorate any Building or Improvement without:

15.1.2.1 first supplying the Council with detailed plans and specifications and a project programme; and

15.1.2.2 obtaining the prior written approval of the Council as landowner. All costs of the Council in respect of such approval (including architects and consulting fees) shall be paid by the Tenant.

15.2 The Council will not withhold its consent arbitrarily or unreasonably, under clause 15.1.2.2 if the proposed Building Work:

15.2.1 is in accordance with the Management Plan (if any);

15.2.2 complies with any reasonable standards applicable to the Reserve (whether or not included in the Management Plan) which the Council may from time to time set as to the design, quality, materials and colour of any Buildings and Improvements;

15.2.3 will not in the opinion of the Council overload or endanger the proper working of any services, utilities or amenities; and

15.2.4 will be carried out under the supervision of an architect, project manager, engineer or other suitably qualified person.

15.3 If the Council as landowner gives its approval under clause 15.1.2.2 then the Tenant must promptly complete the Building Work in a proper and workmanlike manner in accordance with the approved plans and specifications and all approvals, permits and consents.

15.4 The Tenant must obtain all consents required under the Building Act 2004 and the Resource Management Act 1991 and provide the Council (as landowner) with a copy of those consents. Approval of the Council under clause 15.1.2.2 will not be deemed to affect the Council's duties as a regulator as to those statutory consents.

15.5 In granting consent or approval under this clause 15 the Council will not be deemed to have warranted that the plans or specifications are suitable for the Tenant's purposes or that any person involved in the work is suitable or adequately qualified.

15.6 During the construction of the Building Work the Tenant must maintain, in the joint names of the Council and the Tenant for their respective interests, builders' risk and public liability insurance for amounts approved by the Council and will provide the Council with a copy. All Building Work is at the sole risk of the Tenant.

15.7 If during the course of the Building Work the Council reasonably considers the Tenant is failing to adhere to the approved plans or specifications, the project programme, the standards referred to in clause 15.2.2, or reasonably considers that the project is not being properly managed, the Council may by notice in writing to the Tenant require that all work stop immediately, or require it to take other action as necessary to mitigate the Council's concerns.

15.8 On completion of the Building Work, the Tenant must provide the Council with a copy of the code compliance certificate under the Building Act 2004 and a complete set of drawings and/or as-built plans accurately showing Buildings and Improvements as constructed or altered.

16. MAINTENANCE OF GROUNDS AND SURROUNDS

16.1 The Tenant must maintain the grounds and surrounds of the Premises in a tidy and attractive condition, including in accordance with good golf course management practices, at all times to the satisfaction of the Council acting reasonably.

16.2 The Tenant must take effective measures to prevent any noxious weeds and recognised environmental plant pests growing on the Premises and comply with the provisions of the Biosecurity Act 1993. The Tenant must also ensure that the Premises are kept free from stones, broken glass, litter, and other detritus.

16.3 Other than as provided for in the Development Plan, the Tenant may not without the prior written consent of the Council plant new trees on the Premises. The Tenant must maintain any trees on the Premises in a neat and tidy condition. The Tenant must not remove any tree without the Council's prior written consent.

16.4 The Tenant must maintain adequate vehicle access within the Premises.

16.5 The Second Schedule itemises the obligations of the Tenant and Council in relation to the maintenance of the grounds and surrounds of the Premises (where applicable). In the event of any conflict between this clause 16 and the Second Schedule, the allocation in the Second Schedule will prevail.

17. MAINTENANCE PLAN, MAINTENANCE AND RENEWAL OF BUILDING AND/OR IMPROVEMENT

17.1 The Tenant shall prepare the Maintenance Plan which shall demonstrate how it proposes to maintain its Buildings and Improvements during the Term with the exception of the maintenance obligations of the Council as described in clause 17.10. The Maintenance Plan shall address the following specific matters:

17.1.1 A programme of Routine Maintenance during each lease year;

17.1.2 A programme of renewal and rehabilitation Maintenance including end of life projections, details of how replacements and renewals are identified and lifecycle costs;

17.1.3 Details of how Maintenance will be achieved, monitored, and implemented;

17.1.4 A timetable for review of the programmes under clauses 17.1.1 and 17.1.2; and

17.1.5 Cash flow forecasts of costs and a funding strategy for Maintenance.

17.2 The Tenant must within 3 months of signing this Lease present to the Council for its approval the proposed Maintenance Plan referred to in clause 17.1. The Council will consider the proposed Maintenance Plan and may require amendments to the Maintenance Plan prior to approving it.

17.3 The Council may review the Maintenance Plan on each fifth anniversary of the Commencement Date throughout the term of this Lease.

17.4 Other than maintenance which is the responsibility of Council under clauses 17.10 and 17.11, the Tenant shall at its own cost at all times clean, maintain, repair, redecorate, replace, renew and keep in good and substantial order, repair and condition in all respects the whole of the interior and exterior of the Building and Improvement in the same condition as at the Commencement Date (or in respect of Building Work carried out after the Commencement Date at the date that the Building Work was carried out) and shall also be responsible for all repairs and replacement of the structure and roof of the Buildings and Improvements when necessary and/or when required by Council. The Tenant will do this to the satisfaction of the Council. At the expiration or termination of the Term, the Tenant shall yield the Buildings and Improvements up to the Council in like good order, repair, and condition.

17.5 Without limiting the foregoing, other than in an Excepted Event and as provided for in clauses 17.10 and 17.11, the Tenant shall (at its own cost) :

17.5.1 Repair, maintain, replace and renew all technology, machinery, plant, equipment, including mechanical and ventilating air-conditioning equipment, and fire-fighting equipment, electric, light or power installations in or upon the Buildings and Improvements (if any), and shall keep the same in a sound and safe working condition The Tenant shall comply with all statutory requirements relating to the inspection, maintenance, safety, and operation thereof;

17.5.2 Repair or replace as reasonably necessary any windows, doors, glazing, light fittings and light bulbs, carpets and floor coverings with the same or similar quality; and

17.5.3 Implement the Maintenance Plan and annually review the Maintenance Plan in order to ensure that the Tenant's obligations under this clause are fulfilled. The Tenant shall make such changes to the Maintenance Plan, as the Council shall reasonably require.

17.6 The Tenant acknowledges that its obligations hereunder include an obligation to carry out any works of a structural nature, and require compliance with the provisions of clause 15.

17.7 The Second Schedule itemises the obligations of the Tenant and Council in relation to the Routine Maintenance of the Premises (where applicable). In the event of any conflict between this clause, the Maintenance Plan and second Schedule, the obligations in the Maintenance Plan shall prevail over Second Schedule which shall prevail over this clause.

17.8 The Tenant must remove any externally visible graffiti from any Buildings or Improvements within 5 days of any defacement occurring.

17.9 The Tenant shall permit the Council or any person authorised by the Council to enter the Premises at any time to carry out repairs to the Premises, if such repairs have not been carried out by the Tenant when required.

17.10 The Council shall be responsible for maintaining the exterior and fabric of its buildings and for all matters of compliance in respect of its buildings in a sound and weather-tight condition and for all matters of compliance in respect of its buildings.

17.11 The Council will maintain and repair the building services and electrical supply infrastructure to the point(s) of entry to the Existing Clubroom and Tractor Shed Buildings and will replace the electrical switchboard(s) and wiring in the said buildings, should these need replacement for health and safety reasons or to meet compliance with,legislation at its cost.

18. OWNERSHIP AND REMOVAL OF BUILDING OR IMPROVEMENT

18.1 The Tenant owns the Buildings and other Improvements (other than the Existing Clubrooms Building and Tractor Shed Building).

18.2 The Tenant may not pull down or remove any Buildings or Improvements without first obtaining the written consent of the Council.

18.3 At the end of this Lease whether by expiry of the term, breach of condition or otherwise, the Premises together with any and allBuilding(s) and Improvement(s) belonging to the Tenant will revert to the Council without any compensation whatsoever being payable to the Tenant by the Council.

18.4 Despite clause 18.3, at the end of this Lease, having regard to the condition and safety of the Premises and the Building and Improvement, and the requirements of any management plan for the Reserve, the Council will have the following rights with respect to the Building and Improvement the Tenant has constructed or made:

18.4.1 the Council may make the Premises available to another community group approved by the Council, in which case the Council may require any incoming tenant of the Premises to pay to the Tenant the value of the Tenant's Building and Improvement. This value, or amount to be paid, is to be agreed by the parties or if they cannot agree, it is to be determined in accordance with clause 18.4.4.

18.4.2 the Council may require the Tenant on written notice from the Council to remove all or some of the Tenant's Building and Improvement, in which case the Tenant will, within a reasonable time as stipulated in the notice, and in the manner stipulated in that notice, remove the Building and Improvement, and if this is not done within the stipulated time or in the stipulated manner then the Council may remove the same at the cost in all respects of the Tenant.

18.4.3 Where the Building and Improvement erected by the Tenant are of value to the Council, the Council may pay the Tenant the value of the Building and Improvement, as agreed by the Council and the Tenant. This value is to be agreed by the parties or if they cannot agree it is to be determined in accordance with clause 18.4.4. Whether the Building and Improvement are considered to be of value to the Council for the purpose of this sub-clause is entirely a matter for the Council's discretion.

18.4.4 Where under clause 18.4.3 the parties cannot agree on the value of the Building and Improvement within 14 days, each party will within a further 14 days appoint a registered valuer to act as an expert for the purpose of determining the value of the Building and Improvement. The valuers will appoint an umpire who need not be a registered valuer, whose recommendation will be forwarded to the Minister to determine the final value of the Building and Improvement.

18.5 At the end of this Lease, the Council may remove from the Premises any chattels in the apparent possession of the Tenant and place them outside the Premises and the Council shall not be answerable for any loss resulting from the exercise of the power of re-entry.

19. ACTS, REGULATIONS, BYLAWS, RULES AND MANAGEMENT PLAN

19.1 The Tenant must comply with all Acts, Regulations, Bylaws, District and Regional Plan Rules and the Management Plan (if any) as they affect the Premises.

19.2 Where any Building requires a compliance schedule under the Building Act 2004 ("the Building Act") the Tenant shall at its own cost fully comply with all obligations imposed under the Building Act including but not limited to:

19.2.1 complying with any requirements specified in any compliance schedule issued by the Council in its regulatory capacity;

19.2.2 ensuring the Building has at all times a current building warrant of fitness and obtaining any written reports relating to compliance with the compliance schedule;

19.2.3 complying with any notices issued by the Council in its regulatory capacity under the Building Act.

19.3 The Tenant shall at all times display at a place in the Building to which users of the Building have ready access, a copy of the current building warrant of fitness showing the location of the compliance schedule.

19.4 The Tenant shall make available to the Council in its capacity as Landlord:

19.4.1 prior to the annual anniversary of the issue of the compliance schedule a copy of the compliance schedule together with any written reports relating to compliance with the compliance schedule; and

19.4.2 on every subsequent annual anniversary a copy of the current building warrant of fitness for the Building together with any written reports relating to compliance with the compliance schedule.

19.5 The Tenant shall:

19.5.1 be incorporated under the Incorporated Societies Act 1908 or registered under the Charitable Trusts Act 1957 and remain incorporated or registered for the Term;

19.5.2 comply with all of its obligations under the Incorporated Societies Act 1908 and the Charitable Trusts Act 1957 (where appropriate) including but not limited to the keeping of an up-to-date register of members containing the names addresses and occupations of members; and

19.5.3 deliver annually to the Registrar of Companies in prescribed form an annual financial statement containing the particulars required by the Incorporated Societies Act 1908 or the Charitable Trusts Act 1957.

19.6 The Tenant acknowledges that the Council is subject to the provisions of the Copyright Act 1994 in relation to the payment of fees for the broadcast and performance of music on the Premises. The Council has entered into a licence(s) with the Australasian Performing Rights Association (APRA) and with Phonographic Performances New Zealand (PPNZ), the two statutory bodies empowered to administer the Copyright Act, to authorise the public broadcast and performance of music in respect of some groups which occupy and use Council's land(s) and some activities which may occur on the land. Where the Tenant is contemplating the use of recorded music or the live performance of music on the Premises in the course of the Required Use, the Tenant must make all reasonable enquiries to ascertain whether the said use is covered under the Council's licence(s) with APRA and PPNZ. Where the Premises or proposed activity is not so covered, the Tenant must obtain directly from either or both APRA and PPNZ the relevant licence(s) prior to undertaking the activity.

19.7 In the event the broadcast or performance of music is contemplated in the course of an activity and where the Tenant proposes to levy a charge on the public for attending the said activity, the Tenant must obtain a licence from APRA and/or PPNZ prior to undertaking the said activity in every instance .

19.8 The Tenant agrees to indemnify Council to the fullest extent against any claims made or liability however incurred in respect of the Tenant's responsibilities under clauses 19.6 and 19.7.

20. GOLF COURSE DEVELOPMENT

20.1 The Tenant has been granted Resource Consents to undertake earthworks within the watercourses in the wetland areas on the Reserve for the purposes of development of the golf course.

20.2 The Tenant will undertake the earthworks and other works strictly in accordance with the Consent(s) conditions and the approved Golf Course Development Plan, all such earthworks and other works to be achieved in accordance with the Auckland Regional Plan: Air Land and Water section 14 of the Resource Management Act.

20.3 The Tenant shall provide Council with an up-to-date programme for the development of the 18 hole golf course within twelve months from the Commencement Date of the Lease. Representatives of the Council and the Tenant shall meet at least annually following the Council granting its approval to the Plan to report progress on the Tenant obtaining sufficient funding to complete the development and to review actual works undertaken towards that end.

21. WATERCOURSES

21.1 The Tenant acknowledges the importance of conserving and enhancing the Watercourses.

21.2 The Tenant shall take all necessary steps to ensure that is development and use of the Premises does not result in contaminated run-off entering the Watercourses. The Tenant shall also comply with any water-quality monitoring scheme applicable to the Watercourse.

21.3 The Tenant shall, at its own cost, establish such buffer and erect such signage, as approved by Council along the Watercourse to prevent entry into the Watercourses. Such approved signage shall be placed at regular intervals along the buffer-line during Golf Course Development of the importance and fagility of the Watercourses, and that the Waterscours must not be entered.

21.4 The Tenant shall be responsible for any active management of vegetation within the Watercourses that is required to preserve sight-lines required for the golf course (currently identified on the LA4 Golf Course Development Plan as the fairways for the 2nd, 6th, 8th, 12th, 14th, 17th and 18th holes). The Tenant will maintain vegetation within the Watercourses at these points strictly as agreed with the Council to ensure the management objectives for the Watercourses are not compromised.

21.5 The Tenant may not use the Watercourses for any purposes nor carry out any development, earthworks, or any alterations to the Watercourses except as approved by Council.

22. INSPECTIONS

22.1 The Tenant must allow the Council or any person authorised by the Council at all reasonable times on to the Premises and inside the Building to inspect them.

22.2 If the Council gives the Tenant notice of failure to do repairs required by this Lease, the Tenant must carry out work with all speed and complete the work in a diligent and workmanlike manner.

22.3 If the Tenant fails to comply with clause 22.2 then the Council is entitled to enter the Premises and carry out the work and the Tenant must pay the cost of that work on demand.

23. ASSIGNMENT AND SUBLETTING

23.1 The Tenant must not assign, mortgage, charge, sublet or part with possession of the Premises or any part of the Premises.

23.2 If the Tenant is an incorporated society or an association or trust (whether incorporated or not), any amalgamation, or any change in the Tenant's constitution or rules which affects the objects or purposes of the Tenant, will be deemed to be an assignment of this Lease unless the Tenant has obtained the Council's prior written approval to the change, which may be granted (with or without conditions) or withheld at the Council's discretion.

23.3 The Tenant may let out or hire the Premises or any part of the Premises to any responsible and respectable person or persons with a community, cultural or recreational interest. The Council is entitled to require the Tenant to obtain the prior written consent of the Council to any future letting or hiring under this clause, if the Council reasonably believes that the volume, extent and nature of any previous lettings or hiring has been inconsistent with the Required Use or have not complied with this clause. The Council will give the Tenant notice in writing to exercise its right under this clause. The Council is entitled to exercise its right at any time, and on one or more occasions. The Council is entitled to grant or withhold its consent at its absolute discretion. The Council will advise the Tenant if and when it no longer wishes to consent to lettings or hiring.

24. DEFAULT

24.1 In accordance with the procedures stated in sections 244 to 252 of the Property Law Act 2007, the Council may cancel this Lease and either re-enter the Premises or apply to court for an order for possession of the Premises, if the Tenant:

24.1.1 fails for 14 days after the due date to pay any instalment of the Rent or any other money payable under this Lease; or

24.1.2 fails for 14 days to comply with any of its obligations under the Building Act 2004 contained in clause 19 of this Lease; or

24.1.3 fails to observe or perform any other obligation under this Lease for 28 days after receiving notice of such failure; or

24.1.4 being an incorporated body:

(a) is or is deemed to be unable to pay its debts as defined in section 287 of the Companies Act 1993; or

(b) goes into liquidation (other than voluntary liquidation for the purpose of a restructure or amalgamation approved in writing by the Council); or

(c) is wound up or dissolved; or

(d) enters into any assignment or other compromise or scheme of arrangement with its creditors or any class of its creditors; or

(e) has a receiver, manager or receiver and manager appointed in respect of any of its assets.

24.1.5 being an unincorporated association or trust, is wound up, dissolved or becomes defunct.

24.2 The Council may without being under any obligation to do so remedy at the Tenant's cost any default by the Tenant under this Lease.

25. INDEMNITY

25.1 The Tenant hereby indemnifies the Council against all costs, claims and demands in respect of injury or damage resulting from anything done on the Premises or in the Building to the extent that any insurance moneys that would otherwise have been payable to the Council are irrecoverable because of the act or omission of the Tenant or Tenant's Agent.

26. DISPUTE RESOLUTION

26.1 Except for those provisions where the Council has a discretion contained in clauses 2.2, 4.1 and 23.3, if any dispute arises between the Council and the Tenant concerning this Lease, the parties will try in good faith to settle the matter by negotiation, and if that is unsuccessful by mediation.

26.2 If the dispute cannot be settled by negotiation or mediation, it will be referred to arbitration (under clause 25.3).

26.3 The dispute will be referred to a sole arbitrator if the parties agree upon one, and if not then the dispute will be referred to an arbitrator appointed by the then President or Vice President of the New Zealand Law Society.

26.4 The Arbitration Act 1996 will govern the arbitration and the arbitral award will be final and binding on the parties. However, either party is entitled to appeal to the High Court on any error of law arising out of the award.

27. NATURE OF THE COUNCIL

27.1 The Council has signed this Lease as the owner of the Premises. The Council is also the territorial authority for the area in which the Premises are situated. Nothing in this Lease limits or affects the duties and obligations of the Council as a regulatory authority under the Resource Management Act 1991, the Building Act 2004 or any other relevant statute. The Council will not be liable for any expense, costs, loss, or damages the Tenant or any person claiming through the Tenant suffers or incurs because of the Council lawfully carrying out its statutory duties.

27.2 Where this Lease requires the Tenant to obtain any consent or approval of the Council, the Council will grant that consent or approval in its capacity as the owner of the Premises only. The Tenant must separately obtain through the relevant department of the Council any consent or approval it requires from the Council acting as regulatory authority. Similarly, any consent or approval the Tenant obtains from the Council acting as territorial authority, does not constitute the consent of the Council in its capacity as the owner of the Premises.

27.3 Where the Tenant wants to give a notice to or otherwise communicate with the Council, the Tenant must address the notice to, or otherwise deal with the department of the Council from time to time charged with administering this Lease. A notice the Tenant sends that has not been addressed to that department will have no effect and will not have been given, until it has been actually received by that department. Any consent, approval or other permission obtained from any other department will not be binding on the Council.

27.4 The Council will advise the Tenant in writing at the Commencement Date as to the department of the Council charged with administering this Lease. The Council will advise the Tenant of any change as soon as practicable after the change comes into effect.

28. IMPLIED PROVISIONS

28.1 The covenants and provisions implied in leases by the Property Law Act 2007 and the Land Transfer Act 1952 will apply to this Lease except to the extent they are inconsistent with the terms of this Lease.

28.2 The Tenant will not call for this Lease to be registered, or lodge a caveat against the title to the Land.

29. COSTS

The parties will each bear their respective legal costs and expenses incurred in the preparation and completion of this Lease or any renewal or variation of it.The Tenant will bear all costs incurred by the Council in exercising any rights and remedies because of any default by the Tenant.

30. FUTURE PLANS

The Tenant has advised Council that it has future concept plans for the development of additional facilities on the Premises. The implementation of these plans requires substantial planning and fundraising by the Tenant and is unlikely to be achieved before the Final Expiry Date. The Tenant acknowledges that such a development requires both regulatory consent and consent by Council as landowner under this Lease and that full details of the additional facility must be supplied to Council in support of any application by the Tenant for a further term beyond the Final Expiry Date. Council has absolute discretion whether to approve the additional facilities and the grant of a further term to the Tenant beyond the Final Expiry Date. Council's decision whether or not to grant a further term of fifteen (15) years will be determined in accordance with the policy applying at the time of the application.

31. MINISTER'S CONSENT

This Lease is subject to the consent of the Minister, and the Council and the Tenant agree to use their best endeavours to obtain that consent.



SIGNED by
Acting Auckland Conservator, Department of Conservation, Auckland Conservancy, under delegated authority from the **Minister of Conservation** in the presence of:

Witness signature

Full Name

Occupation

Address

FIRST SCHEDULE

COMMUNITY OBJECTIVES

Name and Location of Land/Facility	Waiheke Golf Club 133 Onetangi Road, Onetangi, Waiheke Island
Name of the Community it serves	Waiheke Island
Local Board Area	Waiheke
Name of Community Group	Waiheke Golf Club
Postal Address	PO Box 278, Ostend, Waiheke Island
Contact person	Dawn Riley, Club President
Name of Community Lease Advisor	Robyn Campbell

Auckland Council and/or Local Board Priority	Performance Measure	Target	Achievements
Protecting and enhancing our Environment	Regular mowing and maintenance of the course (weather permitting) to provide an aesthetically pleasant park-like facility.	The club employs 1 full time Green Keeper who is assisted by a large number of volunteer workers (club members)	
	Upkeep of Roughs and out of bounds areas. Pruning of trees, as required, weed control and removal of overgrowth	Organised "Working Bees" to complete special projects	
	Encouragement for players to repair Divots and Pitch Marks	Sandbuckets are available for repair of divots	
	New planting	New specimen tree and shrub planting as golf course is developed and expanded	
	Wetland protection and restoration	Wetland protection and restoration in accordance with any resource consent conditions	

Developing a strong Community identity	Provide a well groomed Public Golf Course for visitors to the island; the course is open every day of the year. Hire clubs, trundlers and electric carts are available.	Summer '9 Hole" Twilight runs through the summer months, visitors are encouraged to come and play.	
	Encourage membership by offering affordable membership and green fees to all players including greatly reduced Junior Membership fees to encourage young players.	Free weekly lessons provided to High School Students as arranged and run by volunteers from both the high school and golf club	High successful last summer with over 20 students attending
	Place advertisements / posters at the schools to encourage students to take up golf.	The club has 10 sets of junior golf clubs which are available free of charge.	
	Encourage families to use the course; Sunday afternoons are regarded as family days.		
	Keep the community informed of the clubs activities and upcoming events	Weekly "Golf" column in the Gulf News updating the past weeks activities at the club.	
		Weekly "Caddy Chat" mailer sent to all members.	
	Provide reciprocal membership to other clubs on the island, this currently includes the RSA.	"Dad's Army" a group of senior players meet every Tuesday. 4 Electric Golf Carts available for disabled/ senior players	Well attended all year around
	Making the course available for charity and fund raisers.	The club often provides Gift Vouchers to local charities and fund raisers (Kindergarten, Swimming pool fundraising)	

Waiheke Local Board Priority: Building A Strong Community Identity	Continue to work closely with the Local Board and the local community to ensure good communication. Have good signage that encourages more people in the community to take up golf on Waiheke. Invite board members to club activities so they can see how well the club functions.	Encourage more new members. Encourage quarterly meetings with Local Board members	
Building our Local Economy	Promote 'Business House' Golf Encourage Local Business's to support and be involved with the club Encourage other club visits, bringing revenue to the island for accommodation, eateries and shopping Shirts / Caps with club logo available for purchase at the club The Club supports local business by shopping local. The Club employs local staff	Our calendar provides for two Business House "Fun" days a year 3 Annual Corporate Events are currently held; Sealink Open, Fullers Open and Placemakers Open. Shirts and Caps are purchased and embroidered locally Machinery, mowers and equipment are serviced locally. Bar and Cafe supplies are purchased locally. 1 Green Keeper, 1 part time Greens assistance and 3 Cafe/Bar Staff	
Protecting our Character	Staff are trained and certified to conduct their respective job(s) Signage is current and accurate to the trading hours and operation of the club Guests are welcome at all times Clubhouse is maintained to a high standard of cleanliness	All certificates are displayed Signage is regularly updated	

Improving our Infrastructure	Implementation of a Management structure befitting a club which is managed by volunteers Develop strong leadership and direction through Committee Maximise opportunities to gain support from local bodies and charitable organisation. As funds permit the further development of the course into an 18 hole facility.	Allocation of duties to Committee members Regular (monthly) Committee meetings to review financial situation and address any outstanding issues New Greens mower and mid deck mower purchased from funds received.	

SECOND SCHEDULE

UTILITIES, OUTGOINGS AND MAINTENANCE ITEMS

(Clauses 5, 16 & 17)

ITEMS	UTILITIES	COUNCIL Building	TENANT Building
UTILITIES	Water connection to Buildings	T	T
UTILITIES	Supply and maintenance of water metering equipment and water charges (if any)	T	T
UTILITIES	Power connection to Buildings	C	T
UTILITIES	Ongoing power charges	T	T
UTILITIES	Telephone connection to Buildings and ongoing charges, (i.e. telephone listings, internet access)	C connection only) T	T
UTILITIES	Rubbish collection	✓T	T
UTILITIES	Hygiene service contract	✓T	T

ITEMS	SERVICES	COUNCIL Building	TENANT Building
SERVICES	Fire service charges and maintenance charges in respect of all fire detection equipment, if required	C	T
SERVICES	Maintenance of all fire extinguishers and fire hose reels, if required	C	T
SERVICES	Security system service	✓T	T
SERVICES	Monitoring of security system and associated alarm call-outs	✓T	T

ITEMS	OUTGOINGS AND MAINTENANCE	COUNCIL Building	TENANT Building
RATES	Levies payable to any local or territorial authority	N/A	N/A
INSURANCE	Buildings – premiums against all insured risks	C	T
INSURANCE	Related valuation fees	C	T
INSURANCE	Contents (Tenant's chattels and possessions)	✓T	T
INSURANCE	Public liability insurance (as per Reference Schedule)	✓T	T
INSURANCE	Any insurance excess in respect of a claim (as Tenant managing their own risk)	✓C	T

ITEMS	OUTGOINGS AND MAINTENANCE	COUNCIL Building	TENANT Building
CLEANING	External	✓T	T
CLEANING	Internal	✓T	T
CLEANING	Windows – external	✓T	T
CLEANING	Carpet cleaning	✓T	T
CLEANING	Cleaning materials	✓T	T
CLEANING	Graffiti removal	✓T	T
CLEANING	Pest control	✓T	T
MAINTENANCE	Repairs – structural	C	T
MAINTENANCE	Repairs – external	C	T
MAINTENANCE	Repairs – internal	T	T
MAINTENANCE	Repainting – external	C	T
MAINTENANCE	Repainting – internal (i.e. decorative)	T	T
MAINTENANCE	Roof and guttering (including down pipes)	C	T
MAINTENANCE	Plumbing (i.e. blocked toilets, drains)	T	T
MAINTENANCE	Plumbing (i.e. replacement sink plugs, tap washers)	T	T
MAINTENANCE	Electrical (i.e. faulty switches, plugs, light fittings)	T	T
MAINTENANCE	Electrical (i.e. replacement light bulbs, fuses)	T	T
MAINTENANCE	Floor coverings – replacement after fair wear and tear	T	T
MAINTENANCE	Floor coverings – carpet / vinyl repairs	T	T
MAINTENANCE	Window coverings (i.e. curtains and/or blinds)	T	T
MAINTENANCE	Glass – replacement	T	T
MAINTENANCE	External doors and locks	T	T
MAINTENANCE	Internal doors and locks	T	T
MAINTENANCE	Keys – replacement and additional keys	T	T
GROUNDS	Gardens, including trees and bushes within the Premises	T	T
GROUNDS	Replacement plants within the Premises	T	T
GROUNDS	Car park maintenance (i.e. re-marking, potholes)	T	T
GROUNDS	Repairs to paths and driveways within the Premises	T	T

ITEMS	OUTGOINGS AND MAINTENANCE	COUNCIL Building	TENANT Building
GROUNDS	Repairs to and replacement of existing fences within the Premises		T
GROUNDS	Replacement of boundary fences within the Premises	C	
GROUNDS	Construction, repair and replacement of fences on the boundary of the Premises erected specifically to meet the safety requirements of the public walking access, as defined in the Reference Schedule	C	
LEGISLATIVE	Building warrant of fitness inspections	T	T
LEGISLATIVE	Building warrant of fitness charges	T	T
LEGISLATIVE	Compliance with fire and egress codes (including signage)	C	T
OTHER	External signage relating to the Premises	T	T
OTHER	Maintenance of any improvements made to the Building by the Tenant	T	T

THIRD SCHEDULE

RESOURCE CONSENT

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Auckland Regional Council
Te Rohenga Taiao

12 January 2009

Waiheke Golf Club Incorporated
PO Box 226
Ostend
Waiheke Island 1843

Attention: Tony Pope

21 Pitt Street, Auckland Central
Private Bag 92 317
Auckland 1142, New Zealand
DX CP 24 198 Pitt St
Telephone +64 9 366 2000
Facsimile +64 9 366 2155
www.arc.govt.nz

File Ref: 19524, 35434, 35472, 19886

Dear Sir

RESOURCE CONSENT - DECISION ON APPLICATION

Application Details: R/LUC/2009/728

Application Numbers:	32927, 35284, 35295, 35296, 35297
Applicant:	Waiheke Golf Club Incorporated
Activity Types:	Dam, Earthwork, Stream Work, Take
Location:	133 Onetangi Road, Waiheke Island, Auckland City

The Auckland Regional Council has assessed and resolved to grant the above Resource Consent applications. A report detailing the decision is enclosed. Included with the report are the Resource Consent permits, which contain the conditions that must be met when undertaking the activities.

For information about your right to object or appeal this decision, please refer to the 'Objections and Appeals' information sheet enclosed. Also enclosed is a booklet entitled 'Now That You Have Your Resource Consent', which provides important information relating to the on-going exercise of your Resource Consents. Please take time to read this material.

The above Resource Consents will commence on 12 January 2009, in accordance with Section 116 of the Resource Management Act (1991).

If you have any queries regarding the decision on the consent applications, please contact Stephen Crane on 366 2000 ext. 8473, and quote the application numbers.

Yours faithfully

Whitney Dunbar
Consents and Compliance Administration
Customer Service and Support

cc: LA4 Landscape Architects Limited
PO Box 5669
Wellesley Street 1141

Attention: Rob Pryer

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Objection and Appeal Information Sheet

RIGHT OF OBJECTION (Applicant only)

Unless a Resource Consent application has been declined by a meeting of the Environmental Management Committee of the Auckland Regional Council, the Applicant has the right to object to the Council in respect of the decision on an application if

a) the application was not notified, or
b) the application was notified, but any submissions received have subsequently been withdrawn.

The reasons for the objection under Section 357 of the Resource Management Act 1991 must be set out in writing and received by the Manager, Consent Services, Auckland Regional Council within 15 working days of you receiving this letter.

The Council will consider the objection, and if a resolution cannot be reached, a hearing on the objection will be held. If a hearing is necessary you (the Applicant) will be contacted regarding the arrangements for this. If you are dissatisfied with the decision on your objection, you can appeal to the Environment Court under Section 358 of the Resource Management Act 1991, as outlined below.

RIGHT OF APPEAL

The Applicant and/or Submitters may appeal the Council decision under Sections 120 and 358 of the Resource Management Act 1991, as outlined below.

LODGING AN APPEAL

If you decide to lodge an appeal with the Environment Court under sections 120 or 358 of the Resource Management Act you must do so:

- within 15 working days of receiving the Auckland Regional Council's decision ; or
- within 15 working days of receiving the Council's decision on a Section 357 objection (Applicant only).

All appeals should be lodged with the Registrar of the Environment Court, Tribunals Division, P O Box 7147, Wellesley Street, Auckland, together with a filing fee of $55.00. The format of your appeal must follow that prescribed by Regulations 2003 (Form 34)[1] of the Resource Management Act (Forms) Regulations 1991. A copy of the format can be obtained by calling (09) 366 2000 or 0800 80 60 40 if calling from outside the Auckland area.

[1] Regulation 10 (Form 71) if the application was accepted before the 1 August 2003

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Annual Charges Information Sheet

Administration (A)

Administration covers the full and reasonable cost of maintaining and improving the consents database and related financial undertakings, customer surveys and other related costs. Each year the administration charge is set at the same value for all consents. For 2008/2009 it is proposed to be $160.00 per consent. This amount remains unchanged from 2007/2008.

Monitoring and supervision charge (MS)

The monitoring and supervision charge (MS) covers the cost of undertaking compliance monitoring inspections, reporting and administration associated with ensuring activities are carried out in accordance with consent conditions. While two methodologies are employed to determine these charges, the charges for a majority of consent types are based on the first methodology detailed below.

(i) For most consent types in the 2008/2009 year, the monitoring and supervision charge is denoted by the symbol AR (actual and reasonable), whereby no fixed charge has been determined and the monitoring and supervision charge shall be determined on the basis of the full, actual, and reasonable costs of the monitoring and supervision work occasioned. This charge will be invoiced after the monitoring has been undertaken.
OR

(ii) For a small number of consent types, the MS charge for each individual consent holder has been developed by estimating the time and cost that is involved in the programmed monitoring of that type of consent. This time and cost estimate is based on the activity being fully compliant with the consent conditions, or having only minor non-compliance. Where major non-compliance occurs, the additional actual and reasonable costs will be charged directly to the consent holder. This method generally applies to the water take and dam consents.

Functions, powers and duties charge (FPD charge)

Each year the degree to which Auckland Regional Council (ARC) programmes benefit, or are occasioned by resource users, is determined for each consent type. A proportion of the cost of these programmes is recovered through the FPD charge.
This charge therefore covers the consent holder contribution to the ARC's state of the environment monitoring programmes, environmental research and investigations, and educational and advisory programmes. Further information on the programmes/projects your charges contribute to are available at www.arc.govt.nz or upon request.

Annual plan

The cost of carrying out the environmental programmes that the ARC is required to perform under the Resource Management Act 1991 is determined each year through the ARC's Annual Plan process. Regional ratepayers meet a proportion of these costs and a proportion is paid by resource users (consent holders) in the form of an annual charge. The ARC is currently considering the distribution of those costs for the 2008/2009 financial year.
As detailed above the distribution of these costs is determined through an assessment of the extent to which the environmental programmes "benefit" or are "occasioned by" resource consent holders, as opposed to the regional community as a whole.

Annual plan and annual charge submissions

The Draft Auckland Regional Council Annual Plan outlines the business of the ARC as a whole, and details work programmes for the 2008/2009 period. The Proposed Schedule of Administrative Charges, outlines the specific charges detailed above, has been notified, and will be open for submissions until 4.00 pm, 2 May 2008. You may make a submission on the Draft Annual Plan or Proposed Schedule of Administrative Charges if you wish. Copies of these documents will be available at www.arc.govt.nz or upon request.

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Auckland Regional Council

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AUCKLAND REGIONAL COUNCIL

SUBJECT:	Application Numbers 35297, 35296, 35295, 35294 and 32927 by Waiheke Golf Club Incorporated for consent to undertake Earthworks, Works in a Watercourse, to Dam Surface Water at 2 separate locations and to Take Surface Water from an on-stream dam at 133 Onetangi Road, Waiheke Island, Auckland.		
FROM:	Environmental Consultant to ARC Consents & Consents Compliance	FILE REFERENCES:	20454, 20472, 19224 and 19458
TO:	Managers, Sediment & Stormwater Consents & Consents Compliance	DATE:	19 December 2008

(This report is confidential until it has been considered and is not to be construed as Council policy until adopted).

1. APPLICATION

1.1 APPLICANT: Waiheke Golf Club Incorporated.

1.2 LOCATION: 133 Onetangi Road, Waiheke Island, Auckland

1.3 PROPOSAL: Application Number 35297 (file 20454), Land Use Consent: Sediment Control is sought to undertake approximately 4.8 hectares of earthworks at approximate map reference NZTM 1786090mE and 5924640mN associated with development of an existing golf course and in accordance with Auckland Regional Plan: Sediment Control and Section 9(3) of the Resource Management Act 1991.

Application Number 35296 (file 20454), Land Use Consent: Works in a Watercourse is sought to undertake approximately 71 metres of stream works associated with the following activities:

- The installation of bridge pilings within the bed of a Permanent watercourse which involves approximately 4m of streamworks;
- The enlargement of an online storage pond involving 46m of streamworks;
- The installation of 7m of 1,200mm diameter culvert in the bed of a Permanent stream which includes 5m of associated rip-rap erosion protection; and
- The construction of 8m of rip-rap erosion protection and fish passage works in the bed of a Permanent watercourse;

All in accordance with the Proposed Auckland Regional Plan: Air, Land and Water and Section 13 and 14 of the Resource Management Act 1991.

Application Number 35295 (file 20472), To Dam and Discharge the Surface Water of the Ranghoua Creek with an existing 2.0m high dam, with a catchment of approximately 140ha, at map reference NZTM 1784607mE and 5924820mN for amenity purposes in

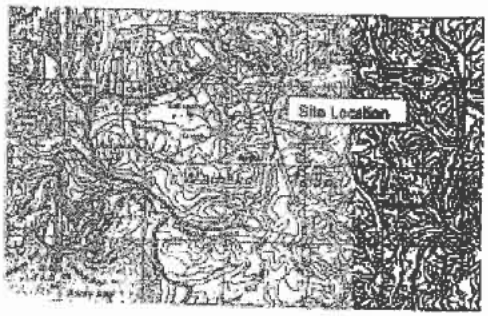
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accordance with the Proposed Auckland Regional Plan: Air, Land and Water, and Section 14 of the Resource Management Act 1991.

Application Number 35294 (file 19224), to Dam and Discharge the Surface Water of the Rangihoua Creek with an existing 1.5m high dam, with a catchment of approximately 43ha, at map reference NZTM 1785240mE and 5924740mN for irrigation purposes in accordance with the Proposed Auckland Regional Plan: Air, Land and Water, and Section 14 of the Resource Management Act 1991.

Application Number 32927 (file 19224), to Take up to 300 cubic metres per day and a maximum 30,000 cubic metres per year of surface water from an existing dam on-stream of the Rangihoua Creek with a catchment of approximately 43ha, at map reference NZTM 1785240mE and 5924740mN for irrigation of golf course tees, greens and fairway approaches in accordance with the Proposed Auckland Regional Plan: Air, Land and Water, and Section 14 of the Resource Management Act 1991.

1.4 LOCATION MAP:



1.5 PLANS:

Title:	Course Redevelopment Plan
Plan No:	Un-numbered, Rev D
Author	LA4 Landscape Architects Limited
Date:	06 March 2007
Title:	Planting Plan
Plan No:	05 630
Author	LA4 Landscape Architects Limited
Date:	05 December 2006
Title:	Planting Zones
Plan No:	Un-numbered
Author	LA4 Landscape Architects Limited
Date:	28 February 2007

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Title:	Earthworks Plans
Plan No:	Sheets 1A, 2A, 3, 4, 5A, 6, 7A, 8, 9, 10
Author	Wavelength Limited
Date:	08 June 2007 & Amendments 03 March 2008

Title:	Cross Sections B1&C1 Silt Pond and Decant Details
Plan No:	Sheet 1A of 8, Amendment A
Author	Wavelength Limited
Date:	03 March 2008

Title:	Silt Control
Plan No:	07990-3-230 Rev A
Author	Harrison Grierson Consultants Limited
Date:	11/02/08

1.6 DOCUMENTATION:

Report:	Waiheke Golf Club – Golf Course Development Plan, Application for Resource Consents: Sediment Control and Works within a Watercourse. October 2007. LA4 Landscape Architects Limited.
Letter:	Section 92 request for additional information – ARC, 23 January 2008.
Report:	Response to Section 92: Waiheke Golf Club – Golf Course Development Plan, April 2008. LA4 Landscape Architects Limited.
Notes:	Additional Plans: Sediment Retention Pond Design (attachment 8) by Wavelength Design & Construction Limited, 7 March 2008 (received 23 April 2008).
Letter:	Section 91 Request for additional applications: Diversion and Discharge of Stormwater – ARC, 4 June 2008.
Notes:	Response to Section 91, Request for Additional Applications. Notes and calculations confirming Permitted Activity Status of Stormwater Diversion and Discharge. Additional Plans: Schematic Longitudinal Section Over Culvert 1 and 2. Wavelength Design, 4 and 24 September 2008.

2. ACTIVITY STATUS

The proposed **Earthworks are a Restricted** Discretionary Activity **in accordance with Rule** 5.4.3.1 **of the Auckland Regional Plan: Sediment** Control (ARP:SC, **November 2001) because the proposed area of earthworks is greater** than **0.25ha within a** Sediment Control Protection Area.

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The proposed Works in a Watercourse are subject to rules in the Proposed Auckland Regional Plan: Air, Land and Water (PARP:ALW August 2009). Under the PARP:ALW, the activity is a Restricted Discretionary Activity in accordance with Rule 7.5.6 because the total length of the structures proposed for installation in the bed of the watercourses, are greater than 20m in length.

The activities of Damming and Taking Surface Water are subject to rules in both the Auckland Transitional Plan (TRP 1991) and the PARP:ALW. As the relevant provisions of the PARP:ALW are not yet operative, the status of the activities is determined as the more restrictive of the relevant rules of both plans.

The TRP provides for the taking, use and damming of water for certain activities as Permitted. The proposal does not comply with any of the relevant rules and the activity is classed as innominate, thus requiring consent as a Discretionary activity in accordance with Section 14 of the RMA.

In accordance with Rules 6.4.21-23 and 6.5.56 of the PARP:ALW, as amended to incorporate decisions on submissions, March 2008, the proposa to Dam and Take Surface Water is a Discretionary activity.

Overall, the proposed Earthworks, Streamworks, and Damming and Taking of Surface Water are assessed as a Discretionary Activity.

3. NOTIFICATION

The applications were processed without notification in accordance with Section 93(1) of the Resource Management Act 1991 (RMA), as the adverse effects are considered to be minor.

Furthermore, in accordance with Section 94(2) of the RMA, notice was not served on any person because written approval has been obtained from every person who, in the opinion of the consent authority, may be adversely affected by the granting of these resource consents.

4. CONSULTATION

As the Applicant currently leases the site from the Auckland City Council, an extensive consultation process has been undertaken with that Authority. Further consultation has been undertaken with the Ngati Paoa Whanau Trust Board and the adjoining land owners. Written approval has been obtained from all potentially affected parties.

5. PROPOSAL

5.1 BACKGROUND

Previous resource consents associated with development of the Waiheke Golf Club have been for a Groundwater Take (consent no. 8639) and for Works in a Watercourse (consent no. 21894 – expired), associated with the replacement of 3 culverts that currently provide an outlet for the No. 2 (western) online pond within the golf course's property. Auckland City Council was granted water permit 8639 (file no. 8436) in 1992 to take up to 45 m^3/day of groundwater from an existing 100mm diameter bore constructed in 1984 which is 75m deep, cased to 30m and taping the

Waiheke greywacke aquifer, for irrigation of a golf course. Use has been up to 4,500 m^3/year. The permit expires in 2010.

During initial consultation between the golf course and the ARC officers in 2005, it was determined that further consents were required (retrospectively) for the damming of surface water associated with two online ponds (2 respective damming consents), for the ongoing take of surface water from one of the online ponds, and for the take of groundwater from the golf course's then proposed new bore. The damming of surface water consents and the three take consents (two bores and one surface water) are all associated with irrigation of the existing and proposed golf course development.

Within the Rangihoua catchment, a Works in a Watercourse consent has been granted for works on a property that eventually discharges through the golf course property. This Works in a Watercourse consent (permit no. 35238) was granted to Craig Brown and Sarah Allcock in February 2008 and is associated with the construction of a boardwalk over a small wetland located upstream of the golf course. The location for this activity is approximately 450m upstream of the golf course's north eastern boundary.

Further consents within the Rangihoua catchment, for earthworks, stormwater and wastewater discharges, have also been sought by the Waiheke Airpark Resort Limited for works associated with the development of the local Waiheke Airport. The location of these proposed works are above the headwaters of the Rangihoua Creek approximately 700m south east of the golf course's south eastern boundary.

5.2 OVERVIEW OF PROPOSAL

5.2.1 Earthworks

The Waiheke Golf Course proposes to improve the existing nine hole course and to further develop an additional nine holes by expanding the course into the undeveloped reserve land south of the current playing area. As part of the proposal, a long term Course Development Plan has been prepared and this plan is to establish a landscape and environmental framework within which all future management and development of the course will be carried out.

As part of the development plan, earthworks are proposed over 4 separate areas of the site. Earthworks proposed in each of the 4 areas are as follows:

Area A – is an undeveloped area of the site located south east of the existing nine holes. Earthworks in this area are required to modify the contour of the land to make it suitable for the additional fairways and greens. Approximately 52,000m^3 of fill is required over an area of 31,250m^2.

Area B – is the location for the new clubhouse at the mid point of the site's eastern boundary. Earthworks will involve the excavation of an existing knoll to form the building platform as well as the installation of a timber retaining wall. Approximately 31,000m^3 of material will be excavated from this area and used for filling purposes at Area A. It is anticipated that earthworks at Area B will cover approximately 8,250m^2.

Area C – earthworks within Area C are proposed for the construction of a new access driveway into the golf course. The location of the new accessway is along the site's eastern boundary. Minor re-shaping of the existing surface is required to

form the road resulting in a surplus volume of approximately 500m³ which will be used for filling in Area A. The area of earthworks required to form the road is approximately 2,250m².

Area D – earthworks in Area D are for the excavation and formation of a new off-stream irrigation pond No. 3. It is anticipated that approximately 8,000m³ of fill will be excavated in order to construct the pond which will be used for filling in Area A. Earthworks in Area D will cover approximately 3,500m².

Overall, it is anticipated that an additional 13,000m³ of fill material will be required to be imported from off site for placement in Area A. The Applicant has stated that all necessary measures will be put in place to ensure that incoming fill meets the requirements for cleanfill in accordance with the Proposed Auckland Regional Plan: Air, Land and Water (PARP:ALW, August 2008).

The Applicant proposes to install all required erosion and sediment controls prior to initiating earthworks at the site. The backfilling in Area A will be staged in blocks with areas ≤ 2,500m². Completion of each area will involve the re-spreading of topsoil which will be sequenced as earthworks on the next section commences. It is intended that no more than two separate stages of 2,500m² or less will be exposed at any one time during the filling operation in Area A.

The Applicant has stated that they expect the works to take approximately 5 years to complete depending on availability of clean fill.

5.2.2 Works in a Watercourse

The Applicant proposes streamworks at 4 separate locations as follows:

- 46m of streamworks are proposed to enlarge an existing online pond. It is proposed to enlarge the pond to increase the water storage capacity for irrigation during periods of low rainfall;
- 13m of streamworks are proposed within the northern branch of the Rangihoua Creek, which generally runs adjacent to the northern boundary of the golf course. Streamworks are proposed beneath the existing access road crossing and involve the replacement of an existing, undersized 300mm diameter culvert with a new 1,200mm diameter culvert over a length of 7.2m. An additional 6m of rip-rap protection will be placed in the bed of the stream below the culvert, for scour protection;
- 6m of rip-rap stream bed erosion protection (4m below each of 2 existing online ponds), including the formation of pools to provide fish passage to the ponds, is proposed. These works are proposed below the site's existing Pond 1 and Pond 2;
- The construction of bridge pilings within the bed of a Permanent watercourse approximately 20m upstream of the natural watercourse inlet into Pond 1. These piles are required for the formation of a bridge across the watercourse at this point. The proposed bridge is approximately 4m wide and will provide access between the golf course's proposed new greens and tees.

Extensive riparian planting along the margins of all of the golf course's streams has been proposed not only as mitigation for the loss of stream channel as identified above, but also as part of the golf course's long term Course Development Plan. The Applicant has indicated that approximately 4.75ha of new riparian and wetland enhancement planting will be undertaken along the existing stream margins.

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Approximately 2.3ha of this planting will involve enhancement of existing riparian corridors while the remainder will involve new plantings.

The vegetation strategy aims to mitigate the effects associated with the loss of stream channel and for undertaking works in a watercourse. Details of the proposed mitigation are included in Section 5.4.3.1 below.

5.2.3 Damming and Taking of Surface Water

On-stream dams have significant cumulative adverse effects on stream water quality and ecology. The two existing Dams located within the Waiheke Golf Course are in of a tributary of Rangihoua Creek and therefore require authorisation from ARC

Aerial photographs from the 1940's has revealed that the main stream running through the golf course, that being the southern tributary of the Rangihoua Creek had been diverted to it's current course at that time. It is unknown when the existing eastern Pond 1 and western Pond 2 dams were created, however the current golf course manager has indicated that they have both been in place since at least 1971 when the golf course was established.

The first of the two on-stream dams, which currently dams surface water in Pond 1, is located towards the south eastern corner of the site and has a catchment of approximately 43ha. The dam currently provides access to the southern, undeveloped portion of the golf course across a dam embankment approximately 16m long and 1.5m high. The surface area of the water currently impounded by the dam is approximately 600m^2 with an additional 500m^2 proposed as a result of pond enlargement. The dam's service spillway is an existing 525mm diameter concrete culvert. The dam's embankment is currently used as a small vehicle crossing (golf carts and maintenance equipment). The embankment is stabilised with mown grass and currently forms the dam's emergency spillway.

As explained in section 5.2.1, the applicant proposes to expand the golf course to 18 holes and to irrigate tees, greens and fairway approaches. A letter from NZ sports Turf Institute to the Waiheke Golf Club dated 27 February 2007 for the proposed eighteen hole course gave water requirements for irrigation of greens as 109 m^3/day, for irrigation of tees as 78 m^3/day and for irrigation of fairway approaches as 108 m^3/day, a total of 295 m^3/day. Annual requirements were based on 100 times the maximum daily or 30,000 m^3/year for irrigation of tees, greens and fairways. Appendix B of the report "Waiheke Golf Club – Golf Course Development Plan, April 2008, LA4 Landscape Architects Limited" provides the irrigation design plan and specification prepared by Advanced Irrigation Systems Ltd in 2008 and Hydro Solutions Ltd in 2008 for the applicant.

The club has made an application, no. 33857 (file 19468) to take up to 300 m^3/day, with a maximum 30,000 m^3/year from a newly constructed bore which will be pumped into the proposed new 6000 m^3 off-stream Pond No. 3 to be constructed in earthworks area D and described in section 5.2.1 above. A pumping test on the new bore is required by ARC to establish the effects on the ACC Onetangi sportsfield bore before any groundwater take consent can be granted to the club. The bore water take will therefore be the subject of a separate report.

The off-stream damming of water is authorised by Permitted Activity permit no. 51631 (file 20454). As a backup supply the club has made an application 32927 (file 19224) to take surface water from Pond 1 as part of its total water requirements. A

pump will be installed on the off-stream Pond 3 that can deliver the total irrigation requirements in 8 hours. The taking of water from an off-stream dam is a Permitted Activity. The implications of the dams and surface water take are discussed in section 7 below.

The second of the site's on-stream dams currently dams surface water into Pond 2 from a contributing catchment approximately 140ha in area and located towards the mid-western boundary of the golf course. The dam embankment is 2.0m in height, approximately 17m long and currently provides access between existing 1st and 2nd holes of the golf course. The dam's service spillway consists of 2 x 675mm diameter concrete pipes, 7.5m and 10m long respectively, that are located 1.0m below the dam's crest height. A third 675mm diameter pipe, 4m in length, is also situated in the embankment but is 0.5m below the crest height. The Applicant has confirmed that the combined capacity of the three culverts exceeds the volume of water expected during the 1% annual exceedance probability (AEP) storm event. As the three culverts combined are capable of conveying all flows from the 1% AEP, the dam does not maintain a separate emergency spillway. The culverts were installed under Works in a Watercourse permit no. 21864, described in section 5.1 above.

The two dams, Pond 1 dam and Pond 2 dam have the following specifications:

Dam	Pond 1	Pond 2
Material	Earth	Earth
Crest Height	1.5m	2.0m
Crest Width	3.0m	4.5m
Length of Embankment	16m	17m
Slop Upstream of Embankment	1:1	1:1
Surface Area of Water	1,100m²	3,100m²
Volume Stored	1,650m³	6,200m³
Catchment Area	43ha	140ha
Service Spillway	1 x 675mm culvert	3 x 675mm culverts
Flood Spillway	Stabilised crest	None

5.2 SITE DESCRIPTION / CATCHMENT AND RECEIVING ENVIRONMENT DETAILS

Waiheke Golf Course is located at 133 Onetangi Road, Onetangi, Auckland. The site is currently occupied by an established 8 hole golf course on reserve land owned by Auckland City Council and leased to the golf course. The golf course adjoins the Onetangi Sports Park to the south west and is incorporated into the Rangihoua Policy Area. Residential properties and regenerating bush slopes are located east of the site with vineyard operations and the island's primary quarry to the north. The site covers an area of 55ha and is under the operative Auckland City District Plan, Hauraki Gulf Islands, comprises land unit 18 (outdoor activities) and land unit 17 (landscape amenity). It is surrounded by land unit 8 (regenerating slopes) and land unit 20 (landscape protection). Under the Proposed Auckland City District Plan, Hauraki Gulf Islands, 2006, the golf course comprises an area zoned Recreation 3 (Rangihoua Park).

The site's topography is gently rolling to relatively flat gradient slopes of between 1% and 10%. The majority of the site, including undeveloped areas to the south, are covered by manicured grass typical of a golf course and include large groves of

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exotic trees, exotic vegetation along both perennial and ephemeral gullies and mixed riparian vegetation along existing watercourses.

There are currently three main tributaries of the Rangihoua Creek running through the site. The Rangihoua Creek northern tributary (stream no. 074774) which traverses the northern section of the existing course, the main stream (stream no 074770) runs from east to west through the undeveloped part of the site and the southern tributary (stream no. 074771) which runs between the adjacent ACC sports park and the site. The northern tributary is currently devoid of any significant riparian vegetation; the main stream which contains a mixture of indigenous riparian vegetation that is currently under threat from noxious weed infestation and the southern tributary has good riparian plantings along the south western banks. The north eastern banks are covered mostly by gorse however a number of kauri trees have been planted by the golf course owners.

The ecology of the streams in the Golf Club property are described in detail in the Bioresearches report "Stream Ecology Assessment, May 2006" which forms Appendix A of the report "Waiheke Golf Club – Golf Course Development Plan, April 2008, LAI Landscape Architects Limited". It describes the freshwater ecology at five sites on the northern tributary and the main stream.

The upper portions of the Rangihoua Creek catchment are characterised by steep slopes and are comprised principally of regenerating native bush. The Rangihoua Creek drops approximately 100m from the headwaters near the Waiheke Airstrip over a distance of 400m until reaching the flatter portions of the Creek which flow through the golf course.

Stream classification in accordance with the PARP:ALW defines the majority of the stream reaches on site as Type 3 channels, i.e. Moderately Disturbed Natural Channels. The PARP:ALW states that in the case of Type 3 channels "*....these reaches offer the best opportunity for restorative action. Moderately disturbed natural channels are likely to be important for fish passage and support fish populations. Management objectives for these reaches are focused on fish passage and maintaining or enhancing amenity value and ecological function.*"

Discharges from the freshwater environment of the Rangihoua Creek are to the coastal marine area (CMA) of Putiki Bay which is described in the Auckland Regional Plan Coastal (ARPC), as a 'General Management Area'. The objectives in areas designated as a 'General Management Areas" are to provide for appropriate use and development in the coastal marine area (CMA) and to protect the CMA from inappropriate use and development. Immediately adjacent to the discharge point is the Putiki Wetland.

Putiki Bay, under Schedule 1 of the PARP:ALW, is a Wetland Management Area. The management approach with regard to Wetland Management Areas is focused on providing an assurance that wetlands are protected from activities that have the potential to directly or indirectly affect the values of the wetlands. This means that all persons exercising functions and powers under the Act must "recognise and provide for" wetland preservation.

5.4 ENVIRONMENTAL MANAGEMENT

The Applicant has provided an erosion and sediment control plan that has been designed with control measures that are to be installed and maintained, as a

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minimum standard, in general accordance with Auckland Regional Council (ARC) Technical Publication No. 90 *'Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region'*, March 1999 (TP90).

5.4.1 Erosion Control

To reduce the potential for the site to general sediment it is proposed to implement erosion control measures. These measures include:

- minimise the amount of stormwater entering the site. This will be achieved by intercepting surface water from the upstream areas with clean water diversion drains and diverting the water around the works area;
- carry out earthworks progressively and in a staged manner. In particular, the Applicant proposes to undertake the earthworks required in Area A, the largest of the earthworks areas, in a staged manner with sections of no greater than 0.5ha being exposed at any one time;
- re-spread topsoil and progressively stabilise sections of work immediately on completion to grade; and
- use of rapid stabilisation techniques such as geo-textile erosion matting and metalling, particularly on steeper parts of the site.

5.4.2 Sediment Control

To reduce the potential for sediment generation, the Applicant proposes the following:

- the construction of a sediment retention pond with a capacity that is approximately 7% of the contributing catchment ($7m^3$ for every $100m^2$ of contributing catchment);
- the use of silt fencing and supey silt fencing in areas of the site where the natural contours prevent runoff being directed to the sediment retention pond; and
- the use of buffer zones, which are currently in place and consist of gentle, grassed slopes of 100m - 150m in length, for which sediment laden runoff will travel over before being treated by silt fences.

5.4.3 Works in a Watercourse

The Applicant proposes the following erosion and sediment controls for the 4 areas of works in a watercourse:

- in order to prevent stream flows from entering the works area during enlargement of Pond 1, the Applicant proposes to first lower the level in Pond 1 to 600mm below the level of the pond's existing concrete culvert outlet. A stabilised diversion channel will then be constructed that, once water levels in the pond rise, will allow stream flows to pass from the on-line pond and into the watercourse below while still maintaining a "dry" area where excavations to enlarge the pond will occur. A stabilised topsoil bund will also be constructed along the current pond edge to ensure runoff from the works area does not enter the pond during works;
- a stream diversion in the form of a pump and divert system, will be utilised during replacement of the 300mm diameter culvert with a 1,200mm diameter culvert beneath the existing access road; and

- a stream diversion in the form of a pump and divert system will be utilised during the installation of rip-rap stream bed protection and the formation of pools that provide fish passage at the outlet of Pond 2. The stream diversion constructed for enlargement of Pond 1 will be maintained after enlargement in order to install rip-rap stream bed protection and to form fish passage pools at the outlet of Pond 1.

No stream diversion has been proposed for the installation of piles into the bed of the Permanent watercourse above the location of Pond 1 as the Applicant has proposed to drive the piles into the bed with minimal disturbance.

The Applicant has not indicated how it is intended to ensure that stream diversions are maintained throughout the entire duration of works within the watercourses at the road access culvert crossing and at the outlet of Pond 2. The implications of this are discussed below.

5.4.3.1 Mitigation for the loss of Watercourse

The Applicant has provided a long term course development plan "Waiheke Golf Club – Golf Course Development Plan, April 2008, LA4 Landscape Architects Limited" that includes a strategy in pages 12-33 for re-vegetation across the site and throughout the duration of the courses redevelopment. The vegetation strategy proposes the following aims:

- Long term removal of all pine trees, ornamental conifers, eucalypts and other exotic plantings and staged replanting with groves of indigenous tree species,
- Planting of riparian margins to provide habitat, restore riparian biodiversity, filter contaminants and provide shade and shelter to the creek and wetlands;
- Enhancement of local biodiversity (use of local species appropriate to the habitat and eco-sourced from local populations);
- Weed management along the riparian edges, creek, tributaries and wetlands;
- Appropriate habitat provision including open water, riparian edges and vegetation overhang;
- Creation of a wetland and planting in the existing low-lying ephemeral wetland area; and
- Creation of a new water storage pond with planted wetland edges;

The vegetation strategy has been proposed to mitigate the adverse effects caused by the proposed golf course development.

5.4.4 Maintenance and Monitoring

5.4.4.1 Earthworks and Streamworks

The Applicant has not stated how monitoring of earthworks and streamworks will be undertaken or by whom. The implications of this are discussed in Section 7.4 below.

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5.4.4.2 Dams

The Applicant has not provided a program for inspection and maintenance of the existing dams. The implications of this are discussed in Section 7.4 below.

5.5 OTHER RESOURCE CONSENTS REQUIRED

Land Use Consent to undertake Earthworks has been applied for from Auckland City Council. The Applicant has indicated that this consent is currently being processed.

Based on the proposed management of stormwater diversions and discharges from the site, it was determined that a consent for this activity was required. Consequently, on 4 June 2008, the ARC issued a letter under Section 91 of the RMA, requiring the Applicant to apply for consent to Divert and Discharge Stormwater from the proposed development.

Following further consultation between the Applicant and technical staff at ARC, it was determined that the new road proposed as part of the golf course re-development, be classified as "local roading" as the bulk of the impervious area created would be roading and car parking owned by the local Territorial Authority (Auckland City Council). According to the PARP:ALW this activity with regard to diversion and discharge of stormwater, is considered permitted as long as conditions 5.5.1 (3) d,e,f,g,h and n are met. Further consultation between the Applicant and ARC, including the provision of supporting stormwater calculations and appropriate management plans, have demonstrated that the proposed works meet the Permitted Activity criteria of the PARP:ALW, August 2008 for Diversion and Discharges of Stormwater.

The Applicant has provided details confirming that the off-stream Pond No. 3 and associated dam proposed in Area D, meets the Permitted Activity criteria to Dam Water with an Off Stream Dam. These details have been reviewed and this information is held on file.

The club has made an application, no. 33657 (file 19468) to take up to 300 m^3/day, with a maximum 30,000 m^3/year from a newly constructed bore which will be pumped into the proposed new 6000 m^3 off-stream Pond No. 3 to be constructed in earthworks area D and described in section 5.2.1 above. A pumping test on the new bore is required by ARC to establish the effects on the ACC Onetangi sportsfield bore before any groundwater take consent can be granted to the club. The bore water take will therefore be the subject of a separate report and permit.

The above aside, no other consent requirements have been identified.

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6. EVALUATION

6.1 STATUTORY

Subject to Part II of the RMA, Section 104(1) of the Resource Management Act 1991 (RMA) must have regard to:

(a) any actual and potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—
- (i) a national policy statement;
- (ii) a New Zealand coastal policy statement;
- (iii) a regional policy statement or proposed regional policy statement;
- (iv) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The following statutory instruments and policy documents have been considered in the evaluation of this application:

- Resource Management Act (1991) (RMA);
- Auckland Regional Policy Statement (1999) (ARPS);
- Transitional Regional Plan (TRP);
- Proposed Auckland Regional Plan: Air, Land & Water (PARP:ALW);
- New Zealand Coastal Policy Statement (NZCPS);
- Hauraki Gulf Marine Park Act (2000) (HGMPA);
- Auckland Regional Plan: Coastal (2004) (ARPC); and
- Auckland Regional Plan: Sediment Control (2001) (ARPSC).

6.2 Part II of the Resource Management Act 1991

Part II of the RMA (Sections 5 to 8) describes the purpose and principles of the Act. Section 5 describes the purpose which is "to promote the sustainable management of natural and physical resources, "with sustainable management defined as:

"Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while:

1 *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

2 *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

3 *Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

The assessment of actual or potential effects on the environment which follows (Section 7) indicates that the proposal is consistent with this definition of sustainable resource management, in that the:

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- the potential of the water body to meet the reasonably foreseeable needs of future generations will be sustained by ensuring the proposal will not result in the degradation of water quantity or quality,
- the life supporting capacity of the water body will be safeguarded by ensuring that flow regime requirements of freshwater ecosystems are maintained; and
- adverse effects on the environment, including effects on other water users, will be avoided, remedied or mitigated.

6.3 Auckland Regional Policy Statement

Chapter 9 of the ARPS contains objectives, policies and methods relating to water conservation and allocation. Policy 9.4.7.3 (i) states that:

"The taking, damming, diversion and use of available water shall be controlled so that

(i) Actual or potential adverse effects on the environment, including effects on other authorised water users, the water body, ecosystems, and amenity values, are avoided, remedied or mitigated...

(iii) Particular regard is had to: avoiding, remedying, or mitigating adverse effects of dams, weirs and other instream structures on the environment including but not limited to reduction in flows, obstruction to the passage and migration of any indigenous fauna; bank or bed erosion or aggradation; flooding or restricting the drainage of any property;..."

For the reasons outlined in section 7 of this report, the recommendation that this application be granted under appropriate conditions is consistent with this policy

6.4 Proposed Auckland Regional Plan: Air, Land and Water

6.4.1 Damming water and taking surface water

The Proposed Auckland Regional Plan: Air, Land and Water 2001 (PARP:ALW) was notified for submissions on 23 October 2001 and the decisions were released on 8 October 2004.

The decisions have been appealed and as a result the Plan is not yet operative. Regard must therefore be had to both the provisions of this Plan and the operative Transitional Regional Plan 1991 (TRP). However, substantial weight must be given to the objectives and policies of the PARP:ALW as the TRP does not contain specific provisions.

Chapter 8 of the PARP:ALW contains objectives and policies relating to the taking, use, damming and diversion of water. The following provisions are of particular relevance to this application:

Objective 8.3.2 seeks to maintain water quantity and levels in the Region's surface water bodies sufficient to maintain their life-supporting capacity.

Objective 8.3.5 seeks to avoid, remedy or mitigate the adverse environmental effects of erecting dams, and the damming of permanent streams on the passage of fish.

Objective 6.3.7 seeks to avoid the adverse effects of dam failure on people, communities, ecosystems, properties and infrastructure.

Policy 6.4.39 sets out the matters which applications for existing dams shall be assessed against.

The adverse effects of dams existing at the date of notification of the Plan shall be avoided, remedied or mitigated by:

a) riparian planting;
b) installing a low flow by-pass,
c) providing for appropriate fish passage;
d) providing for flow and water level variability,
e) wetland creation;
f) remedial measures which ensure dam safety performance standards are being met;
g) decommissioning / removal;
h) financial contributions; or
i) any other appropriate remedy or mitigation.

As per the proposed works outlined in the Applicant's Course Development Plan and the details summarised in Section 5.2 above, the recommendation that these applications be granted under appropriate conditions is consistent with the above objectives and policies.

6.4.2 Works in a Watercourse

Section 3.5.3 of the PARP: ALW outlines the management approach which has been considered in the assessment of this application. The streams on site are classified as a Type 4 highly disturbed natural channels. The channels are somewhat natural in appearance with grass banks and a soft muddy and silty substrate, however, are highly modified and re-aligned (straightened) from their original alignment.

The management objectives for these types of channels focus on fish passage, maintaining or enhancing amenity values, flood mitigation and provision of a connected corridor between isolated Type 2 and 3 reaches. As the systems above the site have not been impacted upon to the same degree as those reaches within the golf course, it is important that the current proposal address existing barriers to fish passage so that migration of fish to potentially isolated Type 3 reaches above the site can be achieved.

The PARP:ALW also indicates that a proposed activity must demonstrate that the associated effects meet a range of effects based criteria under Policy 7.4.8, including; not resulting in significant changes to stream bed morphology and flow dynamics, natural water level fluctuations, exacerbating flooding and erosion and minimising adverse effects on the natural values of the watercourse. The current consent applications contain a landscape development proposal and long term vegetation strategy that aims to meet these effects based criteria, however, the proposal does not meet all of the criteria under Policy 7.4.8 as the proposal will result in the permanent loss of stream channel and will continue to impound water with on-line dams. The effects of these activities are discussed in Section 7 below. Mitigation of these effects is discussed further in Section 7.3.

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Based on an assessment of the proposal against the relevant provisions of the PARP:ALW, it is considered that with the inclusion of appropriate consent conditions, the proposed activity will not be inconsistent with the plan's relevant objectives and policies and will achieve appropriate management goals via consent conditions.

6.5 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 1994, was issued by notice in the Gazette on 5th May 1994. It relates to the coastal environment (including the coastal marine area). The coastal environment includes an unspecified area inland from the coast (possibly as far as the surface water catchment boundary). The applicant's proposal is considered to be located outside the coastal marine area. The purpose of the NZ Coastal Policy Statement is to state policies in order to achieve the purpose of the Resource Management Act, in relation to the coastal environment of New Zealand.

As the proposed works do not involve any structures or works within the CMA, consideration of this matter is not applicable.

6.6 Hauraki Gulf Marine Park Act

The Hauraki Gulf Marine Park Act 2000 (HGMPA) has the status of a National Policy Statement. Section 7 recognises the national significance of the Hauraki Gulf, whilst Section 8 outlines how it is to be managed. Section 9 addresses the relationship this Act has with the RMA. Section 9(4) of the HGMPA states:

> *(4) A consent authority must, when considering an application for a resource consent for the Hauraki Gulf, its islands, and catchments, have regard to sections 7 and 8 of this Act in addition to the matters contained in the Resource Management Act 1991.*

To ensure that the life supporting capacity of the Hauraki Gulf is sustained, the proposal (as required by Section 8) will have to:

- ensure that the works to establish the operation protect the environment, including the stream catchments and vegetation;
- that it protects the cultural and historic associations of the wider Hauraki Gulf, and
- that there is at the minimum, the maintenance and, where appropriate, the enhancement of the natural, historic, and physical resources of this part of the region.

all of which contributes to the recreation and enjoyment of the Hauraki Gulf for the people and communities of the Hauraki Gulf and New Zealand.

Accordingly, in conjunction with the proposed environmental mitigation measures, it is concluded that the proposal gives sufficient regard to the HGMPA.

6.7 Auckland Regional Plan: Coastal

Discharges from the site will enter the CMA environment at Putiki Bay which is described in the Auckland Regional Plan Coastal (ARP:C), as a 'General Management Area'. The objectives in areas designated as a "General Management

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Areas' are to provide for appropriate use and development in the CMA and to protect the CMA from inappropriate use and development. It is considered overall that the proposed works are consistent with these objectives.

6.8 Auckland Regional Plan: Sediment Control

The Auckland Regional Plan: Sediment Control (ARP: SC) was made operative in November 2001. The ARP: SC recognises that significant quantities of sediment are discharged from bare earth surfaces where appropriate erosion and sediment control have not been implemented. Such bare surfaces are created by land development or redevelopment activities that involve vegetation clearance and/or earthworks. These include land development for forestry or agricultural use, land contouring for urban development and road works and quarries. Resultant sediment discharge has been identified by the ARC as a major pollutant, by volume, of the waterways of the Auckland Region.

The statutory responsibilities of the ARC include the control of the use of land for the purpose of the maintenance and enhancement of the quality of water in water bodies and coastal water and the control of discharges of contaminants into or onto water. The ARP: SC addresses the issue of sediment discharge, and defines the mechanisms the ARC has chosen for avoiding, mitigating or remedying any adverse effect on the environment due to sediment discharge from bare earth surfaces. In summary, the ARP: SC has the following general objectives:

- "To maintain or enhance the quality of water in waterbodies and coastal water.
- To sustain the mauri of water in waterbodies and coastal waters, ancestral lands, sites, wahi tapu and other taonga.
- To reduce the exposure of land to the risk of surface erosion leading to sediment generation.
- To minimise sediment discharge to the receiving environment."

It is considered that the earthworks proposal as detailed in the documents and plans supplied with the consent application, will meet the general objectives of the ARP: SC.

Summary

The proposal also meets Sub-sections 5(2)(a), (b) and (c) of the RMA which relate to the sustainable management of natural and physical resources. Similarly, it is considered that the proposal would not contravene any of the matters of national importance (Section 6), and "other matters" (Section 7), including taking into account the principles of the Treaty of Waitangi (Section 8).

In relation to Section 8(e), 7(a) and 8 of the RMA, consultation was undertaken with the Ngati Paoa Whanau Trust Board.

Due consideration has been given to Section 104 of the RMA, the ARPS, TRP, PARP:ALW, NZCPS, HGMPA, ARP:SC, ARPC and the sensitivity of the receiving environment with respect to the proposed works in a watercourse. The actual and potential effects have been discussed in the sections below along with measures being taken to avoid, remedy or mitigate these effects.

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7. ASSESSMENT OF EFFECTS

7.1 EARTHWORKS

7.1.1 Effects of Sediment Discharge on the Environment

Undertaking earthworks has the potential to generate large volumes of sediment. This sediment can have an adverse effect on not only the immediate receiving environment, but on aquatic flora and fauna for substantial distances downstream. These effects range from the smothering of aquatic life, aggravation to the mouths and gills of aquatic animals and the destruction of spawning grounds. Algae, a major source of food within a stream, can also be scoured from the streambed. An increase in turbidity within a stream can also stop animals feeding due to poor visibility, can increase heat absorption and stop light penetrating the water, reducing photosynthetic activity. The deposition of sediment from such works can also result in a disruption to stream hydraulics, which may result in an increase in extent and/or frequency of flooding as well as an increase in stream bank and invert erosion. The transport of sediment through the fresh water system ultimately leads to a sediment discharge to the CMA.

The most significant effect of the discharge of sediment to the marine environment is the anoxic effects that can be caused by relatively little deposition of fine particulate/colloidal clay material. Such anoxic effects can destroy considerable depths and areas of potentially available benthic habitat reducing significantly the overall life supporting capacity of the area. Filter feeders in particular are detrimentally impacted by fine sediments. As these organisms provide a valuable 'cleansing' and stabilisation role of estuarine beds, their loss exacerbates the environmental degradation.

The Applicant has provided a limited estimate of the sediment likely to be discharged from the site during works. A figure of approximately 6.4 tonnes per year was calculated for earthworks at Area A only using the Universal Soil Loss Equation (USLE)[1]. This estimate assumes that only 0.5ha of earthworks will be undertaken at any one time and while this area limit is correct, the total area of expected earthworks must be included when estimating the sediment yield from the overall proposal.

A revised figure of approximately 1.8 tonnes per year has been estimated by ARC for earthworks at Area A only. This lower estimate is due to applying a more appropriate duration of works, 7 months rather than 12 months as estimated by the Applicant. It is also a result of applying a sediment delivery ratio of 50% where as the Applicant assumed 100%. The Applicant has not provided an estimate of sediment yield for the additional earthworks at Area B and Area C therefore an estimate of sediment yield from these areas has also been included.

The following table provides a breakdown of the Applicant's estimate of sediment yield against the ARC review.

Assumptions used in calculating this figure are as follows:

Assumptions	Applicant Area A (0.5ha)	ARC Review Area A (0.5ha)	ARC Review Area B (0.9ha)	ARC Review Area C(0.28ha)
Soil erodibility factor	0.53	0.44	0.44	0.44

[1] For further information on the use of USLE refer to USLE Factsheet, available from Contact Centre.

Rainfall erosion index	78	78	78	78
Slope length and steepness factor	1.24	1.24	2.48	2.54
Erosion control practice factor	1	1	1	1
Vegetation cover factor	1 3	1	1	1
Sediment Control efficiency	75%	75%	75%	60%
Sediment delivery ratio	1	0.5	0.5	0.5
Time of exposure (years)	1	0.8	0.8	0.8
Exposed Area	0.5 (total)	0.5	0.9	0.25
Total	6.4	1.8	9.8	3.2

The ARC has estimated the sediment yield from the proposed works at approximately 13.8 tonnes per year. The area contributing the majority of the estimated sediment yield is from the proposed earthworks for the new clubhouse (Area B). This area is steeper that the remainder of the site and therefore has the potential to generate larger volumes of sediment.

By increasing the sediment control efficiency to 90%, that which is expected by a chemically treated sediment retention pond, the estimated sediment yield decreases to approximately 6.0 tonnes per year.

It must be noted that difficulties in deriving realistic values for the USLE parameters can result in significant inaccuracy in overall sediment yield estimates. The preferred approach for the use of the USLE is that of 'within-site' comparisons to enable erosion 'hotspots' to be identified. This approach has been used for this assessment which has resulted in an elevated estimate of sediment yield.

The majority of the site will treat sediment laden overland flow by the use of a sediment retention pond that, due to its overall size in relation to the proposed earthworks area (a 7% pond), will likely result in higher than normal treatment efficiencies. Nevertheless, even with an increased efficiency as a result of the large sediment pond volume, the total predicted sediment yield over the entire site is considered significant and as such, it is recommended that, in order to reduce the expected sediment yield, chemical treatment of the site's sediment retention pond is undertaken. Appropriate conditions requiring chemical treatment of the sediment retention pond have therefore been included.

The Applicant has indicated that the proposed earthworks are expected to take [illegible] which is dependent on the availability of clean fill [illegible] Area A. It is considered appropriate to grant a consent term of 7 years, [illegible] the availability of clean fill. A consent expiry date of 30 April 2019 has therefore been recommended.

7.1.2 Erosion and Sediment Control Plan

As outlined above, the proposed erosion and sediment control measures have been designed in general accordance with TP90. Although not indicated on the erosion and sediment control plan, regularly spaced silt fences with returns to prevent flow bypass will need to be positioned by the contractor downslope of disturbed areas.

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The location of the silt fences should be decided at a pre construction walk through and a condition to this effect has been attached to the consent.

The sediment retention pond will maintain a volume of approximately 7%. Although this is higher than the minimum recommended in TP90, the Applicant has not accounted for clean water flows within the earthworks area controlled by the sediment retention pond. It is therefore recommended that the decant rate of the pond be adjusted to reflect the amount of exposed area contributing sediment laden flows into the pond. By limiting the decant rate, the larger pond will capture the bigger storm events and provide longer treatment of sediment laden flows. A consent condition has therefore been attached which requires that the decant rate from the pond be maintained at the specifications outlined in TP90 (3L/sec/ha).

The Applicant has indicated that clean water and sediment laden diversion channels will be utilised to divert clean water around the area of works and to divert sediment laden flows into the sediment retention pond but has not indicated how these drains will be stabilised when placed at steeper gradients (>2%). A consent condition has therefore been attached that requires all diversion channels at gradients greater than 2%, be stabilised in accordance with TP90.

With regard to the stream diversions proposed during works associated with replacement of the road crossing culvert, the installation of rip rap erosion protection and fish passage works, the Applicant has not indicated how these diversions will be maintained throughout the duration of streamworks proposed in the respective areas of the site. It is therefore considered appropriate to include as a condition of consent, that all stream diversions be maintained throughout the duration of streamworks at various areas of the site.

It is considered that with the application of these conditions and adherence to TP90 the sediment yield from this site will be low.

7.1.3 Effects on the Receiving Environment

The discharge of sediment from the site will enter the Rangihoua Creek freshwater environment before discharging to the coastal marine environment at Putiki Bay. The values of these have been overviewed previously; however, the discharge of fine particulate and suspended colloidal material arising from clay and very fine silts can be expected to have the following effects.

Within the freshwater environment, water quality may be degraded during and immediately following rainfall as a result of the earthworks, as discharges from the sediment control measures are likely to be turbid and cause temporary discolouration of the water column. However coarse sediment (sands and coarse silts) are expected to be retained on site minimising benthic zone smothering within the stream. Minimal effect on the food chain is expected when considering the dispersal likely over the large tidal area of the outer Putiki Bay.

Overall it is expected that the effect of sediment discharge to the receiving environments will be no more than minor.

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7.2 WORKS IN A WATERCOURSE AND DAMMING WATER

7.2.1 Effects of Works in a Watercourse

Undertaking works within a watercourse also has the potential to generate large volumes of sediment. This sediment can have an adverse effect on not only the immediate environment, but on aquatic flora and fauna for substantial distances downstream.

Placing structures within streams can result in significant changes to the dynamics of flow and can affect the life supporting capacity of the stream. It is considered that the proposed culvert replacement on the northern branch of the Rangihoua Creek will not cause a more than a minor effect on the flow dynamics and life supporting capacity of the stream given that the new larger culvert will decrease flow velocity, erosion and flooding. The installation of rock rip rap and the provision of fish passage will improve stream bank conditions and allow for unimpeded movement of native fish species up and down the stream. During construction a pump and divert system will be utilised.

The construction of bridge pilings within the bed of a Permanent watercourse approximately 20m upstream of the natural watercourse inlet into Pond 1 will involve minimal disturbance as the bridge piles will be driven into the bed.

The creation of a wetland in an intermittent watercourse to receive runoff from the new accessway and car parking area will in tandem with grass filtration, provide water quality treatment of associated stormwater runoff as well as ensure that peak flows from the 2 and 10 year ARI storm events are not increased due to the proposed development.

45m of streamworks are proposed to enlarge an existing online pond and a further 4m of streamworks below each of the two online ponds is proposed for erosion protection and the formation of fish passage. Stream diversions in the form of an armoured diversion channel for Pond 1 works and a pump and divert system for the Pond 2 works, will be utilised during the works in the watercourses. The installation of rock rip rap at these locations will prevent further erosion around the pond outlets and the provision of fish passage will enhance the biodiversity of the watercourse. It is considered that the proposed streamworks methodology will result in no more than a minor level of sediment discharge.

Subject to the adequate design of structures and works methodology, the adverse effects that would arise from the proposed streamworks are considered to be minor given the permanent erosion protection, stormwater quality treatment and habitat restoration to be provided.

A consent term of 35 years is normally considered appropriate for installation of [illegible] of a watercourse. A consent expiry date of 31 December 2042 [illegible] recommended for the Works in a Watercourse consent.

7.2.2 Effects of Damming Water

Dams can have several adverse effects on streams, especially when constructed on-line as is the case with these particular applications. The impoundment of water can change the quality of water, increase water temperatures and reduce dissolved oxygen in the water flowing out of the impoundment. The dam structure can present

The Applicant has not proposed to install low flow bypasses on either of the dams however it is considered appropriate to require that a low flow bypass be installed on the dam at Pond 1 to maintain a flow of 0.5 l/s equivalent to the mean annual low flow. By maintaining base flows into the stream channel below the dam, in-stream biota will be preserved during dryer periods. As there is no freshwater stream channel below the dam at Pond 2, the installation of a low flow bypass to protect in-stream biota is not considered necessary.

Given that there will be no future development immediately below either of the dams, and that the Applicant will be required to install a low flow bypass on the existing Pond 1 dam, any further effects on stream hydrology over and above the current situation, are expected to be no more than minor. A consent condition requiring the installation of a low flow bypass on the existing Pond 1 dam has been included accordingly.

7.2.4 Aquatic Habitat Issues

It is acknowledged that on-stream ponds have adverse effects on stream ecology however, in this particular case, the ponds are existing and the proposed modifications to the outlets (provision of fish passage), and the installation of low a flow bypass on the Pond 1 dam, will reduce their negative impact on the Rangihoua Creek. During the migration period for native fauna (September – December), flows from each of the respective catchments are expected to allow for the passage of fish into the upper reaches of the Rangihoua Creek. During the drier months following the migration period, the low flow bypass required on the Pond 1 dam will help ensure that in-stream biota is preserved along the reach of channel between the two dams.

Furthermore, the proposed riparian enhancements along the margins of the ponds and the creek will also improve aquatic habitat by shading and reducing water temperatures. It is expected that further effects on aquatic habitat over and above the current situation, are expected to be no more than minor.

7.2.5 Flooding

Flooding back water effects up to the 1% AEP rainfall event that are associated with Pond 1 will remain within the property and these flows will be accommodated by the existing outlet structures below Pond 2. No landowners therefore will be affected by potential backwater effects resulting from the dams.

7.3 MITIGATION OF WORKS IN A WATERCOURSE AND DAMMING WATER

The Applicant has provided a Long Term Course Development Plan "Waiheke Golf Club – Golf Course Development Plan, April 2008, LA4 Landscape Architects Limited" which includes in pages 12-33 details of their strategy for re-vegetation across the site. The aims of this vegetation strategy are detailed in Section 5.4.3.1 above, however the following is a summary of recommendations that have been made by the technical staff, Natural Heritage Department, ARC, after a review of the vegetation strategy.

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- The vegetation strategy states the proposed timeframe for planting completion and exotic tree removal is dependant on resources and plant stock availability. It is considered that the mitigation measures require a more defined timeframe with ongoing monitoring and maintenance of plantings for a five-year period following planting.
- The proposal to remove exotic trees from the site should be undertaken immediately prior to revegetation of the riparian areas to maintain stream bank stability. Planting immediately following tree removal will allow native vegetation to grow up and shade the watercourse as soon as possible following tree removal, an important factor in limiting the increase water temperatures during the warmer months.
- Tree removal following revegetation is likely to damage plantings and is therefore not recommended.
- Willow removal should follow ARC guidelines. (NB. glyphosate is the only herbicide recommended for use in riparian areas).
- Timing tree removal to allow planting to be undertaken during autumn/winter is important to ensure successful establishment of plantings.
- All plantings should reflect the composition of former natural vegetation that would have occupied the site. It is recommended that adjacent natural areas be used as a guide to determine former native vegetation composition.
- *Weinmannia silvicola* (towai) should be removed from the plant list as there is only one herbarium record of towai on Waiheke and it was not collected in the golf course vicinity.
- Sedge and rush planting density should be 0.5m spacing rather than the proposed 0.7m to quickly suppress weed growth and enable the plantings to buffer one another from wind, desiccation etc. Shrub and tree plantings should be 1.0m – 1.5m respectively.
- Ongoing monitoring and maintenance of revegetated areas is not adequately addressed in the vegetation strategy. A monitoring and maintenance programme should be undertaken for a minimum of five years after completion of planting in each area. (6 monthly for the first 2 years then annually). A monitoring report compiled by a suitably qualified and experienced person should assess planting success rates, including growth rates and number of plants lost, an estimated number and species mix for replacement plantings, and plant and animal pest control requirements.

It is considered appropriate to include a condition of consent that requires provision of an updated Vegetation Strategy that incorporates the above recommendations. A condition has therefore been included with the Works in a Watercourse consent.

7.3.1 Key Environmental Outcomes

Key environmental outcomes resulting from the proposed works are as follows:

- The improvement of fish passage in both the northern and southern branches of the Rangihoua Creek,
- The planting of riparian margins providing habitat, restoration of riparian biodiversity, filtration of contaminants and provision of shade and shelter to the existing creeks and wetlands;
- The provision of erosion and scour protection at the existing outlets of the two online ponds;
- Long-term removal of all pine trees, ornamental conifers, eucalypts and other exotic plantings and staged replanting with groves of indigenous tree species;
- Weed management along all riparian edges; and

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- The creation of a new wetland area in an existing ephemeral gully, including the provision of appropriate wetland species plantings along the riparian margins

7.4 MAINTENANCE AND MONITORING: EARTHWORKS, STREAMWORKS AND DAMMING

The Applicant has not indicated how the erosion and sediment controls will be monitored however, it is expected that inspection of all erosion and sediment controls, including stream diversion where required, will be undertaken by the contractor's site supervisor and site engineer on a daily and weekly basis respectively with particular attention paid to the controls during periods of heavy rainfall.

In terms of operation and management of the dams, they will be maintained by the current occupiers of the site, the Waiheke Golf Club and it is expected that annual monitoring of the structures will be undertaken by appropriately qualified staff.

It is considered appropriate to attach conditions to the respective consents requiring appropriate maintenance and monitoring, as noted above, of the earthworks, streamworks and dam structures. Conditions have been attached accordingly.

7.5 EFFECTS ON CULTURAL AND ARCHAEOLOGICAL VALUES

The ARC Archaeologist has carried out a desk top assessment of the proposal to assess the actual or potential adverse effects on historic places or areas. A review of Cultural Heritage Inventory (CHI) held by the ARC indicates that the property is located in an area recognised by the ARC Heritage Team as being a priority for archaeological survey (Tatton 2001). Waiheke Island has been intensively occupied by Maori, and the Putiki Bay area in which the golf course is located is rich in archaeological sites associated with past Maori settlements. The most significant site in the vicinity is a hilltop pa recorded by the New Zealand Archaeological Association (NZAA) as site S11/56. The pa site is located approximately 1km west of the subject site. The nearest recorded archaeological site is site S11/889, this is a Maori midden and knoll site located on the southern border of the proposed works. The site was discovered and damaged during previous works in the area and has since been scientifically investigated (Foster 2002). Subsequent assessment of the site indicates that the proposed golf course works in the vicinity of the site will not impact on site S11/889 (Tatton & Clough 2002). Other archaeological investigations on the golf course have been limited to two small areas (3,500m^2 and 4,100m^2) (Phillips: 1986), no archaeological evidence was found during these investigations. In addition to the recorded archaeological site, the CHI also indicates the existence of a historic building (Wesleyan 1870) located in proximity to the northern edge of the proposed works (CHI 2885).

Although large amounts of the subject area have been previously modified there remains the potential for there to be unrecorded archaeological sites in the vicinity that have not yet been identified. Because the subject area has not been fully surveyed for archaeological sites it is considered possible that this activity could impact on a significant heritage place or site. An archaeological assessment of the **proposed** activity is therefore recommended and a consent condition has been **attached** accordingly.

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It is also recommended as an Advice Note that in the event of any unidentified archaeological remains being uncovered (e.g. shell, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones), work is to cease in the vicinity of the discovery and the Archaeologist, ARC is to be contacted so that the appropriate action can be taken before any work may recommence there.

7.5.1 Dam and Take Consent Expiry Dates

Policy 6.4.11 of the PARP:ALW provides for the setting of concurrent expiry and review dates of consents within a catchment or aquifer. Most consents to take surface and groundwater on Waiheke island expire in May 2010. A consent term of 15 years is normally given for water takes and damming water. Therefore when these consents expire in 2010 they are most likely to be replaced with an expiry date of 2025.

It is considered appropriate to grant terms for the two damming water consents and the surface water take from the dam that expire at the same time as the groundwater take consent as these takes are linked to irrigation demand. A consent expiry date of 31 May 2025 has therefore been recommended. When they expire in 2025 the applications for replacement can be considered with all other applications for replacement on Waiheke Island. This allows for integrated resource management, and economies of scale in processing all applications together.

8. CONCLUSION

Having assessed the proposal in terms of the relevant matters detailed in Section 104 of the RMA, it is considered that subject to the imposition of the recommended conditions of the respective consents, any adverse effects on the environment resulting from the earthworks, streamworks, damming and taking of surface water will be adequately avoided, remedied or mitigated.

Furthermore, it is considered that the effects are not contrary to the objectives and policies of the ARPS, NZCPS, ARPSC, ARPC, PARP:ALW, HGMPA, TRP or the RMA.

9. RECOMMENDATIONS

Having assessed the applications in terms of the relevant matters detailed in Section 104 of the Act the consent authority has the ability to grant consent where the proposal would create effects that are no more than minor, and where the proposal is not inconsistent with the policy and objectives of the relevant planning documents. Accordingly, the following recommendations are made:

(a) Consents be granted subject to the conditions stated in the consent documents appended to this report.

(b) The Land Use Consent: Sediment Control 35297 expire on 30 April 2015.

(c) The Land Use Consent: Works in a Watercourse 35296 expire on 31 December 2042.

(d) The Consent 35294 to Dam Surface Water (Pond 1) expire on 31 May 2025.

(e) The Consent 35295 to Dam Surface Water (Pond 2) expire on 31 May 2025.

(f) The Consent 32927 to Take Surface Water from Pond 1 expire on 31 May 2025.

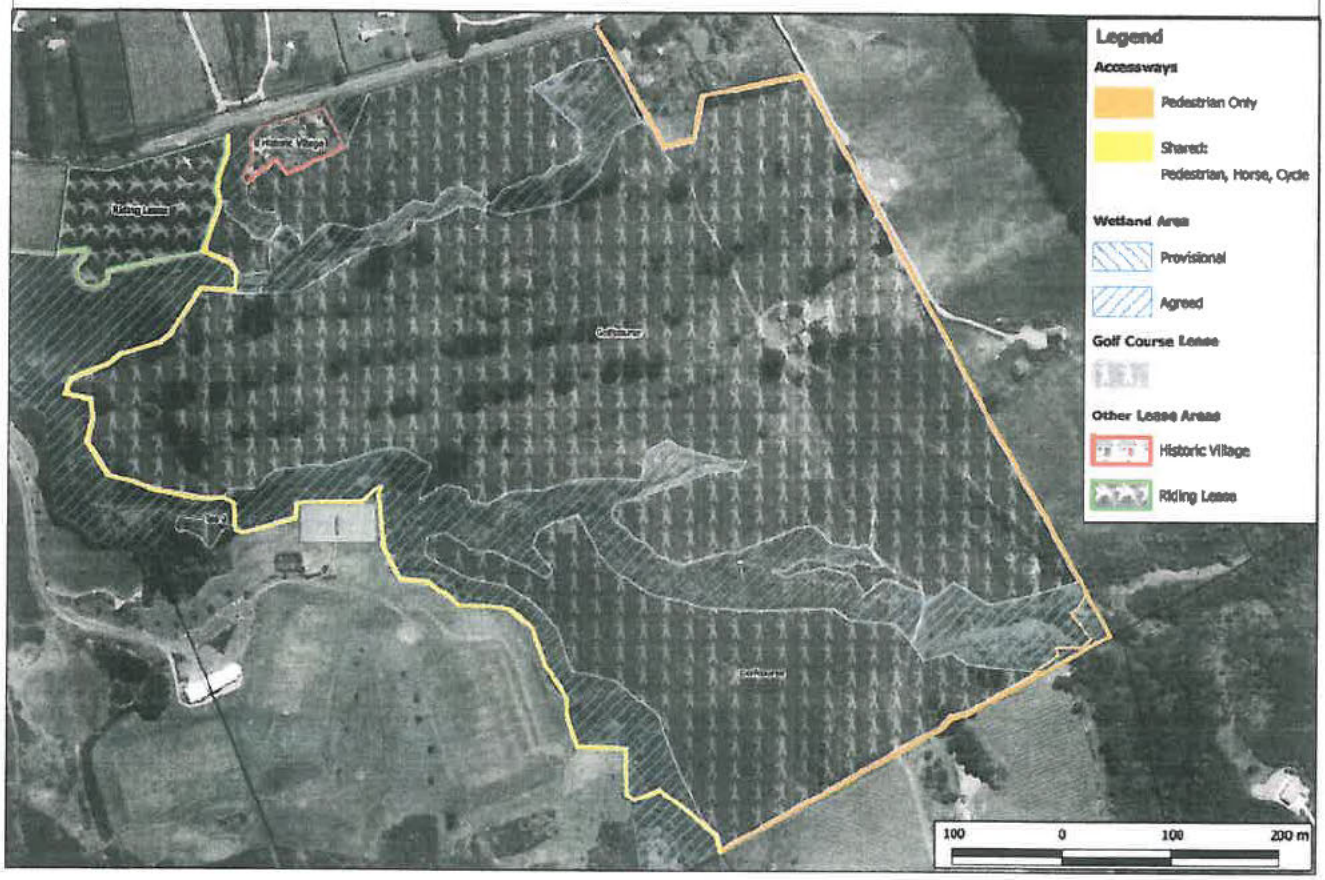
Report prepared by	Report reviewed by:
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Date: 9.01.09	Date: 9.01.09

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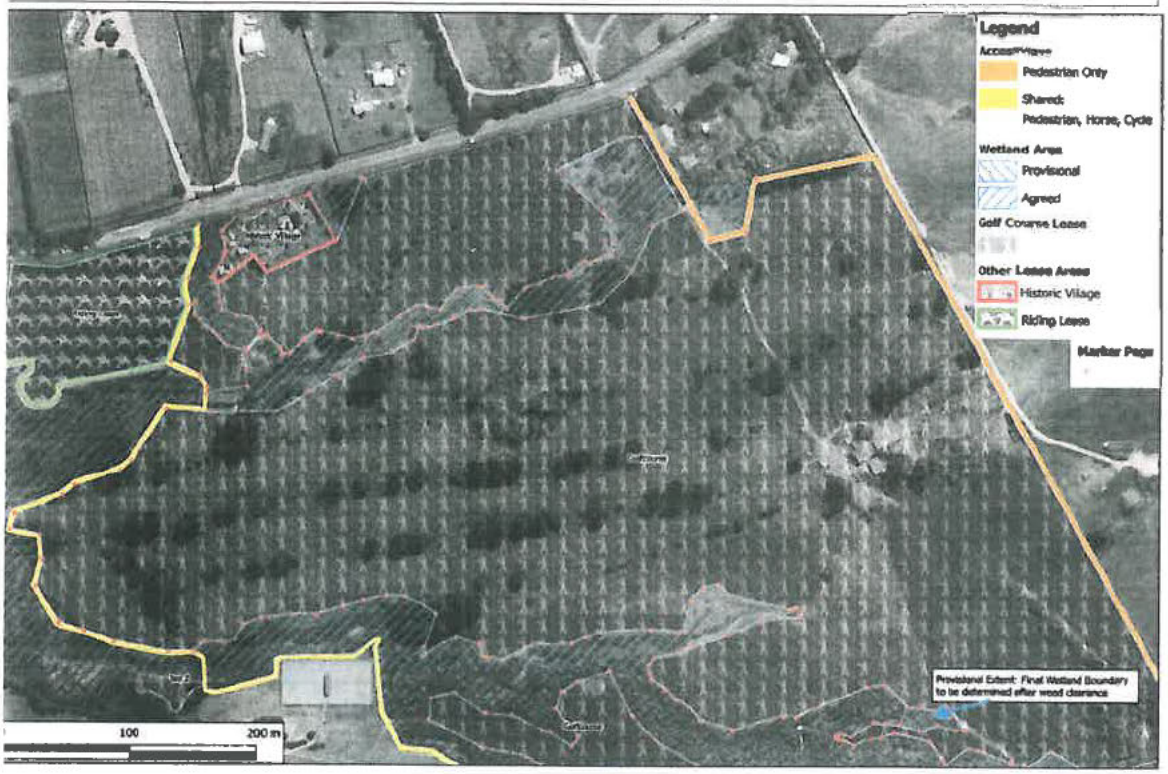
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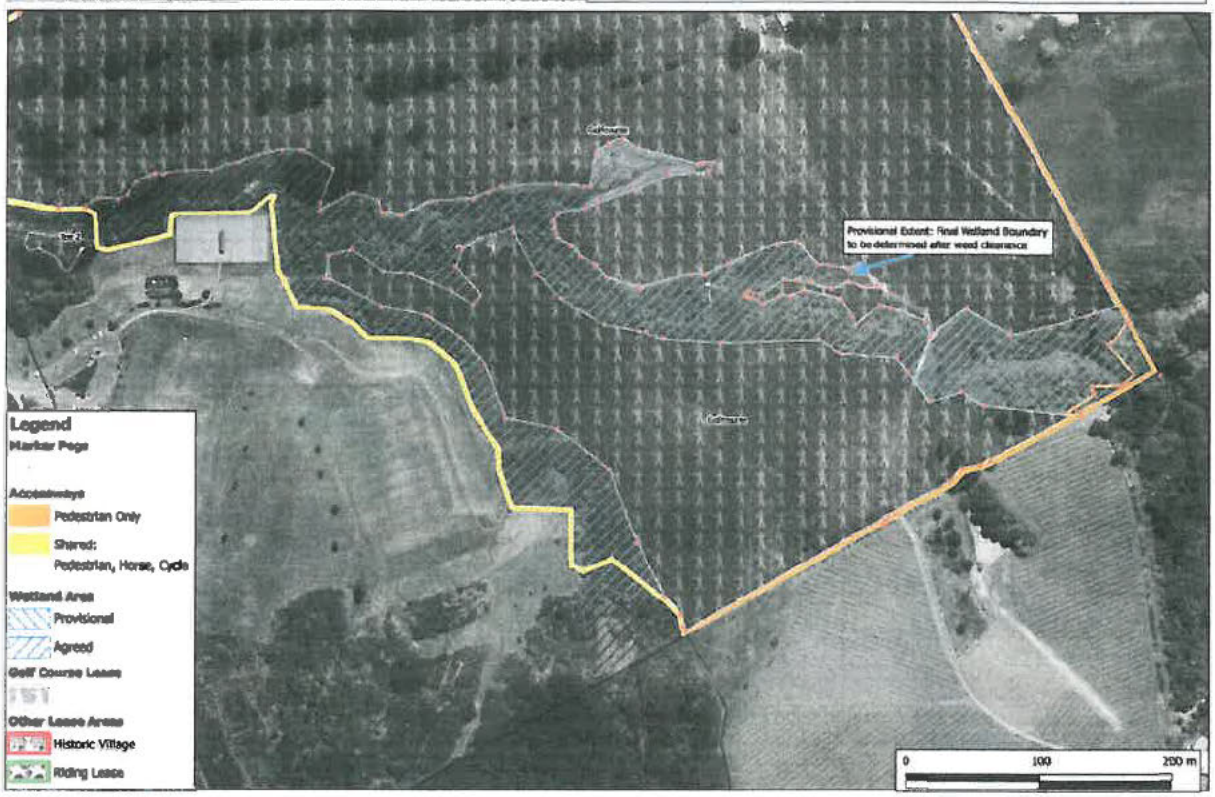
Waiheke Golf Course Overview



Golf Course: North Part showing agreed Marker Pegs



Golf Course: South Part showing agreed Marker Pegs



Carcinogenicity of glyphosate: why is New Zealand's EPA lost in the weeds?

Jeroen Douwes, Andrea 't Mannetje, Dave McLean, Neil Pearce, Alistair Woodward, John D Potter

ABSTRACT

In 2015, the International Agency for Research on Cancer (IARC) concluded that glyphosate is "probably carcinogenic to humans". The New Zealand Environmental Protection Authority (NZEPA) rejected this and commissioned a new report, concluding that glyphosate was unlikely to be genotoxic or carcinogenic to humans. The NZEPA has argued that the difference arose because IARC is a "hazard-identification authority", whereas NZEPA is a "regulatory body that needs to cast the net more widely". We conclude that the NZEPA process for evaluating the carcinogenicity of glyphosate was flawed and the *post hoc* justification invalid: there is no mention of risk assessment or "net-benefit approach" in the NZEPA report; and there is no discussion of current New Zealand glyphosate exposures. Further, the NZEPA report quotes heavily from the European Food Safety Authority (EFSA) report, which is itself markedly flawed, and like the NZEPA report, relies heavily on industry-funded and industry-manipulated reviews. Given the scientific flaws in both reports we urge that: the NZEPA report be withdrawn; the NZEPA respond to the concerns raised and for a reassessment to be conducted; and clearer process and better understanding of science be used to inform any future review of hazardous substances in New Zealand.

Glyphosate, an organophosphorus compound, is the most widely used herbicide in the world.[1] in New Zealand, glyphosate is found in approximately 90 products, of which the best known is Monsanto's 'Roundup'.[1,2] In addition to extensive use in farming, glyphosate is commonly used in gardens, streets and parks.[3]

California[4] and a number of countries, including France,[5] The Netherlands,[6] Norway, Denmark, Sweden, Sri Lanka, El Salvador, Brazil and India[7] have banned or restricted the use of glyphosate because of potential links with health problems, including cancer. A renewal of the glyphosate licence has been hotly contested in the EU,[8] resulting in a five-year renewal instead of the full 15-year renewal.[9] In New Zealand, there are no bans, although some local boards (eg, Great Barrier, Kaipātaki) have opted to use alternative weed-control methods. The New Zealand Environmental Protection Authority (NZEPA) recently concluded that glyphosate was "unlikely to be genotoxic and carcinogenic",[10] despite the International Agency for Research on Cancer's (IARC) classification of glyphosate as a "probable human carcinogen".[11] Here, we argue that the NZEPA process for evaluating the carcinogenicity of glyphosate is flawed and discuss the broader implications for future risk-assessment of other chemicals.

The IARC and NZEPA evaluations

In 2015, IARC (cancer agency of WHO) invited 17 scientists with relevant expertise from 11 countries (including one from New Zealand; A'tM) to assess the carcinogenicity of five organophosphate biocides including glyphosate.[11] The IARC Working Group concluded that, for glyphosate, there was "limited evidence" of carcinogenicity in humans on the basis of limited epidemiological evidence for a positive association with non-Hodgkin lymphoma (NHL) and

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"sufficient evidence" for the carcinogenicity of glyphosate in experimental animals. The working group also considered potential mechanisms for induction of cancers and, based on *in vitro* studies and studies in experimental animals,[11] concluded that there is strong evidence that glyphosate is genotoxic and can act to induce oxidative stress. Taking the human, animal and mechanistic data together, the Working Group concluded that glyphosate is "probably carcinogenic to humans".

IARC is the world-leading authority undertaking assessments to establish whether agents have the capacity to cause cancer. A standard grading system, with well-documented and detailed criteria, is used to classify agents as: 1=carcinogenic to humans; 2A=probably carcinogenic; 2B=possibly carcinogenic; 3=not classifiable; and 4=probably not carcinogenic. Since 1971, approximately 1,000 agents have been evaluated, of which 120 were classified as Group 1 and 81 as Group 2A. The scientists selected to carry out these assessments are chosen for their expertise and a research history relevant to the agent being assessed; there are explicit processes to manage possible conflicts of interest among participants. The rules of evidence are clear: assessments involve careful consideration of the quality and strength of the evidence, drawing on all available peer-reviewed studies, including data on human exposure, human epidemiological studies, animal studies, toxicokinetics and carcinogenic mechanisms.[12] IARC assessments also take into account publicly available government documents that provide data on the circumstances and extent of human exposure. To minimise bias and conflicts of interest, unpublished data and reports that have not undergone independent peer review or are not publicly available (eg, unpublished industry-funded studies) are not taken into account.[12] Thus, IARC's Monographs on the Evaluation of Carcinogenic Risks to Humans provide, through independent, transparent and robust processes, the critical first step in the societal decision-making process to identify and then control carcinogenic hazards.[12]

It was therefore surprising, as others noted,[13] that the NZEPA decided to reject the expert assessment conducted by IARC and commissioned a new report.[10] The stated purpose of this report, written by a single author with input from one other scientist, neither with epidemiological backgrounds, and limited peer review by the NZEPA and the Ministry for Primary Industries, was the same as the IARC assessment: to review the evidence for carcinogenicity in humans. However, the NZEPA concluded that: "*based on a weight of evidence approach, taking into account the quality and reliability of the available data, glyphosate is unlikely to be genotoxic or carcinogenic to humans and does not require classification under HSNO as a carcinogen or mutagen*".[10] This was despite the Ministry of Health advising that it would be "*reluctant to criticise any [IARC] classification based on the review of one individual*".[13]

Why do IARC and NZEPA conclusions differ?

Hazard versus risk assessment

In response to questions raised by the Green Party's report[13] and subsequent media enquiries, the NZEPA chief scientist (Dr Rowarth) asserted that IARC is a hazard-identification authority, whereas NZEPA is a regulatory body that needs to cast the net more widely.[14] Dr Rowarth argued that "*We need to consider everything otherwise it is not the net benefit approach*" and "*we go to all sources because there is an economic implication within the use of glyphosate*", and subsequently also noted that "*We agree with them [IARC]—at high exposures and dosages, cancer could occur but we don't have these high exposures and dosages in New Zealand*".[15] There are several problems with this response.

Firstly, in the NZEPA report, there is no mention of a risk assessment. Even if the NZEPA report was, as claimed, based on a risk assessment, this would not change whether glyphosate and derived herbicides are carcinogenic. Although lack of exposure may affect risk assessment (and subsequent policy), this does not determine whether the agent has carcinogenic properties. As an analogy, if someone neither smokes nor is exposed to asbestos this does not mean that tobacco and asbestos are not carcinogenic. Both are recognised human carcinogens: most lung cancer and virtually all mesothelioma cases are attributable to these exposures,[16] even though most people are unexposed.

Secondly, there is no mention of a "net-benefit approach". In fact, the NZEPA report purported to assess the evidence for human carcinogenicity, exactly like IARC. Thus, the reasons provided by the NZEPA appear to be a *post hoc* justification for their decision to reject IARC's assessment.

Thirdly, the report does not include any data or discussion of current New Zealand exposures to glyphosate. Even if a risk assessment had been conducted (the NZEPA report itself is *prima facie* evidence that it was not) and current exposures were taken into account, on what scientific evidence would such a risk assessment be based? To our knowledge, no New Zealand exposure data are available; further, current knowledge on the human carcinogenicity of glyphosate does not allow conclusions on the existence or nature of safe levels.

So how was a benefit analysis conducted in the absence of exposure/dose data and detailed knowledge of exposure/dose-response associations? Was this "analysis" based on Monsanto's claim that "when used according to label instructions" glyphosate is safe,[17] as implied by Dr Rowarth? Finally, contradicting earlier statements, it appears that the NZEPA's chief scientist now agrees that glyphosate is a probable carcinogen, but "*only at high exposure and dosages*".[15] This suggests that the NZEPA has partially changed its views since the publication of their report. Although this would be a minor step in the right direction, it is still highly problematic because it is unclear what "high exposures" means and, as noted above, there are no data on safe levels.

Weighting of evidence and the use of unpublished industry-funded research

Other critical flaws in the NZEPA report relate to the interpretation of the science and the use of unpublished industry-funded and, in some cases, industry-manipulated (see below) research. These criticisms also apply to a 2016 European Food Safety Authority (EFSA) report.[18] As the EFSA report is heavily quoted in the NZEPA report, we will discuss criticisms of both reports and summarise the key issues identified in an extensive review of the shortcomings in the EFSA report.[19]

Firstly, the NZEPA report concluded that the epidemiological support for IARC's conclusion of "*limited evidence*" of carcinogenicity in humans was "*not convincing*". The EFSA report also concluded that human data were "*inconclusive for a causal or clear associative relationship*" with cancer and classified the epidemiological evidence for NHL as "*very limited*".[18] The IARC conclusion of "*limited evidence*" for NHL was based largely on case-control studies, which (provided they are of high quality) are ideally suited to assess associations with relatively rare conditions such as NHL.[19] Only one cohort study was available and this found no statistically significant association and no apparent exposure-response association. Although cohort studies have substantial strengths, this cohort study included only 92 NHL cases[20] (cf. 650 cases in a pooled case-control analysis[21]) and follow-up was 6.7 years, unlikely to be sufficient to account for NHL latency. Since the IARC, NZEPA and EFSA reports were published, an update of the cohort study has become available[22] involving a further 11 years of follow-up resulting in a total of 575 NHL cases. This study found no statistically significant associations between glyphosate and any solid tumours or lymphoid malignancies overall, including NHL. Some evidence of increased risk of acute myeloid leukaemia was found, particularly for workers in the highest exposure quartile. NZEPA and EFSA dismissed all the relevant case-control studies on the grounds they were not reliable or were of low quality. Consistent with others,[19] we consider this a mistake. We agree with IARC that the case-control studies were of high quality and note that, based on two meta-analyses, a consistent positive association was found between glyphosate and NHL.

Secondly, the NZEPA (and EFSA) report concluded that, based on animal studies, "*the overall weight of evidence does not indicate that glyphosate is carcinogenic*". This is in sharp contrast to IARC's conclusion that there was "sufficient evidence" for the carcinogenicity of glyphosate in experimental animals. The IARC conclusion was based on: 1) a statistically significant trend for renal tumours in male CD-1 mice; 2) a statistically significant trend for heman-

giosarcoma in male CD-1 mice; and 3) a statistically significant higher incidence of pancreatic islet cell adenomas in two studies in male Spraque-Dawley rats, with one of these studies also showing an increase in thyroid adenomas in female rats and liver adenomas in male rats. NZEPA and EFSA dismissed the IARC finding because: 1) comparisons between individual exposure groups and the control group (using pair-wise tests) were not statistically significant; 2) there was a lack of consistency in multiple animal studies (including several unpublished industry-provided studies not evaluated by IARC); 3) slightly increased risks were shown only at dose levels at or above the limit dose/maximum tolerated dose; and 4) no preneoplastic lesions were observed and effects were within historical control ranges.

Portier et al provided a detailed rebuttal,[19] arguing that trend analyses are more powerful than paired analyses, particularly for rare tumours where data are sparse, as was the case here. They also evaluated the additional unpublished studies (where possible) and found more consistent (rather than inconsistent) evidence of trends for renal tumours and hemangiosarcoma, as well as malignant lymphoma. They also argued that, although doses at or above maximum tolerated dose might cause cellular disruption leading to cancer, no evidence of this was reported in any study. Portier noted that international guidelines (including EC regulations cited in the EFSA report) favour the use of concurrent controls, instead of historic controls on which the EFSA report relied.

Thirdly, the NZEPA and EFSA reports dismissed IARC's conclusion that there is strong evidence that glyphosate is genotoxic and can act to induce oxidative stress. For its genotoxicity conclusions, NZEPA relied heavily on two industry-funded reviews[23,24] which, as discussed below, are likely to be biased. It also relied strongly on the EFSA report, which has previously been criticised for making extensive use of unpublished industry-provided data.[19] In addition, as noted by Portier,[19] the EFSA evaluation,[18] unlike IARC's,[11] excluded evidence of chromosomal damage in exposed humans or human cells. The reasons for dismissing IARC's conclusions on oxidative stress include IARC's use of studies on glyphosate formulations rather than pure glyphosate. As indicated by Portier, the IARC review included evidence on glyphosate formulations, glyphosate, and its metabolites. Finally, in both the NZEPA and EFSA reports, studies conducted according to good laboratory practice (GLP) guidelines received more weight than peer-reviewed studies. As argued by Portier, the weight of evidence should be based on study quality (not on compliance with guidelines) and GLP does not guarantee validity.

Overall, and consistent with others,[13,19] we do not consider the criticisms and associated alternative conclusions by NZEPA and EFSA regarding the carcinogenicity of glyphosate compelling and, in addition, have concerns about the transparency of the NZEPA process.

The need for good science and transparency

To maintain public confidence, it is critical not only that any hazard or risk evaluation be based on the best possible evidence, but also that it is done in an independent and transparent way that minimises conflicts of interest.[12] Unlike the IARC report, both the EFSA and NZEPA reports rely heavily on non-peer reviewed industry-funded studies that are not publicly available. This makes it impossible to assess the validity of the evidence presented and the conclusions drawn. This is not best practice, probably results in bias,[25] risks misleading the public and contributes to the different conclusions of IARC vs EFSA and NZEPA evaluations. The EFSA report provides no information on the authors/contributors and conflicts of interests are not disclosed. This is compounded by recent revelations that employees of Monsanto have ghost-written papers published in the scientific literature that claimed to be written by "independent" scientists and downplayed the human health impacts of glyphosate.[26] E-mails obtained through a court case against Monsanto[26–28] demonstrate the degree to which Monsanto was able to manipulate the literature through inducing "independent" scientists to publish articles[29] to counter IARC's conclusions and attack IARC's processes. These e-mails show that Monsanto scientists had major involvement in reviewing and editing drafts as well as in making decisions about

authorships, despite this not being noted in the declaration of interests. These are well-known tactics designed to undermine the evaluation of the link between glyphosate and NHL, and previously used by the tobacco and sugar industries.[30] It has recently been revealed that the EFSA report includes analyses copied and pasted from a Monsanto study; the Guardian newspaper reported that "dozens of pages of the paper" are identical to passages from material submitted on behalf of the Glyphosate Task Force, an industry body led by Monsanto.[31] There is a great deal at stake commercially, as agribusiness is a multi-billion dollar enterprise. It is more important than ever, then, that assessment of chemicals such as glyphosate are carried out transparently by independent experts, with conflicts of interest minimised, declared and made publicly available. Only then can the public have confidence in conclusions.

Despite the fact that Monsanto's attempts to manipulate the scientific literature are clear and a genuine concern for risk-assessment and regulatory processes worldwide, the NZEPA's chief scientist has implied that those who question the NZEPA and EFSA are lobbyists running a campaign against the chemical industry.[32] This does not describe the scientists who evaluated glyphosate as part of the IARC process or other scientists who have spoken out against the conclusions of the EFSA report. In an extraordinary attempt to discredit the IARC Working Group, a recent Reuter's article[33] suggested that the chair had withheld critical unpublished information relevant to the assessment of glyphosate and claimed that, if this information had been available, the Working Group's conclusions would have been different.[33] The Director of IARC responded by pointing out that, as per their strict guidelines, unpublished data are not permitted to be included in their evaluation. It is therefore noteworthy that the NZEPA's chief scientist chose to cite the Reuter's article in a recent publication,[34] hinting that the IARC evaluation was invalid. This approach is surprising, given that the standards of scientific rigour and transparency upheld by the IARC evaluations, are also, according to NZEPA's chief scientist, the standards to which NZEPA aspires.

The NZEPA's chief scientist recently commented that the NZEPA's role *"is to uphold and explain standards that can be defended rigorously, while explaining the reason for decisions that have been made in a manner that is appropriate for and understandable by the audience"*.[35] She has also appropriately highlighted the need for good science to underpin policy decisions and noted the critical role of peer review: "*it is still the best way we have in getting rigour into science*", particularly in a 'post-truth' world.[36] We agree with the need for good science and the critical role of peer review and urge the NZEPA to put these principles in place. Otherwise, the decisions taken by the NZEPA may be challenged on the grounds that they rely on work that is scientifically flawed, borrows heavily from unpublished non-peer reviewed studies funded by industry and follows processes that allow conflicts of interest.

Where to from here?

Given the scientific flaws in the NZEPA (and EFSA) report and the confused nature of the justifications made by the NZEPA's chief scientist, we ask that the NZEPA report be withdrawn and for the NZEPA to accept IARC's conclusion that glyphosate is a probable carcinogen. We note that this does not necessarily mean that glyphosate should be banned but, at the least, close review of policies to minimise exposure to glyphosate-based herbicides seems essential.

The issues discussed in this viewpoint have broader implications for future evaluations. In our view, these are the matters that warrant closer attention and, perhaps, remedial action: 1) lack of transparency about the relations NZEPA has with industry and management of conflicts of interest; 2) the implications of the Ministry of Health's lack of confidence in NZEPA's processes in relation to glyphosate; 3) the lack of clarity in NZEPA communications about the steps taken in the assessment of hazardous agents (which typically proceed from hazard identification to exposure assessment to risk characterization; these are not bundled together); and 4) the inappropriate application of "net benefit" thinking to the front end of risk management. Decisions on the best use of a chemical such as glyphosate must include a consideration of the benefits

derived from its application (as well as the availability of alternatives) but such considerations are not relevant to hazard assessment. We urge the NZEPA to respond to the concerns raised and recommend a reassessment of the hazard classification for glyphosate under the Hazardous Substances and New Organisms Act 1996, otherwise there is a risk of undermining public confidence. Worse, New Zealanders may be exposed to unacceptable and avoidable risks.

Competing interests:
JD is a member of the steering committee of the International Agricultural Cohort Consortium. International Agency for Research on Cancer (IARC), 2007–present; A'tM was a member of the IARC working group on the evaluation of carcinogenic risk to humans, Volume 112: evaluation of five organophosphate insecticides and herbicides (which included glyphosate); DMcL was a member of the IARC working group on the evaluation of carcinogenic risk to humans, Volume 117: evaluation of the carcinogenicity of pentachlorophenol and some related compounds; AW was on the panel that reviewed the Environment and Radiation Section of IARC in 2017; NP has participated in several IARC Monograph Working Groups, and was Visiting Scientist at IARC in 1993. JDP was the US Representative, Science Council, IARC, 2001–2006; Vice-Chair, Science Council, IARC, 2004; and Chair, Science Council, IARC, 2005–2006. He was awarded the IARC Medal of Honour in 2012.

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From: Susan Pockett
To: Rangihoua Onetangi RMP; [redacted]
Subject: Re: Supplementary Submission on Draft Management Plan for Rangihoua Reserve and Onetangi Sports Park
Date: Saturday, 5 November 2022 4:20:02 pm
Attachments: Rangihoua Devel Plan Committee.PDF

POCKETT: **SUPPLEMENTARY SUBMISSION** ON DRAFT MANAGEMENT PLAN FOR RANGIHOUA RESERVE AND ONETANGI SPORTS PARK

1 In my original submission on this Draft Plan, sent yesterday, I mistakenly stated that the 2013 'conditional' lease which-has-never-become-unconditional showed no specific figure for rent to be paid by the Waiheke Golf Club to Auckland Council for lease of Reserve land In fact that document does show a specific figure -- one dollar (plus GST "if demanded")

I now submit that, given the substantial fees the club can and does charge the public for membership of their organisation (which can exist only thanks to their exclusive use of a significant area of Council-owned land in this increasingly expensive area of the country) such a peppercorn rent is unjustifiably low

2 It has further been pointed out to me that the plan on which we-the-people have been invited to comment is only a draft and hence could easily be quietly changed to reverse its decision not to allow expansion of the Golf Club's course into the ecologically sensitive south-east corner of the Reserve -- possibly on the grounds that *hundreds of people* (every single member of the golf club)? sent in submissions saying the club SHOULD be allowed to expand into this "ecologically sensitive" area

The above possibility makes it more than usually important that the current (and immediate past)-Chair of the Waiheke Local Board -- a person whose local body election hoardings were seen to be erected by members of the golf club -- has given herself (and as few as two like-minded colleagues, at an "as necessary" and therefore possibly un-notified meeting) the exclusive right to accept or reject public submissions on the Draft Management Plan This is stated in the yellow-highlighted sections of the attached Local Board memorandum

I submit that Point 2 represents a seriously shocking conflict of interest situation, which should be remedied immediately

****

Susan Pockett PhD
[redacted]

I hereby give notice that an ordinary meeting of the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee will be held on:

Date:	**Friday, 29 July 2022**
Time:	**10.00am**
Meeting Room:	**Waiheke Local Board Office**
Venue:	**10 Belgium Street** **Ostend** **Waiheke**

Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee

OPEN AGENDA

MEMBERSHIP

Chairperson	Cath Handley
Members	Izzy Fordham
	Kylee Matthews
	Robin Tucker

(Quorum 3 members)

Dileeka Senewiratne
Democracy Advisor

22 July 2022

Contact Telephone: 021 840 914
Email: Dileeka.Senewiratne@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.

Terms of Reference for the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee and the Rangihoua and Onetangi Sports Park Reserve Management Plan Approvals Committee

A. Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee

The Waiheke Local Board has delegated responsibility for the development of a draft Rangihoua Reserve and Onetangi Sports Park Management Plan to the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee

Responsibilities

i) approve the scope of the Rangihoua Reserve and Onetangi Sports Park management plan.

ii) determine whether to declare and classify any part of Rangihoua Reserve.

iii) publicly notify and seek comments and objections on the draft plan.

Membership

Chair: Waiheke Local Board Chair C Handley
Members: Waiheke Local Board Members K Matthews and R Tucker, Great Barrier Local Board Chair I Fordham

Quorum: Three

Frequency of meetings: As required

B. Rangihoua and Onetangi Sports Park Reserve Management Plan Approvals Committee

The Waiheke Local Board has delegated responsibility to hear submissions on, and approve the Rangihoua Reserve and Onetangi Sports Park Management Plan to the Rangihoua and Onetangi Sports Park Reserve Management Plan Approvals Committee

Responsibilities

i) hear objections and comments from submitters

ii) consider the extent to which they would be allowed or accepted or disallowed or not accepted

iii) seek, where required, the Minister of Conservation's comments and/or approval of the management plan

vi) approve the Rangihoua Reserve and Onetangi Sports Park management plan.

Membership

Chair: Waiheke Local Board Chair C Handley

Members: Waiheke Local Board Members K Matthews and R Tucker, Great Barrier Local Board Chair I Fordham, an independent commissioner experienced in Reserves Act matters

Quorum: Three

Frequency of meetings: As required

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1 Apologies

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

2 Declaration of Interest

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

3 Confirmation of Minutes

4 Petitions

At the close of the agenda no requests to present petitions had been received.

5 Public Input

A period of time (approximately 30 minutes) is set aside for members of the public to address the meeting on matters within its delegated authority. A maximum of 3 minutes per item is allowed, following which there may be questions from members.

At the close of the agenda no requests for public input had been received.

6 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"An item that is not on the agenda for a meeting may be dealt with at that meeting if-

(a) The local authority by resolution so decides; and

(b) The presiding member explains at the meeting, at a time when it is open to the public,-

(i) The reason why the item is not on the agenda; and

(ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting."

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"Where an item is not on the agenda for a meeting,-

(a) That item may be discussed at that meeting if-

(i) That item is a minor matter relating to the general business of the local authority; and

(ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but

(b) no resolution, decision or recommendation may be made in respect of that item

except to refer that item to a subsequent meeting of the local authority for further discussion."

Approval of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan for public notification

File No.: CP2022/10630

Te take mō te pūrongo
Purpose of the report

1. To approve the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan for public notification.

Whakarāpopototanga matua
Executive summary

2. This report seeks approval from the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee (the development committee) to publicly notify the draft reserve management plan (the draft plan) for Rangihoua Reserve and Onetangi Sports Park (the park) on Waiheke Island.
3. The draft plan (Attachment A) is a statutory document prepared in line with the Reserves Act 1977, that will provide a policy framework to manage use, protection and development of the park.
4. Development of the draft plan is based on extensive research and engagement with the community, key stakeholders located in the park and the development committee.
5. In recognition of statutory obligations and of the cultural significance of this whenua to mana whenua, we worked closely with Ngāti Pāoa, and with Ngāi Tai ki Tāmaki, Ngāti Maru and Te Patukirikiri to draft a plan that strongly embeds cultural values to improve Māori outcomes during plan implementation.
6. Proposed key moves of the draft plan include:
    - Involving mana whenua in all aspects of park management including creating a strong visual presence in the park for mana whenua who whakapapa to the whenua.
    - The ecology of the park is actively restored and protected.
    - The park continues to be the premier sports park for Waiheke with multi-purpose facilities including shared paths and dedicated tracks, enabling access and connectivity.
    - Continue to determine the best and most appropriate use of spaces in the park including leases/licenses to protect open space and increase multi-use.
7. An evaluation of critical success factors has ensured the draft plan aligns with the strategic direction of the Waiheke Local Board (the local board) and other council plans, and that the plan is evidence-based, flexible and transparent about outcomes sought and any trade-offs.
8. The draft plan proposes that golf activity in the watercourses and wetlands and informal recreation management areas is no longer considered appropriate due to the potential for restoring these areas.
9. The grassland in the informal recreation area not only supports native flora and fauna, but this open space area has the potential to support a diverse range of community interactions and activities as Waiheke's population grows.
10. Upon expiry of the Waiheke Golf Club's current occupation rights in October 2022, the draft plan proposes to limit the future expansion of golf to within the activity footprint shown in Appendix 1 of the draft plan.

11. In line with the requirements of the Reserves Act 1977, if the draft plan is approved for notification, public consultation will be open for two months, planned to take place from August to October 2022.
12. It is proposed that the chair of the development committee is delegated with approving any minor amendments to the draft plan (if required) prior to notification.
13. After the election, staff will come back to the incoming local board with options for the hearings and plan approval process. This is because the plan approvals committee will be discharged after the elections. Hearings are currently forecast to be held in early 2023.
14. It is important to note that Te Rangihoua maunga and surrounding landscape amenity area, forming a large portion of Rangihoua Reserve and a small part of Onetangi Sports Park, is managed by the Rangihoua and Tāwaipareira Management Committee and has therefore been excluded from the scope of the reserve management plan. There is potential for integrated planning between the park and Rangihoua maunga in the future.

Ngā tūtohunga
Recommendations

That the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee:

a) approve the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan (Attachment A, dated July 2022) for public notification pursuant to section 41(6)(a) of the Reserves Act 1977.

b) delegate to the chair of the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee approval of any final amendments to the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan prior to public notification.

c) note that the responsibilities of the Rangihoua Reserve and Onetangi Sports Park Management Plan Development Committee will be discharged upon public notification of the draft plan.

d) note that the hearings will be held after the upcoming triennial local government election, currently forecast to take place in early 2023.

e) note that the Rangihoua Reserve and Onetangi Sports Park Management Plan Approvals Committee is deemed to be discharged following the upcoming triennial local government election, as outlined in Schedule 7, Part 1, section 30(7) of the Local Government Act (2002).

Horopaki
Context

Why a reserve management plan is required and what land is in scope

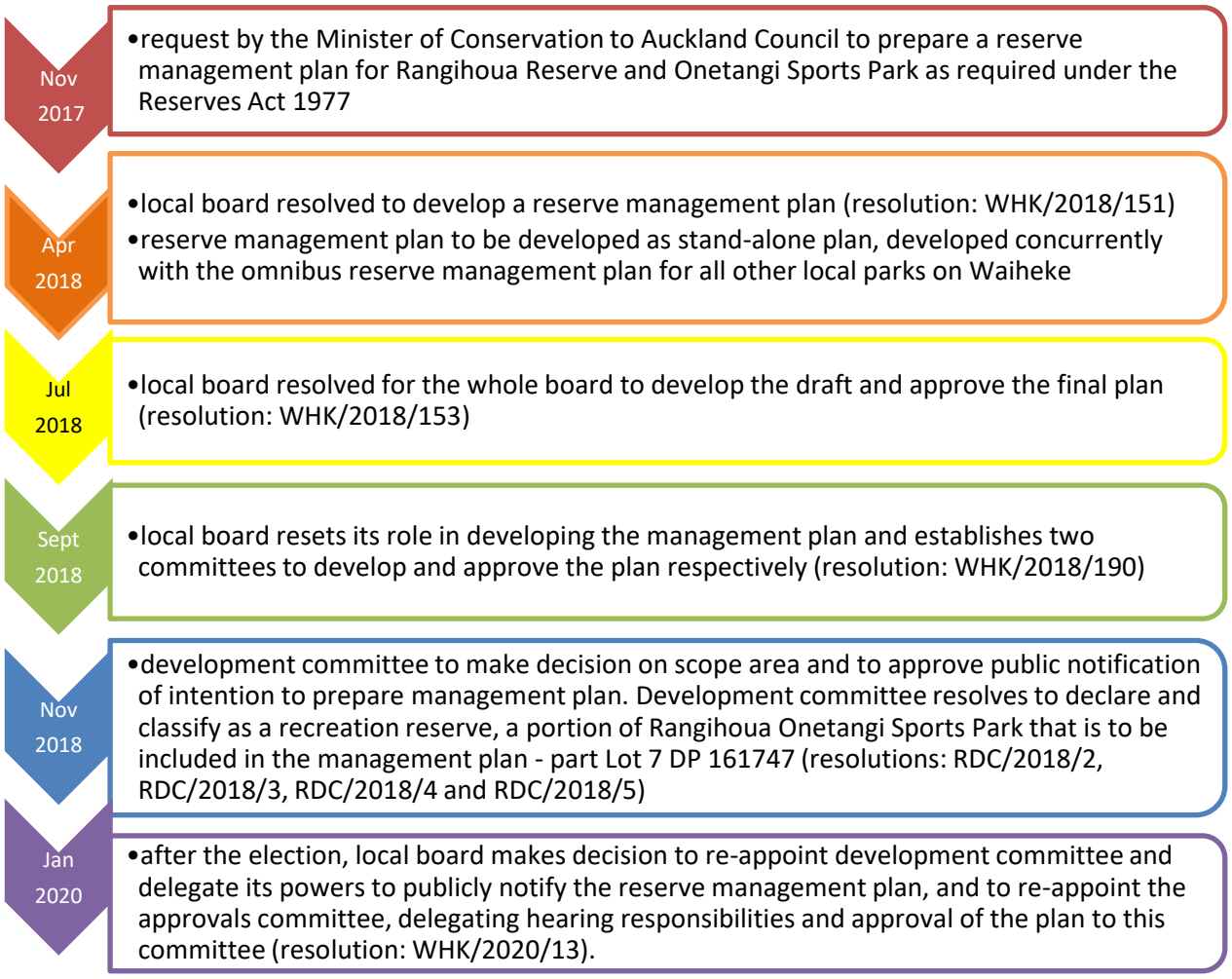
15. The aim of the reserve management plan is to provide a policy framework to manage use, protection and development of Rangihoua Reserve and Onetangi Sports Park (the park).
16. The parts of the park to be included in the reserve management plan are shown in Attachment A (page 44) and are either currently classified recreation reserve or currently held under the LGA and in the process of awaiting formal classification[1] under the RA77.

[1] Lot 7 DP 161747 has been resurveyed so that the development committee's decision to declare this land as reserve, and classify it as recreation, can be gazetted. Upon gazettal, the land becomes formally classified and subject to the Reserves Act.

17. Te Rangihoua maunga and surrounding landscape amenity area, forming a large portion of Rangihoua Reserve and Onetangi Sports Park, are managed by the Rangihoua and Tāwaipareira Management Committee (resolution: WHK/2017/195) and are excluded from the scope of the reserve management plan.
18. The park is a major sports hub for Waiheke Island, accommodating a range of recreation and community uses within approximately 60 hectares of park land. The park is a significant site for mana whenua and includes ecologically significant waterways and wetlands.
19. In November 2017, the Minister of Conservation communicated her expectation that Auckland Council will comply with the requirement of the Reserves Act 1977 (RA77) to prepare a reserve management plan for the park.
20. In April 2018, the local board who have allocated decision-making for the park, approved the development of a reserve management plan and that the statutory document be prepared in line with section 41 of the RA77 (resolution: WHK/2018/151).

Timeline of key decisions

21. In September 2018, the local board established the Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan Development Committee (the development committee) to oversee the development of the draft reserve management plan (resolution: WHK/2018/190).
22. At the same meeting, the local board established the Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan Approvals Committee (the approvals committee) to undertake any hearings and decisions on submissions to the draft plan and approval of the final plan.
23. The timeline below summarises key decisions relating to developing the draft plan:



Tātaritanga me ngā tohutohu
Analysis and advice

Mana whenua and the community have been engaged extensively

24. With the guidance of the development committee, the draft plan has been developed in partnership with mana whenua and has involved extensive consultation with park user groups and the wider community.

25. The following consultation activities have been undertaken:

- **Mana whenua engagement**: Ngāti Pāoa observation of development committee workshops, hikoi through the park with representatives from Ngāti Pāoa and several hui with mana whenua (refer to section on Māori impact for more detail).
- **Statutory public consultation:** public views were sought on the intention to prepare a draft plan between December 2018 and February 2019, in accordance with section 41(5) of the RA77. Feedback was received from 191 individuals or organisations. This included two detailed submissions from the Waiheke Golf Club and Wetland Ecological Environmental Defence Society (WEEDS). For the summary of public feedback refer to Attachment B.
- **Engagement with park user groups using an independent facilitator:** in-depth discussions occurred with eight park user groups (26 people) during September and

November 2020 (refer to Attachment C), and a workshop was held with ten organisations (17 people) on 19 March 2021[2] which produced a draft vision and goals for the park.

- **External review:** a draft plan was shared with Sport Auckland, Aktive and Department of Conservation for feedback in October 2021 and staff met with representatives from these organisations to discuss their feedback[3].

26. The draft vision and goals were subsequently refined with mana whenua to better reflect the site's significant cultural heritage and values (refer to paragraph 49).

27. Community feedback centred around five main themes (refer to Attachment D for a fuller summary):

- **Sport and active recreation** – maintain and enhance the park as a destination for a range of activities and keep supporting the golf course (different views about expansion plans versus support for smaller course options)
- **Culture** – recognise the park's significance to mana whenua, respect and protect heritage and tell these stories
- **Environment** – rare opportunity to preserve and restore streams and wetlands and balance sporting activities with ecological protection
- **Access** – maintain safe and affordable public access across park for a range of uses and provide security of tenure
- **Community** – support community health and wellbeing and park volunteers.

28. The proposed vision and goals for Rangihoua Reserve and Onetangi Sports Park (see paragraph 36) and the key moves in the draft plan (see paragraph 38), seek to reflect these community and mana whenua aspirations.

The park's watercourses were surveyed

29. In developing the draft plan, we considered the potential for ecological enhancement and identified further technical advice was required.

30. As a result, Morphum Environmental Limited (Morphum) were commissioned to produce a Watercourse Assessment Report (WAR) of the tributaries in the park in 2020 (see Attachment E for the executive summary and contents page from this report)[4].

31. Morphum's key findings were that the stream system in the hills above the park has very high ecological value and that a range of actions could be undertaken to protect and enhance wetlands and streams in the park, so the whole system flowing into Pūtiki Bay is functioning properly.

32. Morphum's key findings were discussed with council's Healthy Waters unit, Department of Conservation and park user groups[5], and have informed policies and actions in the waterways and wetlands sections of the draft plan.

33. The Morphum research has driven the proposal in the draft plan to protect the watercourses and wetlands management area from development and modification in the future.

34. The Waiheke Golf Club has long aspired to expand to an 18-hole course and the club's occupation rights up until October 2022 have included an area of the park on which this

[2] Council shared the draft vision and goals with the 25 organisations invited to the workshop, requesting further feedback. Two workshop participants and two invitees provided further feedback. This feedback was discussed with the development committee on 11 June 2021.
[3] This feedback was discussed with the development committee on 5 November 2021.
[4] The Watercourse Assessment Report applied industry methodology and included two phases of field work (initially throughout the park, then a focused study in the south-eastern corner). On 6 November 2020, Morphum presented their phase one findings to the development committee, then the group travelled to the park to inspect the area in the south-eastern corner requiring further study (representatives from Waiheke Golf Club and WEEDS were also in attendance).
[5] Council shared the full WAR with all interested parties.

Item 7

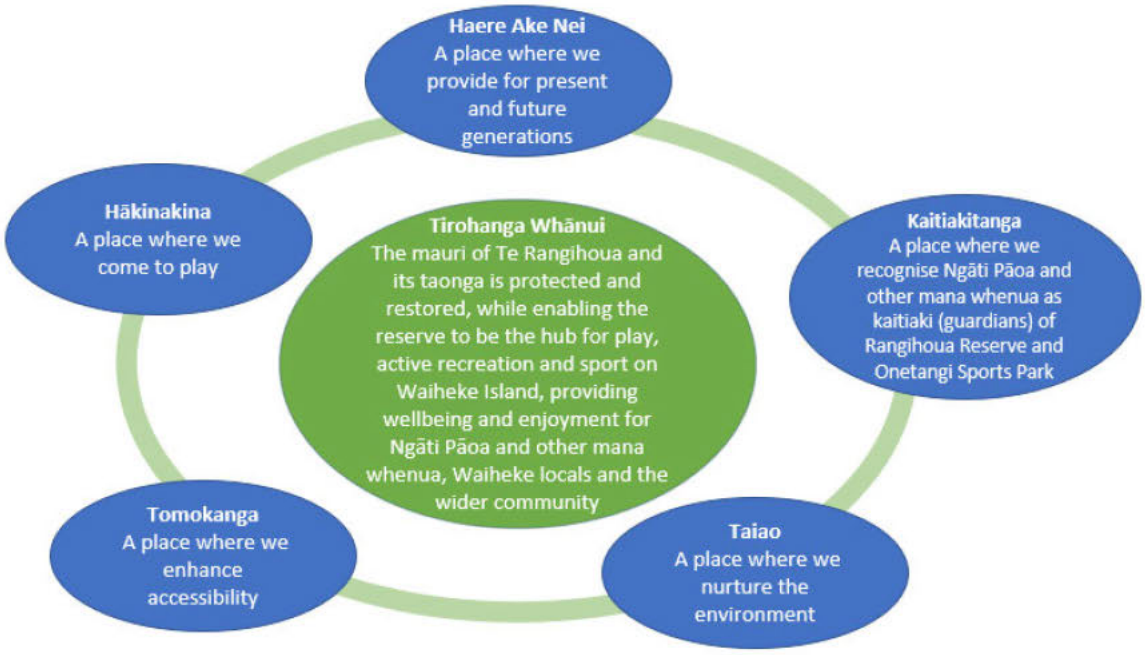
might have occurred. The current occupation rights of the golf club overlap with the ecologically sensitive streams and wetlands outlined in Morphum's research.

35. The draft plan proposes that the watercourses and wetlands and informal recreation management areas in the park are no longer considered appropriate for golf activity. Accordingly, upon expiry of the club's current occupation rights, the draft plan proposes to limit the future expansion of golf activity to within the golf activity footprint as shown in Appendix 1 of the draft plan.

Development of proposed vision and goals

36. Informed by the five themes emerging from community engagement, watercourse research, and discussions with mana whenua, the following park vision and goals are proposed:

Figure 1: Proposed park vision and goals



37. The vision and goals were discussed with the development committee at workshops, where support for the direction was expressed.

Key moves in the draft reserve management plan

38. The key moves proposed in the draft plan seek to deliver on-the-ground changes and strongly align with park vision and goals:

From current state…	Proposed future state…
Watercourses and wetlands with high ecological value but are not being sufficiently protected	• Ecology of the park is actively restored and protected. Many policies and actions seek to deliver this future state including: - ➢ identifying the extent of natural wetlands ➢ improving fish passage ➢ restoring riparian margins ➢ restoration of south-eastern corner of the park

	➢ investigating the opportunity for a bird hide ➢ improving water quality ➢ a planting plan focused on eco-sourcing
Public access restricted through golf course when play is occurring and the perception of limited public access generally	• Both shared paths and dedicated tracks (with code of conduct) to enable access and connectivity • Golf course open days and public access during quieter periods • Develop new paths around golf course and in south-eastern corner of the park • Leases/licenses throughout the park to focus on safe public access, multi-use and protecting open space. On the golf course, the key focus is safe public access and providing open space for golf.
A sports hub; some facilities getting more use than others Golf club has plans to extend course	• Reserve continues to be the premier sports park for Waiheke with multi-purpose facilities. Many policies and actions seek to deliver this future state including: - ➢ Investigating new sports facilities as the island grows ➢ Developing te māra hūpara play space near sports field ➢ Enhancing environmental standards throughout the park ➢ Upon expiry of the Golf club's existing occupation arrangements in October 2022, the plan proposes the future golf footprint (as outlined in Appendix 1 of the draft plan) to be kept within the active recreation and sport management area. This golf activity footprint includes the area currently used for the 9-hole course and driving range.
Little physical acknowledgment of cultural significance of the park to Ngāti Pāoa and other mana whenua	• Strong visual presence for mana whenua who whakapapa back to the whenua. It is anticipated this will occur through: - ➢ developing interpretation and pou ➢ identifying and protecting viewshafts and visual connections ➢ conducting archeological surveys and protecting cultural heritage and values identified ➢ encouraging Māori games and performance ➢ supporting the local museum to tell stories of mana whenua

Item 7

	➢ bilingual signage ➢ encouraging planting for cultural harvest ➢ involving mana whenua in all aspects of park management ➢ the potential for integrated planning in the future with the Rangihoua maunga
Informal use of walkways, facilities, and participation in events Riparian planting and park maintenance by volunteers	• Continue to determine the best and most appropriate use of multi-use spaces • Improve universal access to key destinations • Continue to support community participation in a range of park activities.

The draft plan has been evaluated against critical success factors

39. To determine whether the plan is ready to notify, the draft reserve management plan has been reviewed against critical success factors as shown:

Critical success factors	Alignment	Commentary
Strategic fit		• Policies and actions in the management plan align with outcomes in the Waiheke Local Board Plan • Site of cultural significance for mana whenua (Hauraki Gulf Islands District Plan) • Alignment with other council plans such as the Auckland Urban Ngāhere (Forest) Strategy
Business need		• Meets the Reserves Act 1977 requirement for a draft reserve management plan
Value for money		• Supports existing use and encourages careful consideration before committing new investment
Māori outcomes set out in Kia Ora Tāmaki Makaurau and statutory obligations to Māori		• The draft plan encourages increased Māori outcomes, giving effect to the principles of te Tiriti o Waitangi / the Treaty of Waitangi
Reduce inequalities		• The draft plan encourages universal access and informal use of the park for active recreation and play
Enable our communities		• The draft plan promotes: - ➢ A range of activities in the park to meet different community interests ➢ sharing of open space and facilities ➢ efficient use of space / optimisation of existing footprints

Evidence-based		• Cultural heritage review identified the need for archeological survey especially by waterways (included in the plan as an action) • Watercourse assessment has informed the policies and actions relating to restoration of waterways / wetlands • Partnering with mana whenua and providing multiple opportunities for community feedback has informed drafting of the plan
Flexibility		• The draft plan encourages: - ➢ a diverse range of activities in the park, including play, informal and active recreation and sport ➢ Riparian planting up to 10 metres from the edge of watercourses providing flexibility to balance enhancement with recreation activities • The draft plan contemplates lease/license activities rather than naming organisations (Council's approach to drafting local parks management plans)
Transparency of decision-making		• The draft plan has identified the primary values to manage in different areas of the park, through management policies and actions, which will drive outcomes in these demarcated areas. • The plan responds to public feedback by being clear about: - ➢ the high ecological value of waterways and wetlands and provides greater emphasis on actively restoring these areas ➢ continuing to enable current uses within existing footprints ➢ the likely impact of the draft plan on any potential 18-hole golf course expansion and the future footprint of golf on the park ➢ the rationale for proposing to use the land in the south-eastern corner of the park for informal recreation and restoration as outlined on page 14 of the draft plan
Potential affordability		• The draft plan proposes capital works such as the progressive removal of culverts and fish barriers, installation of bridges, new tracks, and sports field drainage and lighting, which will have a cost impact over the longer-term. Associated costs are unknown until options have been weighed up and a preferred solution costed
Potential achievability		• Some actions will be completed during the life of the plan but progress on critical elements will be contingent on feasibility studies and funding through the Long-term Plan, partnerships with mana whenua,

		and working closely with key stakeholders and the community
Alignment with stakeholder expectations (and potential trade-offs)		• Stakeholder expectations in relation to the park are numerous and varied. The draft plan has sought to achieve benefits for a wide range of community interests and the many different park values people hold, as the park is a significant facility for Waiheke • The draft plan also strives to meet mana whenua expectations for a stronger kaitiaki role in park management • A key trade-off has been identifying areas in the park for exclusive use versus environmental restoration. The draft plan aims to work with the Waiheke Golf Club to optimise golf activity within the golf activity footprint outlined in Appendix 1.

40. The draft plan meets the statutory requirements for a management plan under the RA77 and we recommend that it be publicly notified under section 41 of the RA77 (refer to Next steps section).

Tauākī whakaaweawe āhuarangi
Climate impact statement

41. The direction set out in the draft plan emphasises the role of this local park in climate change mitigation and adaptation.

42. The following table outlines the impact on climate change of the use and development that is provided for in the park via the draft plan:

Use or development	Approach to minimise negative impacts on climate change
Plants and animals	The draft plan encourages planting of native vegetation (including eco-sourced plants) to increase canopy cover, manage riparian margins and enhance biodiversity
New development	The draft plan encourages green building practices in design, construction, and operation of park facilities The draft plan avoids earthworks in waterways and wetlands to protect canopy cover, manage riparian margins and enhance biodiversity.
Access and parking	The draft plan provides for water sensitive design of car parks and encourages active forms of transport The draft plan does not provide for peak use parking
Use in coastal areas	The draft plan seeks to mitigate the impacts of climate change by adapting to the effects of climate change. The plan signals facilities in the park experiencing coastal inundation may need to be re-located in the future.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views

43. Engagement has occurred with representatives from the following council units: - Infrastructure and Environmental Services (including Healthy Waters and Biodiversity), Community Facilities (including Leasing and Land Advisory), Parks, Sport and Recreation (including Cemetery Services), Local Board Services, Connected Communities, Cultural Heritage, Māori Heritage, Plans or Places, Governance, Legal Services and Ngā Mātārae.

44. This engagement has ensured alignment of the draft plan with other council plans and projects, allowed expert advice to be incorporated into the draft plan, and has provided an understanding of the potential affordability and achievability of the draft plan (see paragraph 39).

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe
Local impacts and local board views

Local impacts

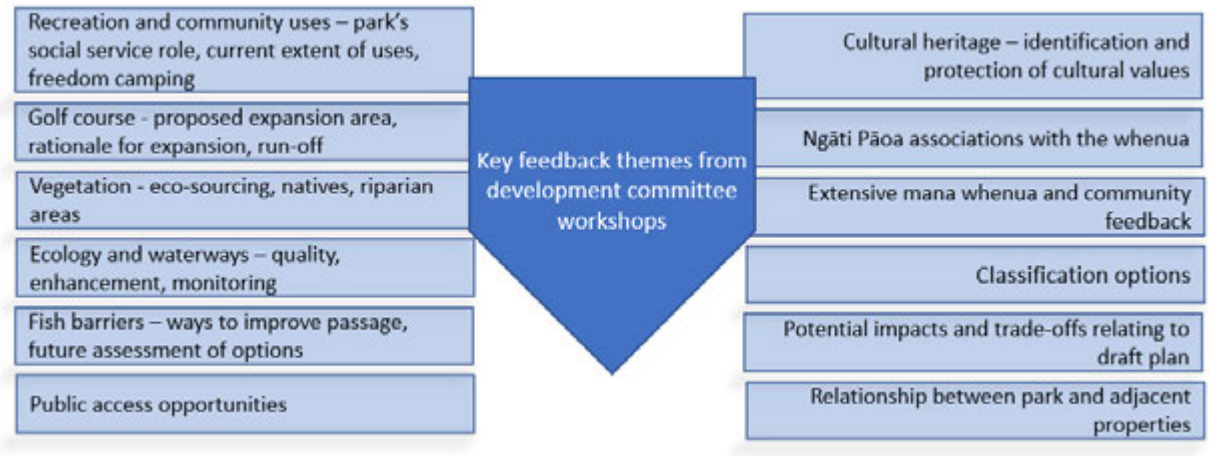
45. The draft plan is intended to convey to the public how the local board intends to manage the park over the next 10 years to benefit the local community.

46. The public will have the opportunity to make submissions on the draft plan during the consultation period. As outlined in paragraph 61, once the draft plan is approved for notification, public consultation will be open for two months, planned to take place from August to October 2022.

Local board views

47. Staff held workshops with the development committee at key project milestones throughout plan drafting[6] and as shown in the figure below, discussion at these workshops has informed the draft plan.

Figure 2: Key feedback themes from development committee workshops



48. In preparing the draft plan, staff have given full consideration to the comments provided by interested persons and organisations, in accordance with section 41(5)(c) of the RA77. The development committee has been briefed on those comments.

Tauākī whakaaweawe Māori
Māori impact statement

49. Staff invited Ngāti Pāoa, Ngāi Tai ki Tāmaki, Ngāti Maru, Te Patukirikiri, Ngaati Whanaunga, Ngāti Tamaterā and Ngāti Te Ata to guide and contribute to the development of the draft plan.

50. While drafting the plan, staff held multiple hui with mana whenua and received substantial feedback from Ngāti Pāoa, Ngāi Tai ki Tāmaki, Ngāti Maru and Te Patukirikiri.

51. On 28 July 2021, staff and Ngāti Pāoa conducted a site walkover (hikoi) to discuss opportunities and issues in-depth[7].

52. At this hikoi, Ngāti Pāoa raised the vital importance of the park and adjacent maunga to the mana and wellbeing of Ngāti Pāoa iwi and asked for this significance to be explicitly acknowledged in the process to draft the reserve management plan and in the draft plan.

53. The development committee formally invited Ngāti Pāoa to attend their workshops in an observation capacity from August 2021.

54. A co-governance partnership has been established between Waiheke Local Board and Ngāti Pāoa for Te Rangihoua maunga which is out of scope of the draft plan (see paragraph 14 and 17).

55. The draft plan states the cultural significance of Te Rangihoua maunga and adjacent Onetangi Sports Park to Ngāti Pāoa and other mana whenua.

[6] Minutes from development committee workshops are available on council's website for the public to view. For more information go to: Waiheke Local Board public and business meetings (aucklandcouncil.govt.nz)
[7] Mana whenua listed in paragraph 50 were invited to the hikoi.

56. We have worked closely with mana whenua to embed cultural values in the draft plan to foster stronger partnerships with mana whenua, and to improve Māori outcomes during plan implementation (refer to Attachment A, pages 16-17).
57. During the public consultation period staff will invite mana whenua to provide formal feedback on the draft plan.

Ngā ritenga ā-pūtea
Financial implications

58. There are no cost implications from this decision. Costs for advertisements and engagement tools are covered through the project budget.

Ngā raru tūpono me ngā whakamaurutanga
Risks and mitigations

59. The following table outlines risks and proposed mitigation associated with public consultation on the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan:

Risk	Risk level	Mitigation
IF the draft plan does not enable all park user groups' aspirations THEN park user groups may not support direction proposed in the draft plan	High	As discussed in paragraphs 24 through to 28, staff have extensively engaged park user groups to fully understand issues and ideas to inform the direction proposed. Public notification of the draft plan provides the opportunity for the community and stakeholders to make submissions on the draft plan and tell us whether we have struck the right balance. Note, potential trade-offs are discussed in paragraph 39 that impact risk likelihood. There is a risk that Waiheke Golf Club aspirations and Ngāti Pāoa aspirations (see paragraph 52) will not be fully achieved by the draft plan.
IF implementation planning does not meet community expectations THEN park user groups may not support direction proposed in the draft plan	Medium	Communications during the public consultation period can acknowledge the draft plan is a first step in conveying the proposed direction for the park. Consultation on the draft plan will generate feedback on the level of priority to be given to different actions. Upon adoption of the plan, further implementation planning will be required as well as effective handover of priority projects to council departments.

Ngā koringa ā-muri
Next steps

Public notification of the draft plan

60. The draft plan may require minor changes to be made prior to public notification. We propose that approval of final changes to the draft plan be delegated to the chair of the development committee.

61. Public consultation on the draft plan is planned to start in August for two months in accordance with the RA77, subject to the committee's approval.

62. Once the committee has approved the draft plan (including any minor changes approved by the chair) it will have fulfilled its terms of reference (resolution: WHK/2020/13).

63. Public consultation on the draft plan will provide the opportunity for the wider community to make submissions on the draft plan. Submitters will be given the opportunity to indicate whether they would like to speak to their submission at a public hearing.

64. Submissions and objections will be analysed by staff after the submission period has closed.

65. After the 2022 election, staff will come back to the local board with options for the hearings and plan approval process and a timeline to finish the plan. At this point the local board will be able to consider whether it wants to again (see paragraph 22) establish a plan approvals committee with an independent commissioner to consider comments and objections raised during the hearings process and approval of the final plan.

Ngā tāpirihanga
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B⇩	Summary of feedback on the intention to prepare the Rangihoua Onetangi Sports Park RMP	55
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D⇩	Summary of five key themes emerging from community engagement	87
E⇩	Rangihoua-Onetangi Watercourse Assessment Report - Executive Summary	89

Ngā kaihaina
Signatories

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Te Mahere Whakahaere 2022 mō Te Papa Rāhui o
Rangihoua me Te Papa Rēhia ā-Hākinakina o Onetangi
Rangihoua Reserve and
Onetangi Sports Park
Reserve Management Plan 2022
Waiheke
Local Board
Auckland Council



Ngā Kai o Roto

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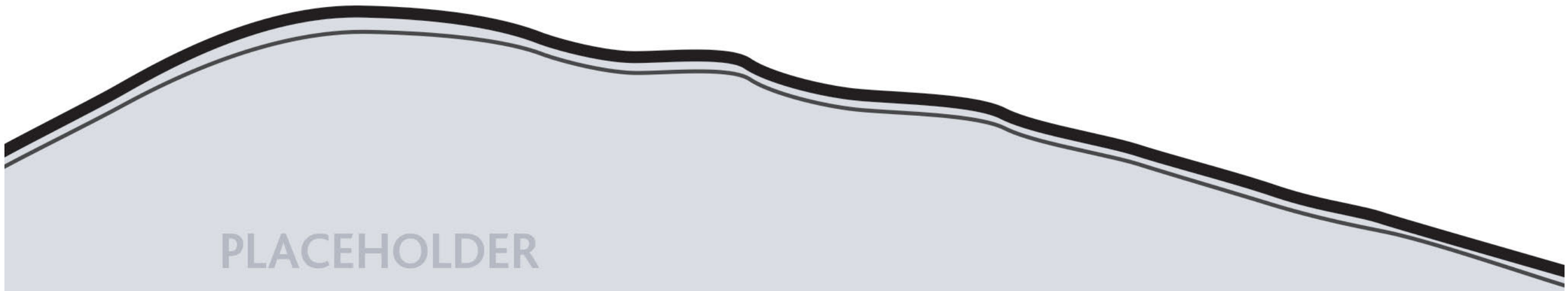
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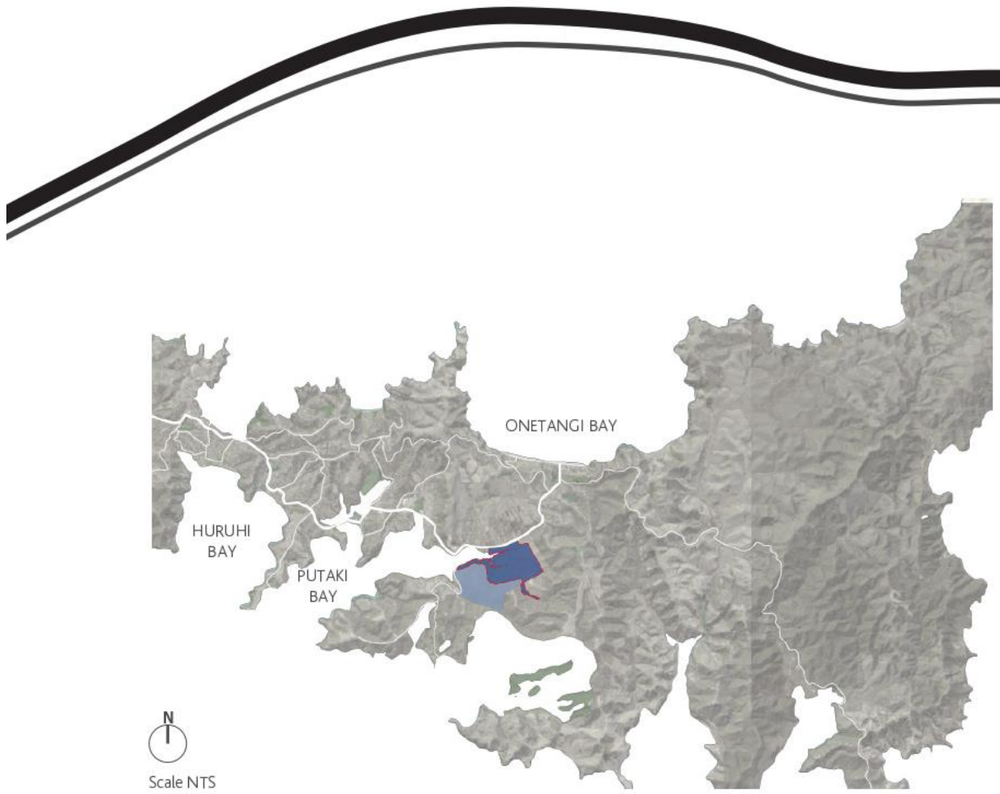
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Mihi/Whakatauki



Te Aronga o Te Mahere Whakahaere 2022 mō Te Papa Rāhui o Rangihoua me Te Papa Rēhia ā-Hākinakina o Onetangi

Purpose of the Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan



The purpose of the Reserve Management Plan is to provide a framework for managing the use, enjoyment, maintenance, protection, and preservation and to the extent that resources permit and as appropriate, the development of part of Rangihoua Reserve and the Onetangi Sports Park to:

- Ensure the reserve is managed in a consistent, sustainable and transparent manner by providing clear management objectives, policies and actions;
- Provide partnership opportunities to protect, regenerate or develop the park in line with the spiritual and cultural values of Ngāti Pāoa and other mana whenua;
- Ensure appropriate protection and management for the different values within the reserve;
- Provide Ngāti Pāoa, other mana whenua and the Waiheke community with certainty about the purpose and management of the reserve;
- Ensure management decisions are consistent with the Reserves Act 1977.

Te Hīkitori mō Te Papa Rāhui o Rangihoua me Te Papa Rēhia ā-Hākinakina o Onetangi

History of Rangihoua Reserve and Onetangi Sports Park[1]

A number of waka landed at Waiheke following their significant journey from Hawai'iki. The first settlers were Maruiwi, who arrived around the middle of the 10th century and named the island Te-Motu-Arai-Roa 'the long sheltering island'.

Later, around the mid-14th century the Tainui and Arawa landed at Te-Motu-Arai-Roa (as Waiheke was known). The Arawa waka, captained by Tamatekapua, landed at Pūtiki inlet for rest and repairs at the end of their oceanic voyage from Hawai'iki. Here the waka was re-lashed, which gave the awa and its surrounding area the name Te Rangihoua, meaning 'the day of renewal.' The maunga where they landed was named Te Pūtiki o Kahumatamomoe, 'the top knot of Kahumatamomoe'. Kahumatamomoe was the son of Tametekapua. Once repairs were complete the Arawa waka continued to Maketu.

Kahumatamomoe later returned to Te-Motu-Arai-Roa, naming it 'Motu nui nō Kahu' and establishing the first hilltop pā, Te Pūtiki o Kahumatamomoe, on the maunga. This pā was strategically located at the entrance to the Waitematā harbour, with commanding views of approaches from sea and land in all directions. From its heights, its people could survey all passers-by. The pā withstood numerous attacks, until it finally succumbed in 1820 under siege by Ngāpuhi during the musket wars when, along with the rest of the Island, it was abandoned for the refuge of the Waikato.

While not within the present-day reserve, Hoporata-Ngarowhenua pā is also of significance in the wider landscape. This was established on the maunga flanking the other side of Pūtiki inlet. The maunga has been heavily quarried for use as gravel and little of it remains.

The land to the south of the Rangihoua stream and incorporating part of Onetangi Sports Park formed part of Allotment 38 of the Whakanewha Block. Following the passing of the 1865 Native Land Act and the relinquishment of crown control of Māori land sales, the Whakanewha Block was jointly granted to Ngāti Pāoa and Ngāti Maru claimants in 1866. Under customary Māori title land was held communally. When crown titles were awarded to Ngāti Pāoa lands, interests were awarded to named individuals who could deal with their interests without regard for iwi or hapū, thereby, enabling European settler acquisition of the land.

By the 1950s, due to alienation from ancestral lands, nearly all Ngāti Pāoa had left Waiheke. Only archaeological sites remain to evidence the relatively dense native population of past years. Nonetheless, Ngāti Pāoa descendants continued to be buried at Waiheke and specifically Te-Pūtiki-o-Kahumatamomoe when they died, indicating that Ngāti Pāoa still saw the island and Te Rangihoua, as their ancestral home.

Waiheke also represents one of the earliest locations of European settlement in Auckland. As with Māori before them, the area provided an abundance of marine, estuarine, freshwater and forest resources. Fertile soils provided for plentiful crops and agriculture. However, the 19th century European colonisation of Waiheke resulted in considerable modification to the environment including mining, timber felling and milling, pastoral farming and quarrying.

The Waiheke Golf Club was opened in 1962. In 1971, work began on a new golf course on land at 133 Onetangi Road, Onetangi, on land leased from a private landowner. The Waiheke Golf Course was officially opened in 1973. The Waiheke County Council purchased 53 hectares of land in 1983, including the land upon which the golf course is located, for public recreation.

In 1995 Auckland City Council purchased a further block of 55 hectares comprising Rangihoua maunga and land for development of additional sports fields and the associated pavilion. This increased the total reserve area to approximately 110 hectares. The redeveloped reserve and sports park was officially opened in 1996.

Following the purchase of Te Rangihoua in the 1990s, council agreed to a joint management structure with Ngāti Pāoa to manage the maunga. This was subsequently defined as the maunga and an area of landscape amenity at the base of the maunga which is shown in the Auckland Council District Plan - Hauraki Gulf Islands Section - Operative 2013. The maunga therefore sits outside the scope of this reserve management plan.

Today Rangihoua Reserve and Onetangi Sports Park is the premier active recreation and sports park on Waiheke. This serves not only the Waiheke community, but also visitors to the island for sports and recreation. As part of the Pūtiki estuarine environment the reserve has considerable natural values in addition to its cultural and community values.



Vegetation clearance



Crops

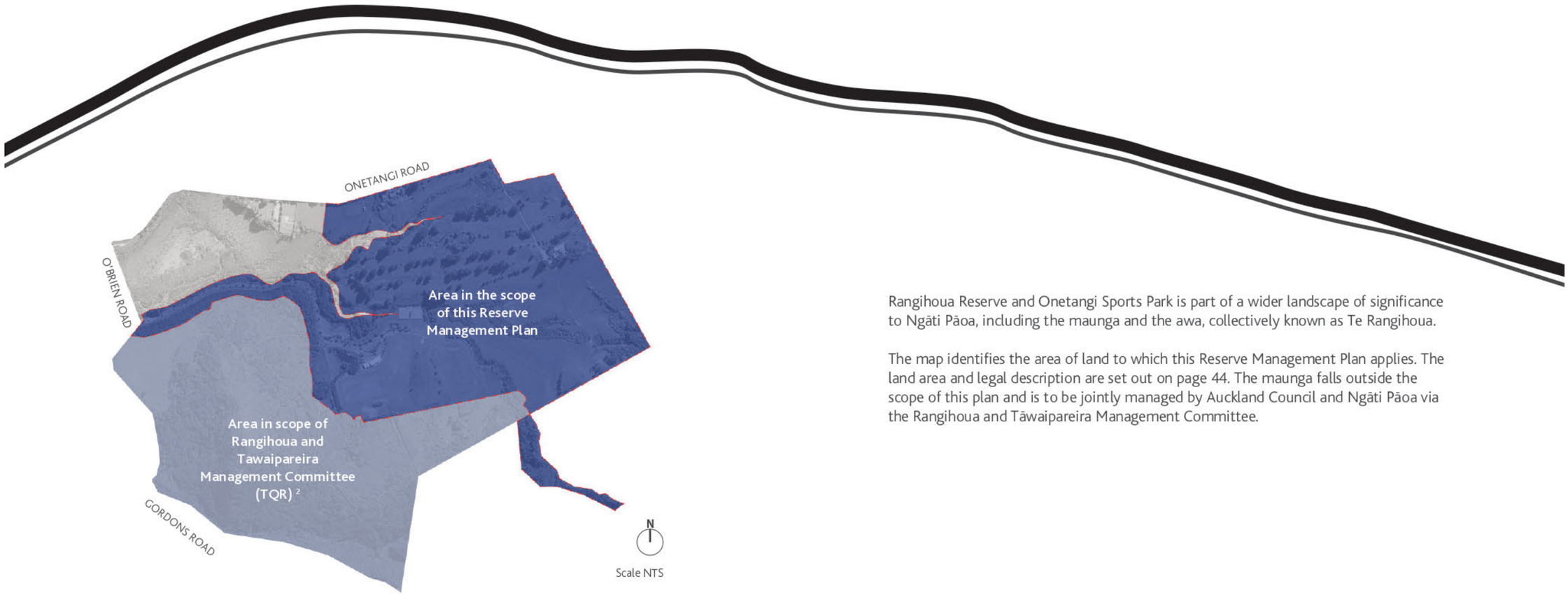


Farming

1 Ngāti Pāoa contributed their knowledge to this historical account during plan drafting.

Te whenua i te korahi o te Mahere Whakahaere i te Papa Rāhui

Land within the scope of the Reserve Management Plan



Rangihoua Reserve and Onetangi Sports Park is part of a wider landscape of significance to Ngāti Pāoa, including the maunga and the awa, collectively known as Te Rangihoua.

The map identifies the area of land to which this Reserve Management Plan applies. The land area and legal description are set out on page 44. The maunga falls outside the scope of this plan and is to be jointly managed by Auckland Council and Ngāti Pāoa via the Rangihoua and Tāwaipareira Management Committee.

2 Rangihoua and Tāwaipareira Management Committee is a co-governance partnership between Waiheke Local Board and Ngāti Pāoa

Te Matawhānui me ngā Whāinga

Vision and Goals

The mauri of Te Rangihoua and its taonga is protected and restored, while enabling the reserve to be the hub for play, active recreation and sport on Waiheke Island, providing wellbeing and enjoyment for Ngāti Pāoa and other mana whenua, Waiheke locals and the wider community.



Goals

HAERE AKE NEI

A place where we provide for present and future generations

Rangihoua Reserve and Onetangi Sports Park provides an attractive destination and multi-use venue for recreation, play and sporting activities that is adaptive to the present and future needs of the people of Waiheke

KAITIAKITANGA

A place where we recognise Ngāti Pāoa and other mana whenua as kaitiaki (guardians) of Rangihoua Reserve and Onetangi Sports Park

The taonga, waahi tapu and cultural values of the reserve are identified and respected, with the backdrop of Te Rangihoua and relationship to Te-Pūtiki-o-Kahumatamomoe, reflecting a strong turangawaewae (sense of place, history and cultural identity) for Ngāti Pāoa, and cultural significance for other mana whenua

TAIAO

A place where we nurture the environment

The streams, wetlands and riparian margins in Rangihoua Reserve and Onetangi Sports Park are protected and restored as part of the environment and landscape of Te Rangihoua, Te-Pūtiki-o-Kahumatamomoe and Te Pūtiki estuary

TOMOKANGA

A place where we enhance accessibility

People of all ages and abilities, including kaumātua (older people) and tangata hauā (people with disabilities), are able to use, access and enjoy Rangihoua Reserve and Onetangi Sports Park

HĀKINAKINA

A place where we come to play.

Facilities and services for play, recreation and sport are developed, maintained and fit for purpose while protecting and regenerating the natural features and cultural values of the reserve

Ngā Wāhi Whakahaere

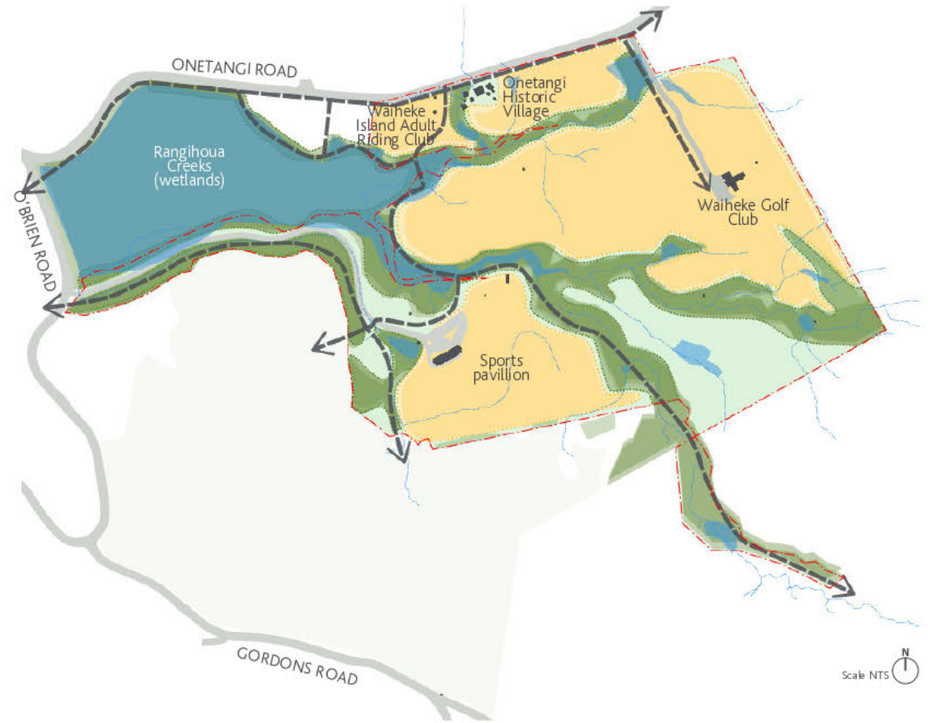
Management Areas

Rangihoua Reserve and Onetangi Sports Park provides for a range of recreation activities. Parts of the Reserve Management Plan area are of high ecological importance and these values need to be protected. Access and pathways support entry and movement into and around Rangihoua Reserve and Onetangi Sports Park.

The different management areas indicate how activities will be managed to achieve the desired experiences in the respective management areas and throughout the Reserve Management Plan boundary as a whole (see also objectives, policies and focus for delivering the vision throughout the Reserve Management Plan).

When preparing the Reserve Management Plan, an in-depth Watercourse Assessment Report was undertaken into the watercourses and wetlands in the park. This research identified the importance of ecological restoration in watercourse and wetland management areas and highlighted the ecological value of the grassland buffer surrounding the wetland for native fauna and flora. Community consultation also confirmed the important role of the park to provide for diverse recreation needs (of current and future users) and highlighted the shortage of flatter public green space on Waiheke Island which provides the most flexibility for a range of community interactions and activations. This has also informed the decision-making around the informal recreation management area.

The Waiheke Golf Club has long aspired to expand into an 18-hole course and the club's occupation rights up until October 2022 includes an area of the reserve on which this might have occurred. Such expansion of golfing activities has been awaiting the outcome of decisions for the reserve's management, set out in this plan, following its consultation and adoption. In developing this plan careful consideration has been made for best use of the different areas of the reserve according to its values. The Reserve Management Plan seeks to ensure proper provision is made for sporting and recreation activities on the reserve whilst ensuring ecological protection to the extent they are compatible. Having undertaken in-depth analysis of the watercourses and wetlands, mana whenua engagement and identification of intrinsic park values, the council considers that the watercourses and wetlands and informal recreation management areas should no longer be considered appropriate locations for expansion of golfing on the reserve. Accordingly, upon expiry of the club's current occupation rights, this plan proposes to limit the future expansion of golf activities to within the activity footprint as shown in Appendix 1, and as set out in the management intentions in Objective 7, policy 1 and 3 on page 25.



MANAGEMENT AREA WITHIN RANGIHOUA RESERVE AND ONETANGI SPORTS PARK

Reserve Management Plan Boundary

CULTURAL
Emphasis on strengthening the sense of place and cultural identity throughout the reserve

ACCESS AND PATHWAYS
Desired experience: emphasis is on safe circulation and access for all park users, both through the reserve and to the surrounding road network, while protecting cultural and natural values. Access for people of all ages and abilities is a focus

INFORMAL RECREATION
Desired experience: emphasis on open space for community interaction, multiple activations and experiencing ecological enhancement including of the wetland as habitat for native fauna

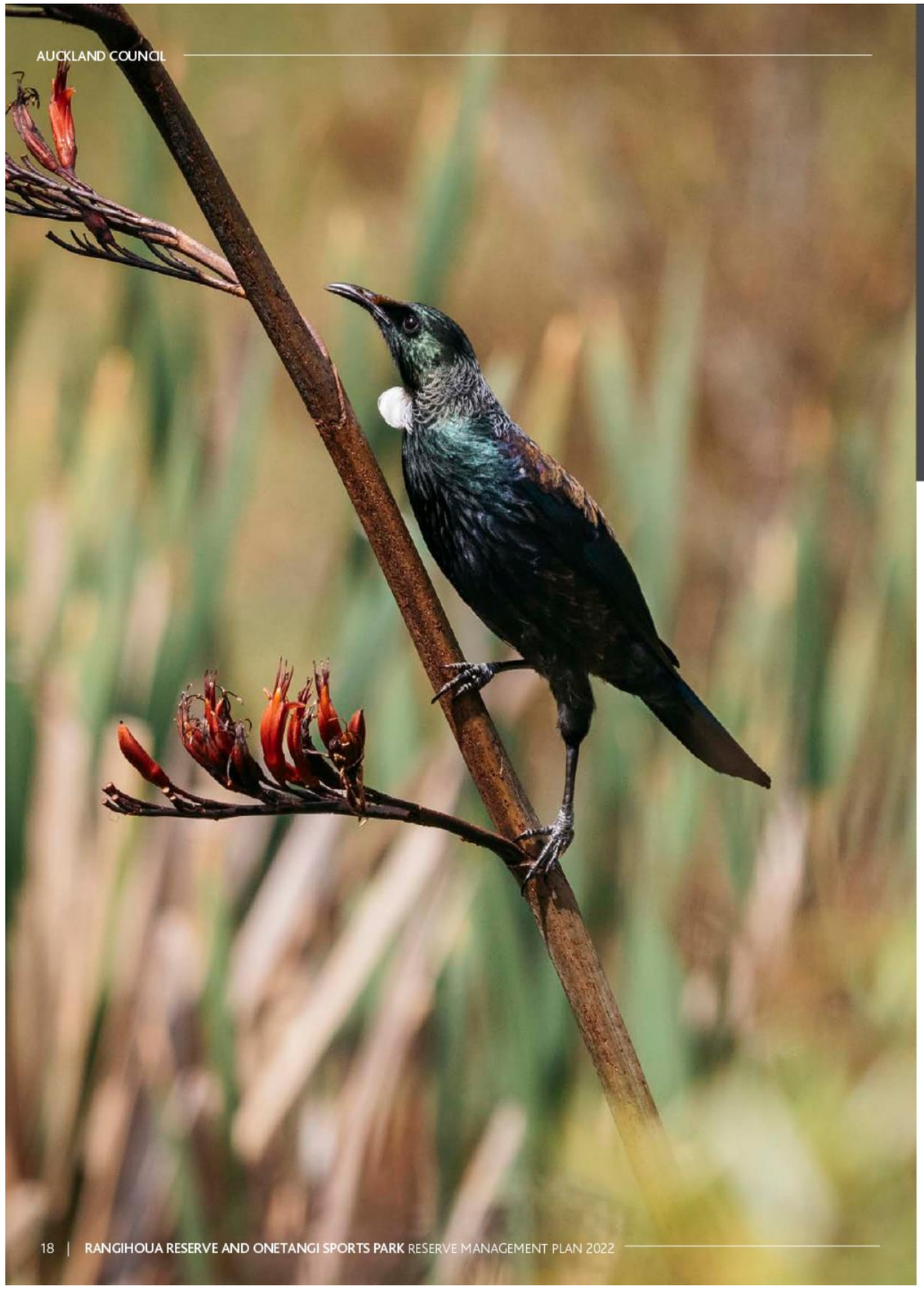
ACTIVE RECREATION AND SPORT
Desired experience: emphasis on active recreation and sport – integrating sports codes wherever possible and development of multi-use facilities, while being respectful of nature (in particular the wetland ecosystem)

WATERCOURSES AND WETLANDS
Desired experience: emphasis on improving water quality and enhancing biodiversity (planting, removing barriers to fish passage and monitoring ecosystem health), with limited provision for pedestrian access

Item 7

Attachment A





Ngā whāinga me ngā kaupapa here

Management objectives and policies

1 Te whāinga tuatahi - Objective 1

Optimise utilisation and development of sports and recreation on the reserve while recognising and providing for the natural, cultural and landscape characteristics and values of the reserve

» *Satisfies all goals*

POLICIES

1. Develop Rangihoua Reserve and Onetangi Sports Park in general accordance with the reserve management plan

AUCKLAND COUNCIL

2 Te whāinga tuarua - Objective 2

Develop and nurture a sense of place and cultural identity in the design and use of Rangihoua Reserve and Onetangi Sports Park

» *Satisfies goal Kaitiakitanga*

POLICIES

1. In partnership with Ngāti Pāoa and other mana whenua, identify and protect sites and places of cultural, archaeological and historic significance within the reserve, including but not limited to the riparian margins
2. Partner with Ngāti Pāoa and other mana whenua to increase the awareness of the cultural, historical and spiritual significance of Rangihoua
3. Provide opportunities to increase the visible presence of Ngāti Pāoa through cultural markers (such as pou and palisades), public art, signage (including use of te reo Māori on signage and traditional names), planting and cultural harvest, Māori performance and traditional recreation activities and games
4. Enhance the visual and physical connection with Te Rangihoua and Te-Pūtiki-o-Kahumatamomoe, including through the identification and protection of key viewshafts
5. Require consideration of the cultural impacts, in consultation with Ngāti Pāoa and other mana whenua, for any expansion or development of recreational activities and facilities
6. Where previously unidentified kōiwi, archaeological sites or other places or items of cultural heritage are discovered during park operations or development, Ngāti Pāoa and other mana whenua will be consulted in the first instance, and their tikanga and the established Auckland Council Accidental Discovery Rule protocols will be followed

3 Te whāinga tuatoru - Objective 3

Maintain the facilities within Rangihoua Reserve and Onetangi Sports Park for active recreation, sport and community use consistent with the Reserve Act classification and the desired management and use of the park

» *Satisfies goals Haere Ake Nei and Hākinakina*

POLICIES

1. Ensure ground surface conditions will meet the requirements of a wide range of winter and summer sports codes
2. Ensure, wherever possible, that the wide range of sports and recreational facilities are shared by different codes, in particular winter and summer sports codes
3. Provide for the ongoing use and development of the Waiheke Golf Course, within the activity footprint as shown in Appendix 1, for the game of golf and for safe public access for the benefit of the wider community
4. Engage with Ngāti Pāoa and other mana whenua and heritage specialists early when considering facility designs, development and revegetation to determine the most appropriate locations for these facilities in order to avoid disturbance of heritage and consider the need for additional archaeological survey to inform such work. Modification of heritage should be avoided
5. Require all new buildings and structures within the reserve to be of high quality and designed to meet minimum NZGBC Green Star 5 standard[3], to respect the cultural values and landscape, to be safe and universally accessible, and to meet the needs of a wide range of users
6. When buildings and structures within the reserve come to the end of their economic life, consider the impacts of coastal hazards in decisions on their replacement and location
7. Continue providing emergency potable drinking water supply (Community Water Site)
8. Encourage the investigation of alternative locations for the helipad, but until such time as it has a viable alternative location, provide for continued use of the helipad within the reserve for emergency services helicopter in recognition of its importance to the Hauraki Gulf Islands
9. Allow for occasional informal use of sports fields and courts, buildings and facilities within the reserve by casual users, where this use:
    i) Does not negatively impact on sports clubs, teams or others who have booked sports fields, courts, buildings and facilities for exclusive use; and
    ii) Does not adversely impact on the condition or maintenance of that sports field, court, building or facility; and
    iii) Is in accordance with the community leasing requirements
10. Review occasional informal use of buildings and facilities, as articulated in policy 8, particularly where there are impacts on regular users, impacts on public safety or where maintenance issues arise
11. Any operation of unmanned aerial vehicles (UAVs) including drones must comply with Auckland Council drone guidelines, codes of conduct, Auckland Council bylaws and all relevant Civil Aviation Authority rules.

3 https://www.nzgbc.org.nz/green-star

AUCKLAND COUNCIL

4 Te whāinga tuawhā - Objective 4

Protect and restore the biodiversity within Rangihoua Reserve and Onetangi Sports Park, with a particular focus on the watercourses and wetlands management area

» *Satisfies goal Taiao*

POLICIES

1. Work in collaboration with Ngāti Pāoa and other mana whenua, volunteer groups, all park users and the wider Waiheke community to encourage ongoing active involvement in the protection and restoration of the biodiversity within the entire reserve including riparian margin reestablishment
2. Prioritise riparian planting of ecologically appropriate indigenous species along the margins of the permanent streams within the reserve, and restrict access where necessary, to ensure continuous riparian cover that will filter sediment and contaminants and improve water quality and habitat for life associated with the wetland, giving effect to Te Mana o te Wai
3. In the active recreation and sport management area, minimise conflicts between activities such as golf, mountain biking and horse riding, and the riparian margins to enable these activities to continue whilst facilitating stream restoration
4. In the watercourses and wetlands management area, avoid earthworks and minimise conflicts between active recreation and sport, and stream restoration activities, to enhance the health of watercourses
5. Work with the community to re-establish the natural wetlands within the reserve to protect and restore biodiversity with the reserve
6. Enhance natural habitats throughout the reserve to contribute to ecological values in the reserve and surrounding area, through planting and weed control
7. Implement the progressive removal of barriers to fish passage to restore migratory fish paths, in particular that of kōkopu
8. Remove pest plants and animals, particularly those that pose a biosecurity risk
9. Promote a greater awareness and understanding of the ecological values of the reserve through activities and interpretation such as signs, displays, education and volunteer programmes and guided walks

5 Te whāinga tuarima - Objective 5

Allow for ease of public access, use and connectivity

» *Satisfies goals Tomokanga*

POLICIES

1. Work with lessees and sporting codes to facilitate public use of, and access to, all facilities within Rangihoua Reserve and Onetangi Sports Park in accordance with the lease/licence agreement (where applicable)
2. Establish universally accessible paths within Rangihoua Reserve and Onetangi Sports Park, where safe and practical, to enable access by all ages and abilities to primary facilities and major destinations within the reserve
3. Enable the implementation of the greenways (shared off-road paths) identified within the Waiheke Island Pathways Plan 2019, where this relates to the reserve, including a potential extension of Te Ara Hura
4. Maintain existing paths and trails[4] throughout the reserve and support safe connections to trails through and beyond the reserve that provide for a range of skill, ability and interest, where these recognise and respect cultural and natural values
5. Access to the reserve or an area of the reserve may be temporarily restricted for a specified time, subject to statutory and bylaw requirements, including where:
    a) A rāhui is in place
    b) There are risks to biosecurity, such as the spread of kauri dieback
    c) The park or area requires remediation, for example to address a physical hazard or to undertake field renovations
    d) Maintenance works are being carried out on the park
    e) An activity or event has been granted the right to restrict public access as part of its conditions of authorisation
    f) There are unfavourable ground conditions
    g) There are concerns around water quality or its availability
    h) There are adverse impacts on other important park values including natural, historic, recreational or cultural values
    i) There are concerns for the safety of the public such as conflicts between pedestrians and other users in the reserve, acknowledging that the Council would work with stakeholders to minimise the likelihood of this occurring.

4 Paths and trails include mountain bike, bridle and walking as well as shared paths

AUCKLAND COUNCIL

6 Te whāinga tuaono - Objective 6

Improve road access and parking where required

» *Haere Ake Nei*

POLICIES

1. When renewing or developing park infrastructure that supports access, consider optimal design for internal roads, parking locations, catering for multiple forms of active transport and accessibility, taking into account the impact on the natural, cultural and recreational values of the reserve
2. When redeveloping or developing parking spaces and access roads, consider the following requirements:
    a) Ability to meet parking demand during non-peak use of the park[5]
    b) Locating these to minimise the loss of usable recreation and open space
    c) Incorporating water sensitive design to reduce stormwater runoff and contaminants entering watercourses
3. Consider the options for managing demand for car parking where capacity is regularly exceeded and is impacting park users, including but not limited to:
    a) Time limits, enforcement and parking charges
    b) Encourage community organisations and clubs to use public transport, carpooling and other more sustainable ways of transport
    c) Managing unauthorised exclusive use by community organisations and clubs.

5 Non-peak use means outside of peak use (when demand for parking is at its greatest; for example, Saturday mornings at a park with sports fields).

7 Te whāinga tuawhitu - Objective 7

Protect the values of the reserve and the extent of open space for community use when considering any lease or licence arrangements

» *Satisfies all goals*

POLICIES*

1. A lease or licence under the Reserves Act 1977 may be granted within activity footprints for same or similar activities on the reserve, as depicted in Appendix 1, for:
    a) Organised sport and facilities including, but not limited to: tennis, horse riding, mountain biking, rugby, football, hockey, disc golf
    b) A golf club
    c) A museum and/or historic village
    d) The Auckland Regional Rescue Helicopter subject to objective 3, policy 7
2. The assessment of an application for a lease or licence, or variation to a lease or licence, may consider the following:
    a) The extent to which the lease or licence supports and/or gives effect to the values articulated within the vision and goals for the reserve as identified within this reserve management plan
    b) The extent to which the lease or licence gives effect to the desired experiences within the management areas identified within this reserve management plan
    c) The degree of cultural impacts of the application, as defined through engagement with Ngāti Pāoa and other mana whenua, in order to determine terms of lease or licence and conditions to avoid or mitigate impacts on cultural values
    d) Any potential impacts on the ability to achieve the intent of objectives 2, 4 and 5 and the associated policies related to cultural, natural environment and access values respectively
    e) The capacity of the reserve to accommodate the activity including any actual or proposed expansion of the activity
    f) Any potential impacts on current users of the park, such as any exclusive use of the park or part of the park, and any reduction in open space and impact on the functionality of the reserve for community use
    g) Any relevant bylaws
3. Within the watercourses and wetlands or informal recreation management areas, a lease or licence should not be granted for sport or organised recreation, including golf, that requires permanent buildings, modification or development.

* For implications of these policies on future golfing activity also see explanation on page 14

Te Whakatinana i te Matawhānui

Delivering the Vision

The actions outlined in the following section are designed to give effect to the Reserve Management Plan and relate to the management areas, as identified. Actions intended to strengthen sense of place and cultural identity apply to the reserve as a whole.

Subject to resourcing constraints, as identified within Implementation and Funding, we intend to deliver for our community the following actions:



STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY

Focus for the next 5 years

I. Develop design principles drawn from local stories and cultural narratives in relation to Te Rangihoua that can be used to inform redevelopment or new development within the reserve such as new built form or play spaces

» Possible Leads: Auckland Council and Ngāti Pāoa

II. Resurvey and update information on cultural heritage sites throughout the reserve, with a particular focus on unsurveyed areas such as the riparian margins; including defining their spatial extent and implement any archaeological site management actions identified

» Possible Lead: Auckland Council with Ngāti Pāoa

III. Work with Ngāti Pāoa and other mana whenua and heritage specialists to monitor the state of cultural heritage within the reserve and to develop strategies to protect and enhance this heritage

» Possible Lead: Auckland Council with Ngāti Pāoa

IV. Identify significant viewshafts to Te Rangihoua from surrounding public space (including the road network) and protect these from encroachment by development

»Possible Lead: Auckland Council with Ngāti Pāoa

V. Allow the ongoing presence of Waiheke Museum and support the promotion of the stories of Ngāti Pāoa and other mana whenua, who have a connection to the park and Waiheke Island

» Possible Lead: Ngāti Pāoa working with Waiheke Island Historical Society

VI. Support Ngāti Paōa and other mana whenua, leaseholders and volunteer groups to prepare a planting plan and to continue vegetation enhancement throughout the reserve through the planting of appropriate eco-sourced indigenous species, wherever feasible, and the removal of pest plants. This should integrate with, and support, similar work being undertaken on Rangihoua maunga and enhance canopy cover in accordance with the Auckland Urban Ngāhere (Forest) Strategy and informed by the Waiheke Local Board Urban Ngāhere Analysis Report

» Possible Lead: Auckland Council working with Ngāti Pāoa, leaseholders and volunteer groups

Focus for the longer term

VII. Reaffirm Māori names and progressively install bilingual signage, including the opportunity to rename the reserve to better reflect the meaning of the place, ensuring this is undertaken in partnership with Ngāti Pāoa and other mana whenua

» Possible Lead: Auckland Council working with Ngāti Pāoa

VIII. Commission and install cultural markers (such as tomokanga, waharoa, pou and palisades) to enhance the visible presence of mana whenua at gateways/entrances to the reserve

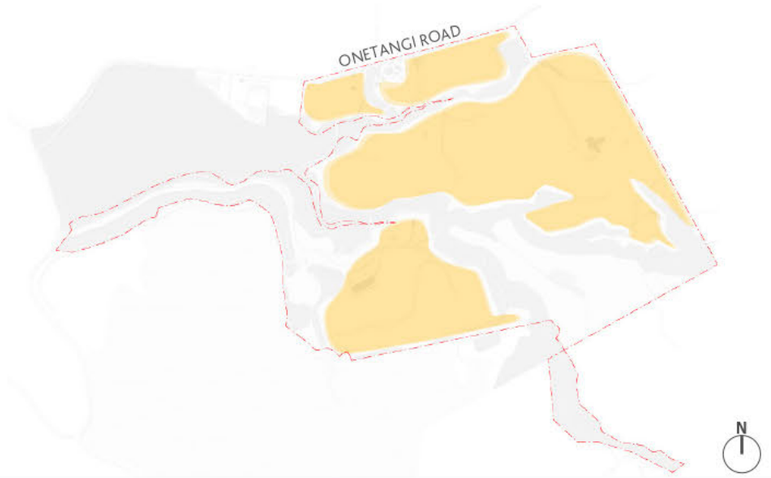
» Possible Lead: Auckland Council (Parks and Heritage) working with Ngāti Pāoa

IX. Establish and restore traditional resources for cultural use, including areas for planting of raupō, harakeke and other indigenous vegetation for cultural harvest, native eco-sourced seedlings and for seed collection, according to the maramataka (Māori lunar calendar)

» Possible Lead: Auckland Council working with Ngāti Pāoa

X. Support establishment of traditional Māori sports, games, recreation activities, cultural Xactivities and performing arts within the reserve

» Possible Lead: Auckland Council working with Ngāti Pāoa



ACTIVE RECREATION AND SPORT

Focus for the next 5 years

I. Instigate review of occupancy arrangements, and where appropriate progress preparation and execution of leases and licences within the reserve, including defining the spatial extent of these

» Lead: Auckland Council

II. Work with Waiheke Golf Club, Ngāti Pāoa and other mana whenua, and the wider community to investigate how the golf course could be further developed in a sustainable and eco-friendly manner, including exploring short course options and financial models, to ensure a quality course for Waiheke, optimising the existing area whilst also enhancing the natural environment and cultural values within the reserve

» Possible Lead: Waiheke Golf Club

III. Work with the Waiheke Golf Club to investigate opportunities for opening the golf course to the wider public for safe public access, which may include for planting days in adjacent areas

» Possible Lead: Auckland Council working with Waiheke Golf Club

IV. Investigate the need for and provision of further training lights on sports grounds to enable training and play, particularly for winter sports, to meet growing numbers. Ensure these are operated only when sports grounds are in use, and comply with the criteria of the Waiheke lighting management plan, to retain darker skies on Waiheke

» Possible Lead: Sport Auckland with Auckland Council, and Waiheke United Association Football Club and Waiheke Island Rugby Club

V. Actively consider climate change, in particular flooding projections, when developing new activities and associated infrastructure, particularly replacement of buildings or location of any new buildings (refer also to Strengthening Sense of Place and Cultural Identity, action (i))

» Lead: Auckland Council and Tenants

Focus for the longer term

VI. Investigate drainage works for sports fields to enable year-round use that can be shared by a number of codes, particularly the winter sports codes

» Possible Leads: Sport Auckland with Auckland Council and Waiheke United Association Football Club and Waiheke Island Rugby Club

VII. Investigate a shared resource for clubs to help manage venue hire, pool funding, develop joint initiatives

» Possible Lead: Strategic Broker for Connected Communities, Auckland Council

VIII. Investigate demand and opportunity for new and additional toilet and changing room facilities ((refer also to Strengthening Sense of Place and Cultural Identity, action (i))

» Possible Lead: Auckland Council with Ngāti Pāoa, and Sport Auckland

IX. Identify a location, design and build a new play area, within Rangihoua Reserve in close proximity to the sports fields, that incorporates principles of Te Māra Hūpara, to encourage safe, family play for all ages and abilities, opportunities for learning through play and connection to the cultural significance of the place (refer also to Strengthening Sense of Place and Cultural Identity, action (i))

» Possible Leads: Auckland Council and Ngāti Pāoa



WATERCOURSES AND WETLANDS

Focus for the next 5 years

I. Survey and map the location, width and shape of wetlands in order to monitor changes and enable appropriate ongoing management, which may include restoration

» Lead: Auckland Council

II. In conjunction with the planting plan for the whole reserve, identify the extent of riparian margins for vegetation enhancement of up to 10m along the edges of watercourses throughout the reserve and undertake planting with appropriate indigenous species while removing pest plants (refer to cross section)

» Possible Lead: Auckland Council with Ngāti Pāoa, and local sports codes/ leaseholders

III. Ensure that riparian planting works in harmony with existing golf activities, on the northern tributary in particular, and is undertaken in combination with different mowing heights, frequencies and plantings at the rough and avoiding use of chemical fertiliser and herbicides that can be detrimental to aquatic life

» Possible Lead: Auckland Council with Waiheke Golf Club

IV. Undertake a fish count and measure the temperature, pH, dissolved solids, turbity, dissolved oxygen and suspended sediment within the watercourses to establish a baseline against which changes to the water quality can be monitored

» Lead: Auckland Council

V. Develop an infrastructure maintenance register and programme to identify all culverts and pipes, schedule periodic inspections and maintenance to ensure effective operation, and identify and respond to issues at an early stage that might affect water quality or safe fish passage

» Lead: Auckland Council

VI. Develop a plan to identify the best options for removal of barriers to fish passage and to identify budget for the progressive removal of those barriers from the coast, upstream to the hills (i.e. the receiving environment to the headwaters)

» Lead: Auckland Council

VII. Undertake survey of the native fauna within the reserve, in order to monitor changes as watercourse and wetland habitats are improved.

» Lead: Auckland Council

Focus for the longer term

VIII. Celebrate world wetland day annually on 2 February, or a similar appropriately identified day, and use this as an opportunity to plant/weed and raise public awareness of the island's wetlands

» Possible Lead: Auckland Council with Ngāti Pāoa and volunteer groups

IX. In conjunction with action vi, progressively remove culverts and small access platforms that act as barriers to fish passage, widen the watercourse at these locations and install small pedestrian bridges[6] to enable the stream environment to function properly.

» Lead: Auckland Council

X. Work with neighbouring landowners to collectively improve habitat management, remove barriers to fish passage and improve the quality of water flowing through the park and beyond to Pūtiki Bay

» Possible Lead: Auckland Council working with local landowners

XI. Survey extent of watercourses to map the location, width and shape, water levels and volume of water as well as flood events in order to monitor changes and enable appropriate ongoing management.

» Lead: Auckland Council

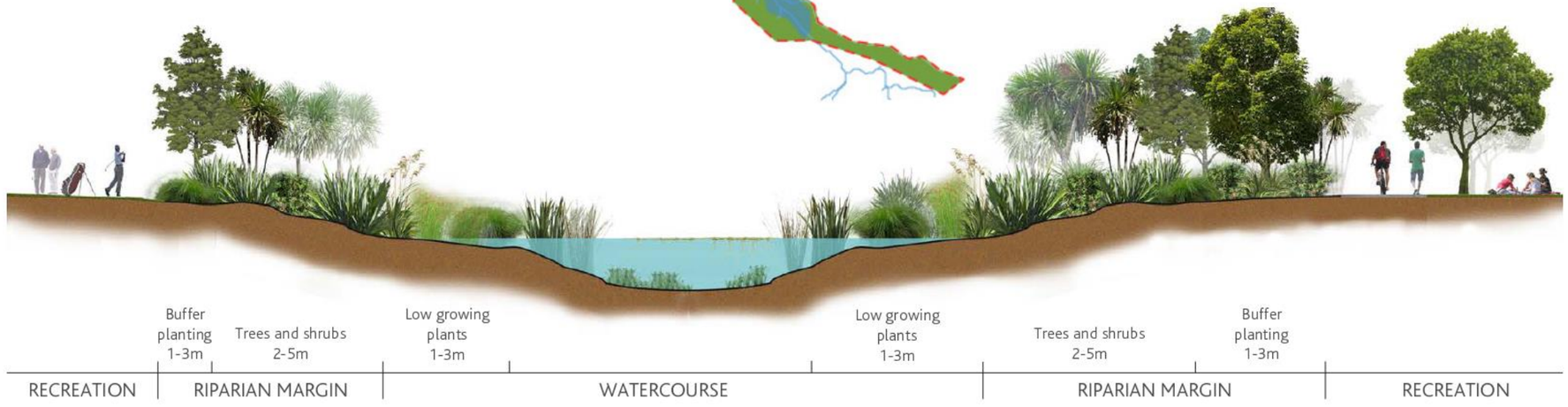
6 Expert advice will be required on the appropriate span and width of these bridges

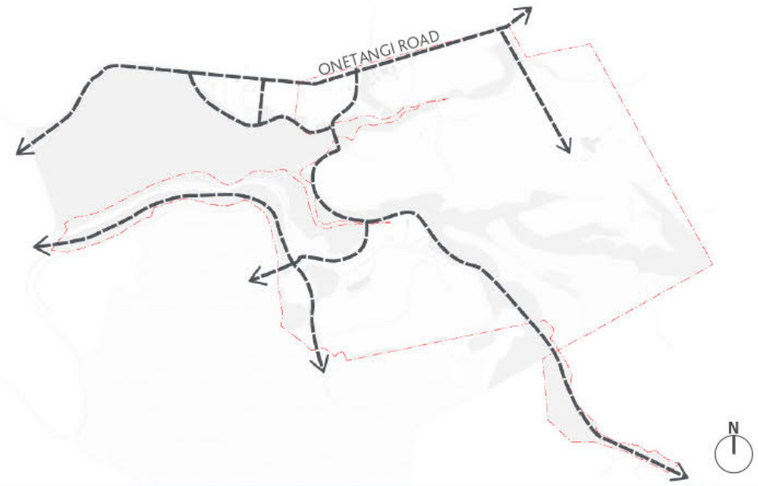
Watercourses and Vegetation



LEGEND

- Reserve Management Plan Boundary
- Active sports and recreation
- Informal recreation
- WETLANDS
- STREAMS
- EXISTING VEGETATION





ACCESS AND PATHS

Focus for the next 5 years

I. Develop a code of conduct for shared paths and dedicated trails to improve access and connectivity throughout the reserve and beyond, while recognising and respecting cultural and natural values (including keeping to defined paths and trails)

» Possible Lead: Auckland Council working with Ngāti Pāoa and local groups

II. Ongoing enhancement of shared paths and dedicated trails to maintain a surface to encourage people to use the reserve for passive recreation in line with the code of conduct developed in (i) above

» Possible Lead: Auckland Council working with Ngāti Pāoa and local groups

III. Progressively develop universally accessible paths to primary facilities and major destinations to support health and wellbeing

» Lead: Auckland Council]

Focus for the longer term

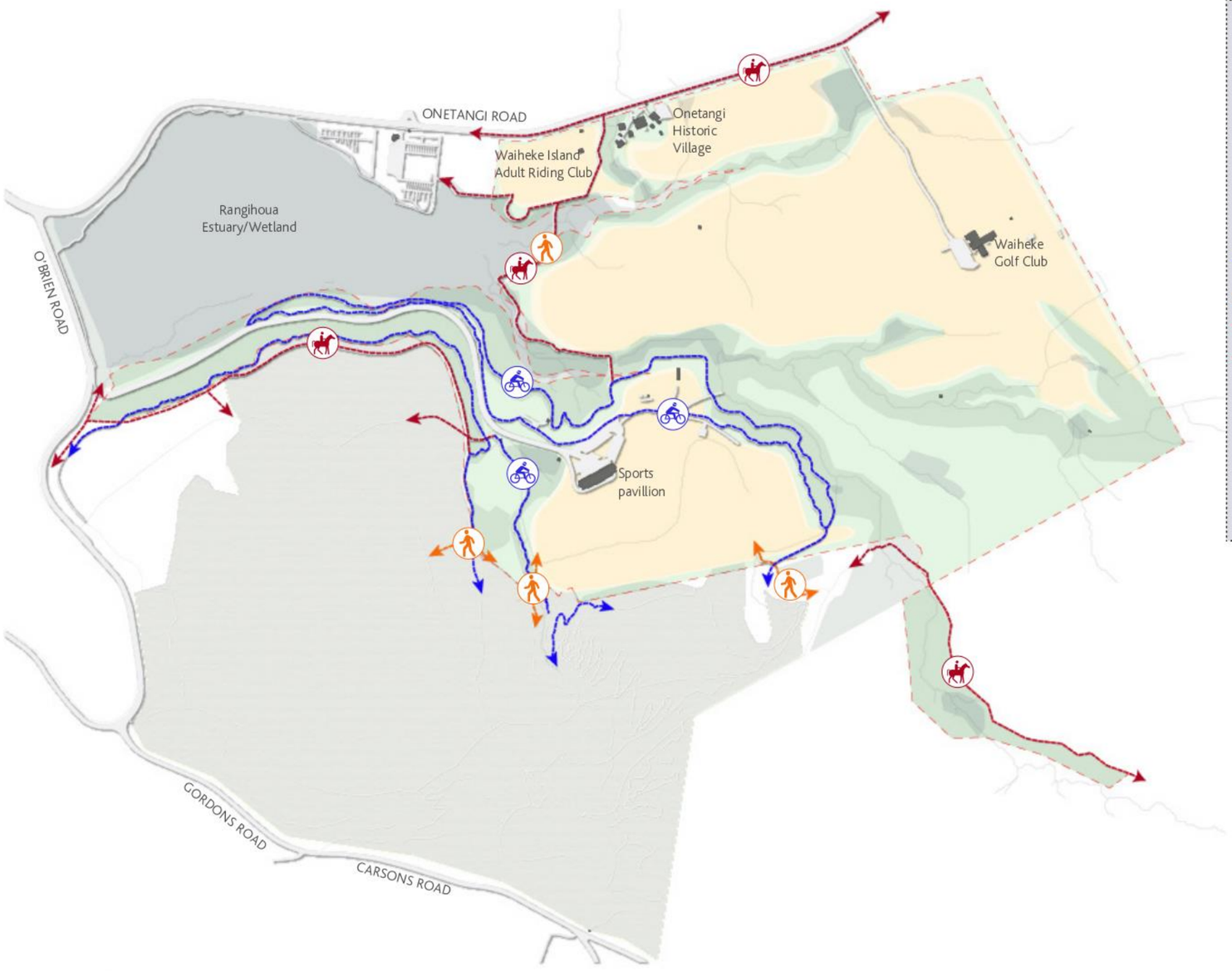
IV. Develop new paths, including around the existing golf course and in the south-eastern part of the reserve, in consultation with Ngāti Pāoa and other mana whenua, local groups/clubs and leaseholders

» Possible Lead: Auckland Council working with Ngāti Pāoa, local groups/clubs and leaseholders

V. Work with local mountain biking and horse-riding groups/clubs to connect existing paths and trails to and through the reserve, safely linking with other paths and trails beyond the reserve while protecting cultural and natural values

» Possible Lead: Auckland Council working with local mountain biking and horse-riding groups/clubs and Ngāti Pāoa

Existing path network



LEGEND

- Reserve Management Plan Boundary
- Active sports and recreation
- Informal recreation

EXISTING TRACK NETWORK

- Mountain bike track
- Walking track
- Bridle track
- Bridle track used also for walking

NOTE: The track network shown on this map has been sourced from AC GIS. The network needs to be 'ground truthed' to confirm accuracy



INFORMAL RECREATION

Focus for the next 5 years

I. Following identification of extent of natural wetland in the south-eastern part of the reserve, undertake restoration of this as a habitat for native fauna

» Possible Lead: Auckland Council with Ngāti Pāoa and volunteer groups

II. Investigate opportunities for location of bird hides for bird watching, education and restoration purposes

» Lead: Auckland Council

III. Develop options for the best and most appropriate multi-use of the south-eastern triangle of the reserve, excluding areas of natural wetland

» Possible Lead: Auckland Council with Ngāti Pāoa, leaseholders and the local community

Te Whakaurunga me te Tuku Pūtea

Implementation and Funding

This Reserve Management Plan provides a vision, goals, objectives, policies and actions that determine the appropriate use, protection and development of Rangihoua Reserve and Onetangi Sports Park.

Decisions relating to the funding and priority for works described within this Reserve Management Plan will be undertaken within Auckland Council's Long-Term Plan and Annual Plan and with the Waiheke Local Board through the Waiheke Local Board Plan.

It is anticipated that actions identified as being a focus for the next 5 years could be implemented within the first 5 years following adoption of the final Reserve Management Plan. However, priority actions are subject to change through the Long-Term Plan and Local Board Plan process.

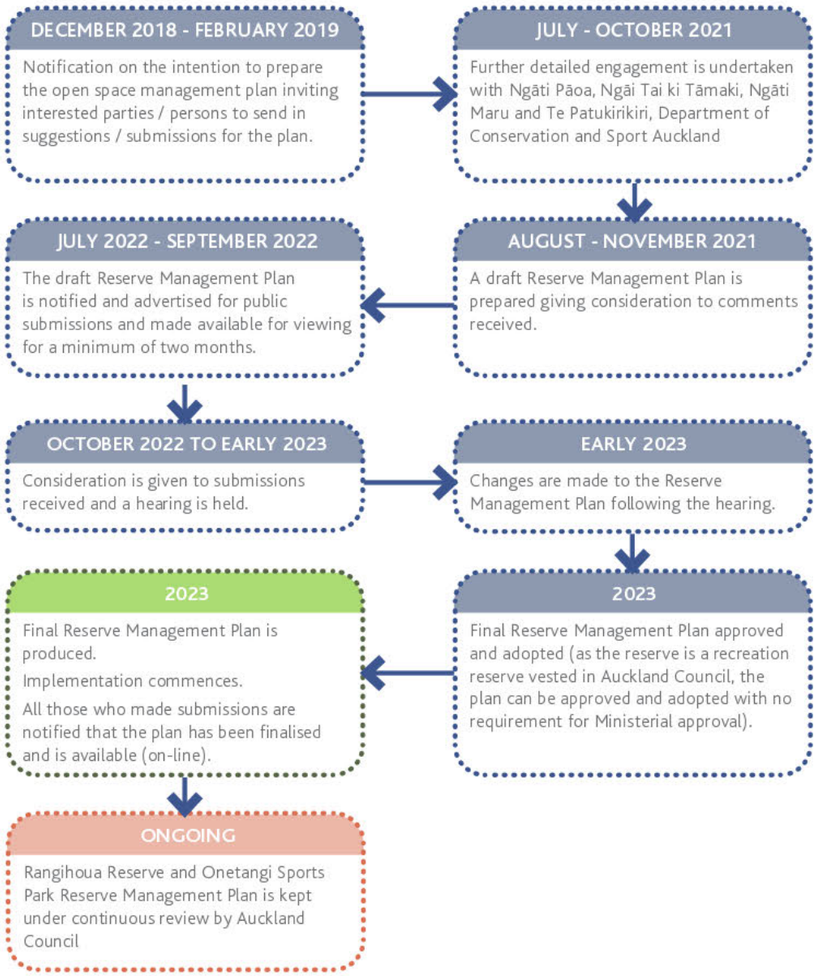
It is also anticipated that clubs and sporting codes and other organisations will work in partnership with Auckland Council to raise future funding to deliver the outcomes anticipated within this Plan.

Te tukanga whakarite i tēnei Mahere Whakahaere i te Papa Rāhui

Process for preparing this Reserve Management Plan

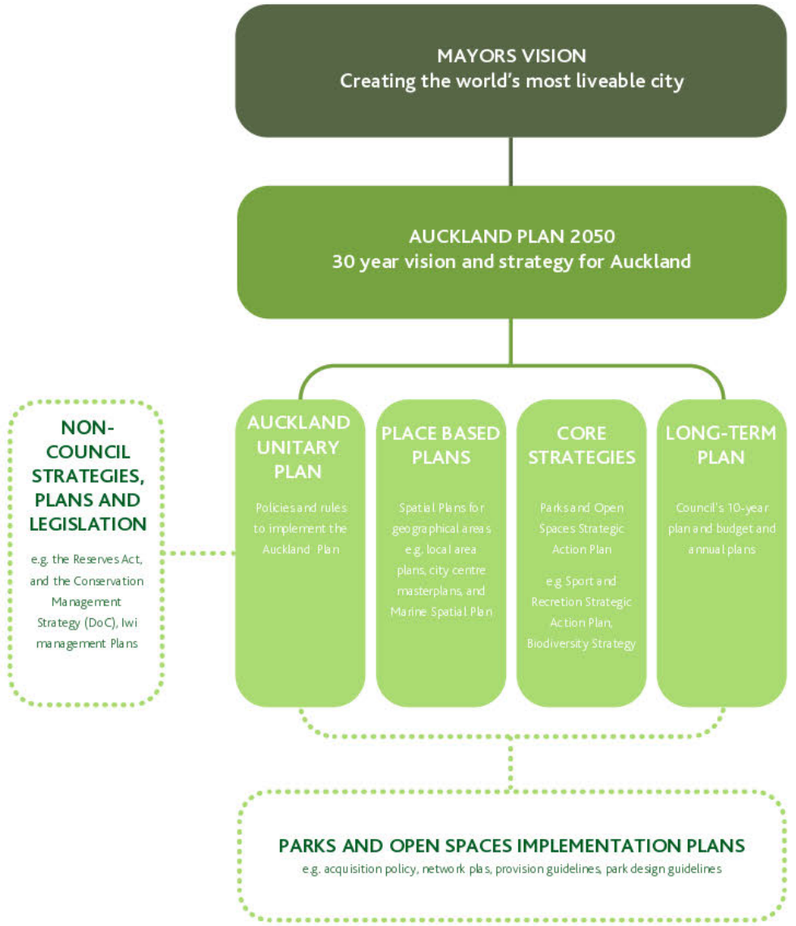
Section 41 of the Reserves Act 1977 sets out the process that must be followed when preparing a Reserve Management Plan.

The following steps outline the process:



Te āhua o te whai wāhitanga o tēnei Mahere Whakahaere i te Papa Rāhui ki te ture me ētahi atu tuhinga a te Kaunihera

How Reserve Management Plans fit with legislation and other Council documents



Te whakaahuatanga ā-ture o te Papa Rāhui

Reserve legal description

Rangihoua Reserve and adjoining Onetangi Sports Park, also referred to as Rangihoua Reserve and Onetangi Sports Park or Rangihoua Onetangi Sports Park is a 110-hectare local park made up of two approximately 55-hectare blocks.

The land within the scope of this Reserve Management Plan comprises approximately 60 hectares. Rangihoua Reserve and Onetangi Sports Park is part of a wider landscape of significance to Ngāti Pāoa and other mana whenua, including the maunga and the awa and collectively known as Te Rangihoua.

Rangihoua Reserve and Onetangi Sports Park is located at 133 Onetangi Road and 133-165 O'Brien Road, Omiha.

THE LEGAL DESCRIPTION IS:

1. Onetangi Sports Park is approximately 50.8 hectares, described as Lot 2, DP 94533, and Part Lot 15, DP 11657. The majority of this land is included within the scope of the Reserve Management Plan. A small section plan of Part Lot 15, DP 11657 is excluded from the scope as it is managed by the Rangihoua and Tāwaipareira Management Committee. Both parcels are classified as recreation reserve (Gazetted: NZGZ 1989 P3101).

2. A second area of approximately 1.9 hectares described as Lot 6, DP 204906 is included within the scope of the Reserve Management Plan. This parcel is classified as a recreation reserve (Gazetted: NZGZ 2019 In3160).

3. Part of Rangihoua Reserve, approximately 7.9 hectares of Lot 7, DP 161747 (section 1) is included within the Reserve Management Plan area. The Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee has resolved to declare and classify this area as recreation reserve (resolution number: RDC/2018/3). The area has been surveyed and is due to be gazetted.



Te karangatanga o Te Papa Rāhui o Rangihoua me Te Papa Rēhia ā-Hākinakina o Onetangi

Rangihoua Reserve and Onetangi Sports Park Reserve classification

Rangihoua Reserve and Onetangi Sports Park is classified as a Recreation Reserve under section 17 of the Reserves Act 1977. Section 17 (1) states the purpose of recreation reserves is for:

providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside

The purpose of the reserve is primarily for providing areas for organised sports and active and informal recreation for the well-being and enjoyment of the wider community. The land is also held for protecting the natural environment (including indigenous flora and fauna) and strengthening cultural values (including archaeological features) to the extent compatible with the primary purpose.

The Reserve Management Plan identifies management areas to deliver the vision, guide the objectives and policies of the plan and provide greater certainty on the values to be emphasised and the activities promoted within each of the management areas.

Ngā hākinakina, ngā mahi me ngā rawapuni

Sports, activities and facilities

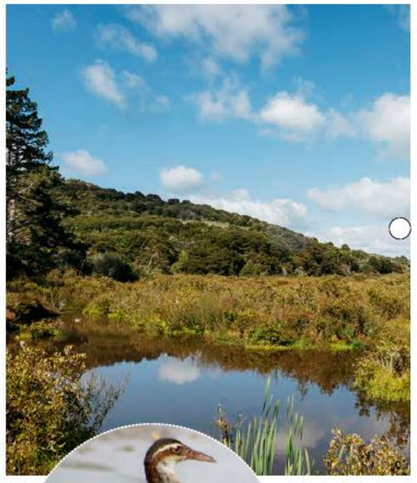






Ngā āhuatanga o te taiao māori

Features of the natural environment



receiving environment:

RANGIHOUA WETLAND

PŪTIKI BAY

onsite watercourses:

3,300m length of stream

97.2% of stream length has permanent water

2.8% of stream length has intermittent water

13 Wetlands and ponds



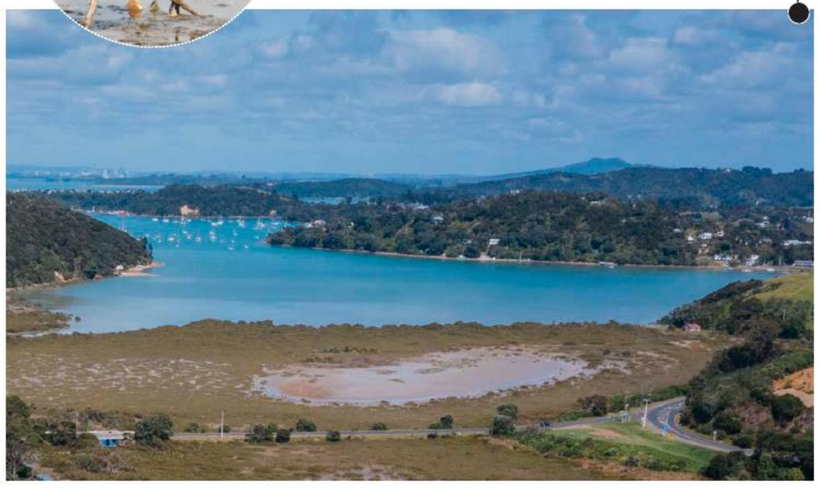


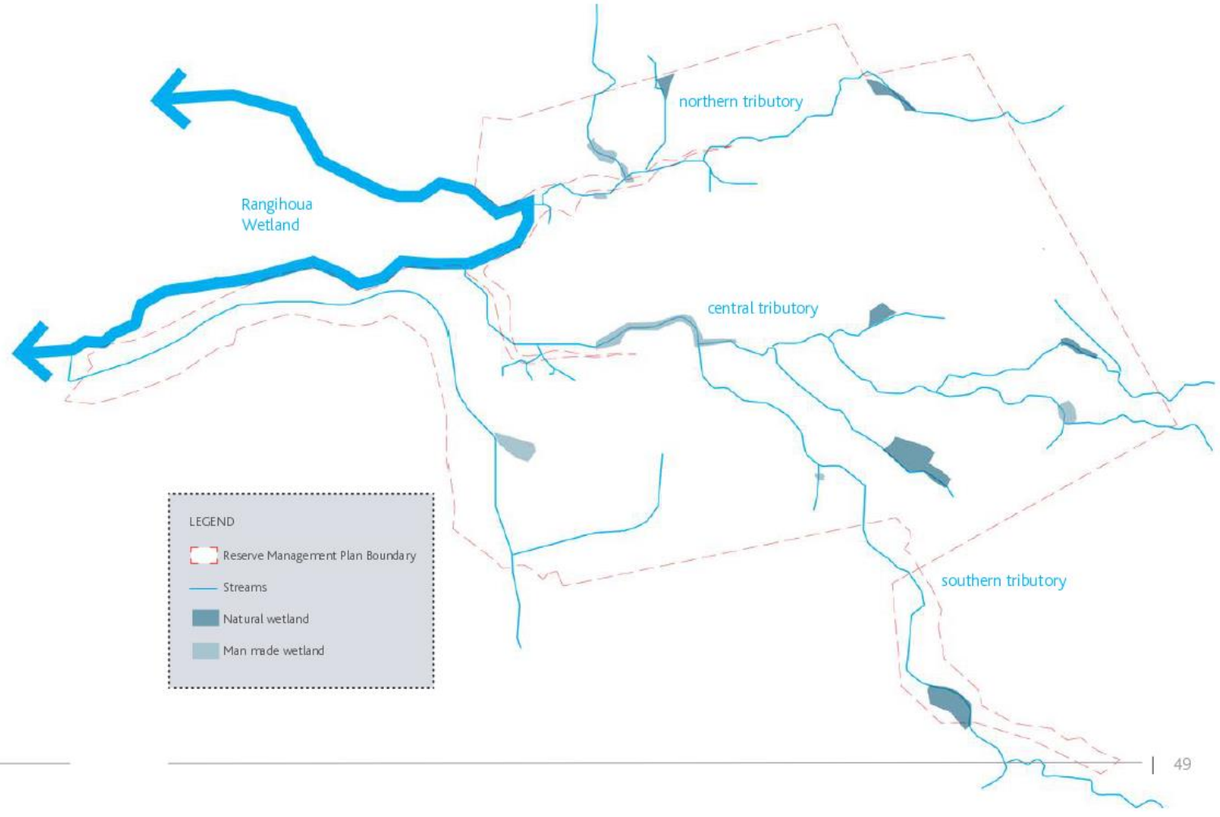






Auckland Unitary Plan - Significant Ecolgical Area due to its flora, fauna and habitat values. Provides a habitat for native banded rails which are declining nationally.





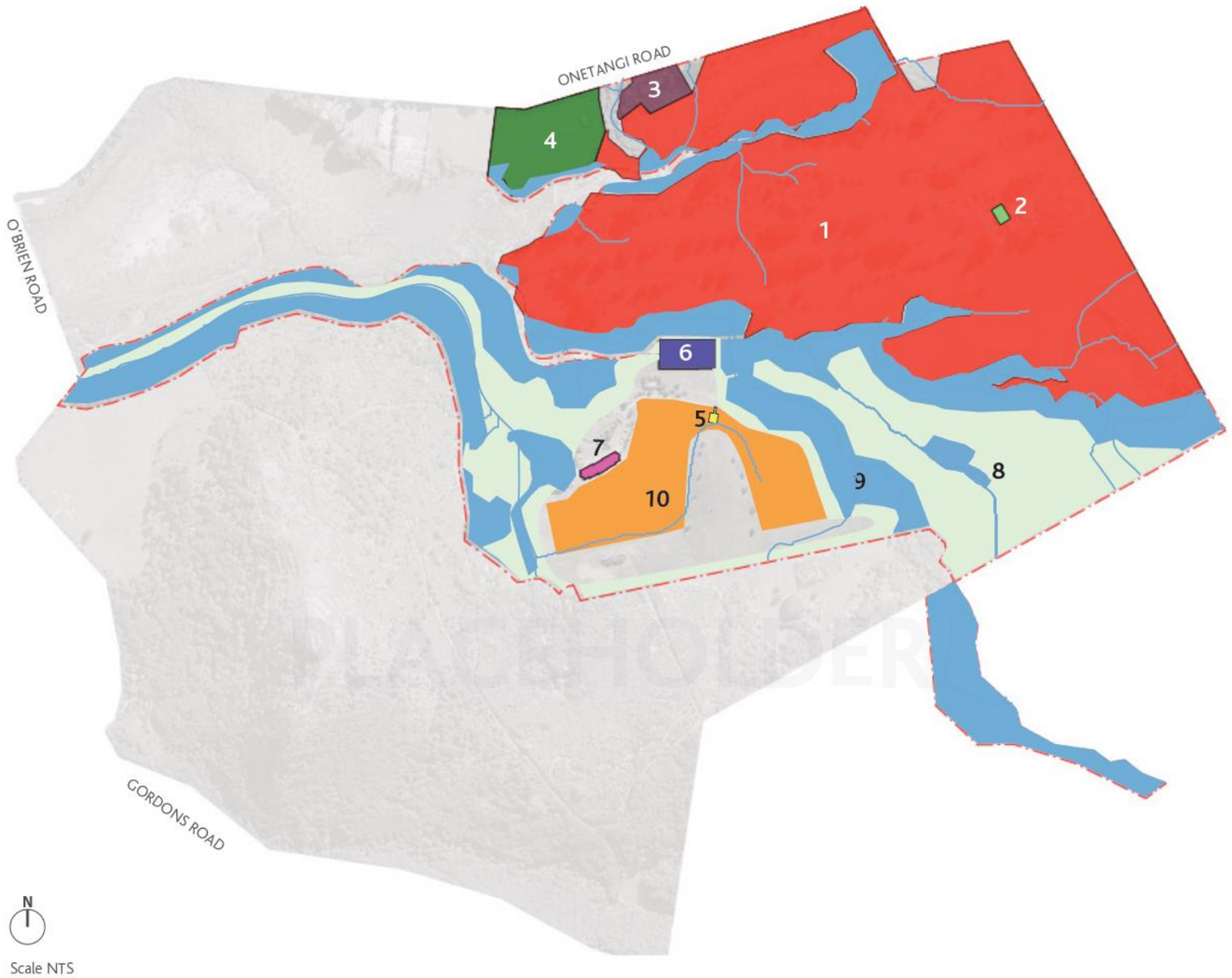

AUCKLAND COUNCIL

Item 7

Attachment A

Te Āpitihanga 1: Ngā Tapuwae ā-Mahi

Appendix 1: Activity Footprints



LEGEND

- Reserve Management Plan Boundary
- 1 Golfing activities
- 2 Golf related amenities
- 3 Museum and historical village
- 4 Organised sport and facilities e.g. horse riding
- 5 Auckland Regional Rescue Helicopter service
- 6 Organised sport and facilities e.g. tennis
- 7 Organised sport and facilities e.g. rugby, football
- 8 Informal recreation
- 9 Watercourses and wetlands
- 10 Sports fields

PLACEHOLDER

Te Āpitihanga 2: Te papakupu whāiti

Appendix 2: Glossary of terms

Archaeological site

A place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. However, a place associated with post-1900 human activity may be gazetted as an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014.

Biodiversity

Biodiversity refers to the range and diversity of the native or indigenous flora and fauna in the park

Buildings and facilities

A building is a structure with a roof and walls standing permanently in one place, for example sports pavilion, clubrooms, toilet blocks

Bylaws

Bylaws authorised by Acts of parliament to be made by Auckland Council that apply to Auckland

Kōiwi

Kōiwi refers to human skeletal remains

Informal recreation

General use and enjoyment of parks for a variety of activities to promote health and wellbeing. Ensures there are non-prescribed and flexible areas available in parks to respond to changing recreation demands. For example, walking, experiencing nature, picnicking, running, frisbee, events, games. Does not include organised sports codes.

Mana whenua

In Tāmaki Makaurau / Auckland mana whenua[7] are hapū or iwi with ancestral relationships to certain areas in Tāmaki Makaurau where they exercise customary authority.

Native fauna

Native fauna refers to all of the native and indigenous animal life present within the reserve including, but not limited to, birds, lizards, insects, fish and other aquatic species.

7 Refer to the Local Government (Auckland Council) Act 2009 for the complete definition

Pest plants

Pest plants include gorse, woolly nightshade (Solanum mauritianum), pampas grass, wattle (Acacia sp.), Chinese privet, Japanese honeysuckle, blackberry (Rubus fruticosus), moth plant, climbing asparagus (Myrsiphyllum scandens) and unidentified perennial weeds.

For more detail on pest plants and animals reference the Auckland Regional Pest Management Plan 2019-2029 (Decisions Version) and the Weed Management Policy for Parks and Open Spaces 2013

Restoration

The active intervention and management of modified or degraded habitats, ecosystems, landforms and landscapes in order to restore indigenous natural character, ecological and physical processes and their cultural and visual qualities; or for historic heritage, to return a place as nearly as possible to a known earlier state.

Riparian margin

Riparian margin refers to the land along the edge of the streams and wetlands. These are transitional areas between land and water.

Te Mana o te Wai

Te Mana o te Wai refers to the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected

Tangata hauā

Tangata hauā refers to people with disabilities

Universal Access

Universal access, also called barrier-free access, refers to equitable access for people of all abilities within the built environment

Waahi tapu

Waahi tapu is a Māori sacred place, sacred site - a place subject to long-term ritual restrictions on access or use, e.g., a burial ground, a battle site or a place where tapu objects were placed.

Watercourse

A watercourse is a natural or man-made open channel where water collects and flows and includes streams, drainage channels, culverts or pipes that replace a natural open channel

Wetland

A wetland includes permanent or intermittently wet areas, shallow water or land-water margins. Wetlands include swamps, bogs, estuaries, braided rivers, and lake margins.

Item 7

Attachment A



Summary of feedback on the intention to prepare the Rangihoua Onetangi Sports Park RMP

April 2019

Notification of public consultation on the intention to prepare the open space management plan was undertaken December 2018 – February 2019.

Information about the consultation went live on the Have your Say website on 8 December 2018 and public notices went in the Gulf News.

Drop in sessions were held on Saturday 15 December at the Ostend Farmers Market and the Christmas Parade.

The closing date for the consultation was Wednesday 20 February 2019.

Comments were received from 191 individuals or organisations via online and hardcopy feedback forms (127), emails (54) and online spatial mapping tool (10).

A number of groups/ individuals submitted the same comments multiple times. Taking this into consideration, there were 185 unique comments, with 131 online and hardcopy feedback forms, 54 emails and 10 via the online spatial mapping tool.

Two very detailed feedback documents were received from:

- Waiheke Golf Club, and
- Wetland Ecological Environmental Defence Society Inc ('WEEDS')

Of the 183 remaining comments, 27 were pro- forma and in support of the Waiheke Golf Club, 7 supported the feedback provided by WEEDS.

Mana whenua engagement on the project has included hui with the South-Central hui. Further hui are underway with interested mana whenua, including, Ngāti Paoa, Ngāi Tai ki Tāmaki, Ngāti Maru, to work through the template for the management plan.

General comments on the park

The submissions included a number of comments as to why people valued the Rangihoua Onetangi Sports Park. The main reasons given for why these were valued were predominantly around this being a space to participate in a range of recreational activities, such as golf, tennis, mountain biking, horse riding, football, rugby, and general leisure. These activities were noted to provide ample opportunities for social interaction, community cohesion and benefits to physical and mental wellbeing.

The hydro-ecological system within Rangihoua Onetangi Sports Park takes the form of wetlands, streams and their tributaries. It was suggested that the plan protect and enhance these areas, with particular reference to restricting / avoiding any further development in a manner that does not compromise these ecological features.

Main themes in the feedback included:

- Calls to balance sporting activities and ecological protection on the park. On one hand there were requests to retain and expand the golf course to 18 holes, noting the social, health and economic benefits to members of the community. On the other hand, concerns were raised about the ecological features within the park being in states of degradation and the need to enhance and protect these features, particularly from the golf course and any potential expansion.
- Management of leases for community groups.
- Ensuring public access across the park for a variety of uses and within the golf course area
- Ensuring that the park is maintained as a multi-functional sports ground, and provision for better collaboration between various sports groups that use the park (i.e. a multi-purpose clubhouse).
- Requests for improvements to, and the provision of, parks facilities.
- Protection of plants and animals.

Key submissions

As mentioned above, one of the key themes drew from the opposing positions of submitters supporting the existing golf course and its proposed expansion and submitters wanting to protect the wetland and other ecological features from the impacts of the golf course and a potential expansion.

These positions are highlighted in the submissions received from Waiheke Golf Club Inc., and from the Wetland Ecological Environmental Defence Society Inc ('WEEDS'). A relatively large portion of the feedback made reference to or supported one of these key submissions.

These can be summarised as follows:

Waiheke Golf Club Submission
The Waiheke Golf Club has a keen interest in the park as they currently occupy the golf course land. They requested for the Reserve Management Plan to expressly provide for:

a) The retention of the existing 9-hole golf course;
b) The expansion of the existing course to 18 holes;
c) The grant of a long-term lease to the Golf Club for such purpose.

It is noted that 27 submitters also made specific requests for the above.

The Golf Club are keen to expand the golf course to 18 holes as provided for in the 1995 draft Reserve Management Plan for Rangihoua Onetangi Sports Park. In order to do this, they are seeking security in the form of a long-term lease, and certainty for tenure for the existing course. They propose that a lease be granted for the existing 10 holes, with in principle provision for the extension to 18 holes, subject to further approvals of a course development plan by the local board and granting of resource consents.

The Golf Club have also requested that any lease area should exclude those areas occupied by the Rangihoua Creek Tributaries and such areas should remain controlled and managed by Auckland Council, including wetland preservation. They also noted that the Rangihoua Creek Tributaries should be clearly defined by an ecologist.

They noted that a concept plan for the golf course shows that the development of additional holes can accompany additional wetland conservation areas.

Public access

The Golf Club have stated that in principle there should be no restriction on public pedestrian access over the golf course land, subject to appropriate health and safety measures and the ability of the Golf Club to legally deal with inappropriate behaviour but did not support access for biking and bridle trails.

While outside the scope of RMP considerations, it is worth noting that the Golf Club believes that the RMP should be consistent with and give effect to the 1995 draft RMP and the Hauraki Gulf Islands Section of the Auckland Council District Plan.

WEEDS Submission

The Wetland Ecological Environmental Defence Society Inc ('WEEDS') is primarily seeking to protect and enhance the wetlands in Rangihoua Onetangi Sports Park.

They hold the position that the existing golf course should be re-designed and configured in a manner that optimises the health of the ecological features in the park, and that the proposed expansion to 18 holes is inappropriate. They are also advocating for full public access to the golf course.

It is noted that 7 submitters made particular reference to and agreed with the WEEDS submission.

WEEDS' submission includes a number of requests, which are listed as follows:

- *Recognises, in meaningful ways through consultation, signage and memorials, the significance of Te Rangihoua and the surrounding areas to Ngāti Paoa and other iwi.*
- *Recognises that the area is a place of refuge,*
- *Recognises that like the maunga, Te Rangihoua, is wahi tapu.*
- *Identifies archaeological features by ensuring that the plan is informed by an archaeological survey of the whole site.*
- *By establishing a policy of no leases, ensure that the public are not alienated from their Reserve; (NB:* They advocate for licences as an alternative and give examples where this is the case i.e. golf clubs on regional park land)
- *By establishing a policy of no leases, ensure that Council will at all times be able to fulfil statutory Obligations to protect, preserve and conserve cohesion of natural features.*
- *Ensures that at all times Council remains active in fulfilling its responsibilities and that Council does not subjugate these responsibilities to third parties by removing itself from the chain of decision making for activities in the reserve.*

- *Provides for the development and management of recreational areas, courses, and tracks by Council.*
- *Ensures that the existing very low utilisation of the course is not lowered through an imprudent course expansion,*
- *Takes into account the extremely high course-availability per capita for the people of Waiheke compared to Auckland and other national and international cities.*
- *Takes into account the static demand, based on multiple metrics, for golf on Waiheke over several years,*
- *Recognises existing course expansion proposals are tweaks of a forty-three-year-old design prepared for a bigger site that was privately owned,*
- *Incorporates new and alternative ideas on a course layout*
- *Incorporates ideas, from New Zealand Golf and the HSBC report, regarding the way golf will be played with shorter forms of the game, modern technology and greener greens,*
- *Recognises that modern course design sees value in the protection of natural features.*
- *Recognises that the fairway is not a defined area in the rules of golf and that there is room for flexibility.*
- *Incorporates Doak's recommendations for courses on sites that are small, i.e. "If a property holds golfing interest, but sufficient acreage for 18 holes cannot be secured, other types of courses can be considered […] The 9-hole layout must be the first option considered, […], 9 good holes are much better than 18 cramped ones"*
- *incorporates imaginative, creative and harmonious solutions.*
- *migrates existing tees and/or holes so that the path from tee to green does not pass over protected areas.*
- *Ensures long term harmony by separating recreational activities from protected areas,*
- *incorporates ideas of modern urban architecture that facilitate the sharing of public space,*
- *Protection and restoration of streams and wetlands*
- *Development of an independent ecological restoration plan for the park*
- *Incorporation of the tributary, riparian margins (20 m) and wetland located between Tributary 1 and tributary 2.*
- *Incorporation of the two tributaries, riparian margins and wetland in the upper reaches of Te Rangihoua in the south west corner of the reserve.*
- *Incorporation of the minor tributaries, with their margins, in the tributary extending across the northern side of the reserve*
- *Incorporation of flora and fauna restoration, management and monitoring regimes.*
- *Removal of two existing online ponds.*
- *Any course layout must ensure that the activity golf falls outside of the protected areas and that, by design, balls will not pass over riparian margins, streams or wetlands.*
- *Incorporates all of the points raised in this submission in its entirety.*
- *Requires confirmation no older than 24 h that water is flowing from electronically monitored springs above the reserve before water is drawn from any bore within the reserve.*
- *Incorporates all of the submission points within this document and where the plan does not give effect to a submission point, an explanation is provided explaining why the submission was rejected.*

A summary of the feedback included:

Formal sports

A number of submissions were satisfied with the function of Rangihoua Onetangi Sports Park as a multi-purpose sports ground that provided for a variety of active uses. Some individual clubs that use the park provided online or email feedback.

A number of comments supported the ongoing use of the parks as multi-use facility and requested improvements of existing assets.

There were calls for the provision of additional opportunities for active recreation on the park. Particular comments requested provision for:

- Swimming pool
- Squash courts
- Gymnasium
- Golf football and frisbee golf (if golf course is expanded)
- All-weather courts for hockey
- Netball courts
- Bowling green (to create a 'country club' like facility together with golf and tennis)
- Small range shooting

One submitter suggested that a membership system could be set up for the Sports Park to enable participation in all clubs and use of all sporting facilities.

There was also one submission that suggested the development of a unified community clubhouse as a centralised asset that could be used by sports clubs and the general public.

Golf

The Waiheke Golf Club's use of Rangihoua Onetangi Sports Park was the subject of a number of submissions. Submitters noted that the Golf Club had been around for over 40 years and have a large active membership, which includes a popular Juniors programme. Submitters also advised that the golf course is fairly self-sufficient, as it is predominantly maintained by volunteers and financed by membership and green fees.

The Golf Club have been seeking to expand the golf course to 18 holes. However, their main issue is the lack of tenure security, given the absence of a long-term lease. Submitters wrote in support of the Golf Club's suggestions, requesting that the golf club be retained, allowed to expand to 18 holes, and be issued a long-term lease. Submitters also suggested that the golf clubhouse be redeveloped. Two submitters suggested that financial assistance should be provided Golf Club to enable expansion.

The reasons given for why the golf club was valued amongst some members of the community included its large active membership which provides for intergenerational social opportunities ranging from retirees to children; people noted the value of the Golf Club's junior programme. It was also suggested that the retention and expansion of the golf course would provide for economic benefits and strengthen local tourism. There are also volunteer opportunities for the maintenance of the golf course.

A number of locals have suggested the proposed expansion of the golf course on the park was not appropriate as it would compromise the wetlands, streams, tributaries and other part of the hydro ecological system in the park. Submitters suggested the club should be restricted to their current leased area. As noted above, WEEDS have suggested that the golf course be redesigned to provide for an alternative layout, with recommendations from ecologists.

One submitter suggested that the golf course could be reconfigured in a manner so that it can be more spread out and free of congestion, providing for 12 tees and greens.

Tennis

Submitters were satisfied with the condition of the tennis courts but noted that regular resurfacing was needed. One submitter noted the lack of facilities, such as a clubhouse, toilets and observation area. One submitter suggested that signage/wayfinding could be provided to inform passers-by about the tennis courts to increase participation.

Football

The Waiheke United Associated Football Club is the largest football club on Waiheke Island, and has experienced growth in youth participation. They noted the lack of lighting and adequate fields at the park present challenges as they are keen to enable training and periodic games over the winter period. The Club currently shares the fields with the Rugby Club at Rangihoua Onetangi Sports Park, and also shares Ostend Domain with the Rugby League Club and are highly interesting in formalising access arrangements with the Rugby Club.

Submitters noted the need for all-weather football fields as the condition of the existing fields are typically not suitable for games in winter and lead to scheduling conflicts.

Rugby

Waiheke Island Rugby Club at Rangihoua Onetangi Sports Park is the only rugby club on Waiheke Island. They noted that the size of the current facility meets their present needs and would be sufficient for their future growth. They have experienced a growth in their junior player base and are looking to maintain that growth in youth participation.

The Rugby Club suggested a number of improvements to the facility, such as:

- Fencing the pond to minimise safety risks to children
- The need to improve lighting

The Rugby Club also raised concerns about their shared use of shower and toilet facilities between their junior members and the general public, including freedom campers.

They noted that any expansion of facilities at the park would need to consider increase in parking provision.

One submitter raised concerns about the Rugby Club receiving Council funding for maintenance, such as the laying of sand on the grounds, whereas other sporting clubs do not receive financial support.

Equestrian activities

The Waiheke Riding Club requested for access to shared user paths and bridle trails to be prioritised, with provision for equine infrastructure (such as cross-country jumps) alongside these pathways. They noted there is a low level of satisfaction with the inclusion of stairs as part of the bridle paths restrict access for horse riders and relatively low level of satisfaction with the quality of the existing equestrian area. They made reference to the Council-funded maintenance of the rugby grounds and requested for all sporting organisations that use the park to have equitable support.

They also noted their aspiration to develop a facility with flush toilets and a wet area that provides for the development of services for the broader Waiheke community, including potential to include Riding for the Disabled.

Submitters suggested that horse riding trails should be provided for within the park and that public access be preserved for all, including horse riders. One submitter requested that the equestrian facility be preserved with an occupancy agreement for the Waiheke Riding Club.

Touch

Waiheke Touch uses Rangihoua Onetangi Sports Park and has 150 adults and 100 children participating during the summer months. They noted that maintaining and improving Rangihoua Onetangi Sports Park is essential, particularly given that there is limited flat land on Waiheke Island. In particular, they noted that the sports fields are well utilised but could be improved.

Protection of the natural environment (Ecological restoration / pest control / volunteers)

Rangihoua Onetangi Sports Park encompasses a wide range of natural features, including (but not limited to) wetlands, streams and their tributaries, and riparian margins.

Waterways, wetlands, streams and riparian areas

Submitters emphasised the need to protect and enhance the wetlands, waterways and other ecological features, particularly if the golf course were to expand. There were varying suggestions on how to achieve this, and specific suggestions include:

- To provide for and protect functional, wide (20m) and well-landscaped riparian margins on either side of the wetlands, streams and tributaries;
- To reinstate all modified waterways to their natural state, including those that have been buried, channelled, directed via culverts/weirs;

- Restoration of wetlands and streams to sustain natural flora and fauna;
- Prevent livestock entering the wetland area;
- Protection of the foreshore;
- Biological surveys of chemical flow and habitat health should be carried out;

Some submitters raised concerns about the poor water quality due to works on private land and dumping of clay and rubbish. There were calls to manage run-off and discharge to parks and waterways.

As mentioned above, a number of locals have suggested that the presence and proposed expansion of the golf course was not appropriate as it would compromise the natural ecological features in the park.

A small number of submitter said that expansion of the golf course could be done in a manner that does not compromise the wetland functions. There was also a suggestion that the wetlands could be incorporated into the golf course to make it an attractive facility.

A few submitters raised concerns about the dumping of fill in the south-eastern corner of the park and sought for the removal of this fill.

Restoration of the land/ terrestrial areas

A number of submitters made suggestions in regard to the land area within the park, these included:

- Re-vegetation of indigenous vegetation;
- Active vegetation management and weed control;
- Pest control;
- Fencing of bush remnants.

In terms of weed control, some submitters noted that methods to eradicate weeds should avoid the use of any poisons that may harm the environment or human health. On the other hand, some people requests that only qualified and licensed operators should apply chemicals.

One submitter requested for more flax to be planted around the edge of the park, and for more trees (fruit trees) in the park.

Cultural and Historic Heritage

A number of comments were made in regard to the cultural and historic value of the site;

The significance of Te Rangihoua and the surrounding areas to Ngāti Paoa and other iwi should be highlighted and recognised through consultation, signage and memorials

The historical use of the park as farmland should be commemorated.

A small number of submitters requested that the archaeological features of the site should be identified by way of archaeological survey.

Access, paths and connectivity

Tracks and trails

There were calls for shared, inclusive access throughout the entire park for pedestrians, cyclists and horse riders alike. One suggested that a code of conduct could be established to regulate activities where there is likelihood of conflict.

Submitters noted the need to improve and increase the number of walking tracks to provide better linkages across the park. One noted that the walking trails are currently surrounded by gorse.

Some submitters noted they enjoyed walking their dog/s within the park, while on the other hand concerns were raised about excrement being a bio-hazard for people using the park. It was also noted the lack of facilities in this regard, as there was one request for more bins.

One submitter noted that informal access to private property should be regulated and enforced.

Mountain biking

The Waiheke Mountain Bike Club uses Rangihoua Onetangi Sports Park and notes that it is a growing sport. They are keen for signage within the park, and the ability to increase and manage the trails. They noted that a spraying or mechanical solution to trail management could be possible, along with sponsorship/funding for trails. They also requested for improvements to parking.

There were calls for the provision of better support for the Club, such as funding and building/extension of more trails or a pump track. One submitted requested for more grit spread on the mountain bike trails to enable use during the winter months.

Play and informal activities

There were calls for the provision of more parks facilities suitable for all members of the community regardless of age. Particular suggestions included:

- A fitness trail
- An adventure playground
- Public active and passive recreation areas
- Family picnic and playground areas

One submitter suggested that the use of any motorised activities (i.e. dirt bikes) be prohibited.

Signage

A few submitters suggested the use of signs and information boards to advise the public of activities and rules. There were requests for interpretive signs educating people about biodiversity and the area's unique heritage.

Maintenance

A few people took the opportunity to mention the lack of maintenance and, as noted above, weed control in the park. There were also calls for more bins.

There were calls for the provision of more public toilets. Some submitters noted that shared use of shower and toilet facilities can lead to uncomfortable situations as visitors, such as freedom campers, are not modest particularly in the presence of children.

One submitter suggested maintenance of all activities and facilities be under control or council contractors.

Process

Leases

Some people suggested that there should be no leases and/or exclusive rights to occupy, and public access should be enabled over any leased/licenced areas to enable shared space.

Notification of draft Reserve Management Plan (RMP) options

Two submitters suggested that when the draft RMP was notified, a number of layout options for the reserve (the preferred one and others considered) should be publicly notified and feedback sought from the community on the different options.

Other suggestions or comments mentioned included:

- Limiting and monitoring the use of water bores
- No alcohol outlets
- Avoiding light discharges to the night sky (in line with Dark Sky ambitions)
- Prohibiting advertising within parks and road frontages other than discrete Council information
- Prohibiting illuminated and sponsorship signage
- Prohibiting fire or fireworks
- Monitoring and management noise discharge
- No freedom camping
- Prohibit utility operations on the park
- Limit and control commercial activities

FLATFISH PROJECTS

8 March 2021

RANGIHOUA RESERVE AND ONETANGI SPORTS PARK KITCHEN TABLE CONVERSATIONS REPORT

By Akasadaka Robison

Item 7

Attachment C

Table of Contents

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Introduction

Tēnā koutou katoa,

Akasadaka and Kelly, from Flatfish Projects, alongside Nicki and Kiri, from Auckland Council, facilitated four Kitchen Table Conversations with stakeholders to begin moving the Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan draft forward.

Auckland Council is developing the management plan for the reserve following Reserves Act 1977 process. Because of the large number of stakeholders, high levels of interest among the Waiheke community and the varying and in some cases conflicting aspirations for the reserve council has chosen to employ a new strategy and engage with the key stakeholders and interest groups of the park over and above what is required by the Act.

Our overall intention in the Kitchen Table Conversations was to come into relationship with the partners and stakeholder groups and listen for what was needed. What we discovered was that there was at least 30 years of recent history sitting in the background, sourcing old grievances and producing a fair amount of pain and frustration for everyone involved.

This document is what we heard, pretty much verbatim, making an allowance for the odd foggy memory, for you to read and discuss with your club or groups. We would've liked to have spoken to more groups and some of you indicated that there are others we could speak to. Time and budgetary constraints point to a better use of our time by bringing everyone together for a larger conversation.

Thanks to those who attended. We really appreciate the time taken out of your days.

Ngā mihi,

Akasadaka Robison

flatfish projects

Purpose of the Kitchen Table Conversation

The purpose of the Kitchen Table Conversations was to meet in an informal way, provide an overview of what is happening with the Rangihoua Reserve and Onetangi Sports Park (the reserve) and listen to those attending.

Who we spoke with

We spoke with 26 people representing eight different stakeholder groups. The range of lived experience we were able to draw on was from having lived there for a few years to all their life.

Most people had been around for 10-15 years and this indicated a high degree of commitment to the place. Many had also put hundreds, if not thousands, of volunteer hours into the care of the reserve and surrounding area. This indicated a high degree of care.

Kitchen Table	Date	Who
1	18th September 2020	Waiheke Golf Club
2	25th September 2020	WEEDS, Adult Riding Club
3	6th November 2020	Rugby, Tennis, Mountain Biking, Historical Society
4	7th November 2020	Waiheke Football Club

- Mountain Bike Club (2)
- Waiheke Adult Riding Club (3)
- Waiheke Ecological Environmental Defence Society (WEEDS) and friends (8)
- Waiheke Football Club (4)
- Waiheke Golf Club (4)
- Waiheke Historical Society (1)

- Waiheke Rugby Club (2)
- Waiheke Tennis Club (2)

What we heard

All views captured in this report are a snapshot in time. It is noted that people's views and aspirations for the park may have changed since the KTCs and may continue to change.

Why we are taking part

Representatives from the eight groups took time to participate for a variety of reasons. Generally, it was out of a care for the reserve and really wanting it to achieve good outcomes for current and future users. The following is a list of themes and quotes of what was shared from different participants on why they took part. (The bullet points that are italicised and in quotes are verbatim).

- A desire to preserve the reserve and the ecology
- Concerns about financial sustainability of their clubs
- To find a resolution that satisfies all parties
- Sharing of resources
- Removal of *"really invasive weeds"* and fill
- Restoration of a *"complexity of wetlands, streams and tributaries"*
- *"Rare opportunity to preserve"*
- *"How does my club fit in with the recreation reserve potential vision?"*
- *"Have a publicly accessible golf course"*
- *"Have a golf course with 18 holes"*
- *"To get a Reserve Management Plan"*

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- *"To represent my club"*
- *"To support my family"*
- *"To make sure it is a fair and consultative process"*

Attachment C

About the park and its current usage

Currently the reserve plays the role of providing recreational and sport facilities for clubs and groups on Waiheke. The park is owned by Auckland Council and most of the activities are run by volunteers. Hundreds of people come and use the reserve during the week and over the weekend. The Football Club estimated at times up to 500 people use the sports fields over the course of a weekend.

Some examples of current usage:

- On Sundays the Football club sometimes has up to 200 people playing friendly soccer games.
- The Waiheke Football team has been successful, playing one down from the top level in the Northern Region League. Games are broadcast to South America and the first language of the team is Spanish. They are the third largest sports club on social media in New Zealand. Hundreds of people come to watch the games because of the atmosphere the South Americans bring. People are coming for the festive atmosphere alone.
- Word on the mountain bike trail network has grown and led to increased usage of the mountain bike trail by Aucklanders. (There is no data on how much it is being used to back this up).
- Saturdays at the golf club are very busy. The club has open tournaments which have reached capacity.
- The museum is open for visitors on Wednesdays, Saturdays and Sundays
- The tennis club offers tournaments, club days and casual play throughout the year
- Teams of volunteers, with support from the Waiheke Resources Trust and Waiheke Ratbusters, do planting and control animal and plant pests
- Riders of all ages use the bridle trails in the park, which also link to Whakanewha Regional Park
- The frisbee golf course is used by many throughout the year

Other feedback that we noted:

- *"Clubs are operating out of what was an old tractor shed, that has had a couple of additions to it."*
- *"The park is generally well maintained and cared for. The golf club employs professionally qualified greenskeepers and volunteers."*
- A desire was expressed to improve management of the waterways and the need to control plants and pests.
- *"There are fifty or so roosters at the front gate creating The Rooster Park. People engage with feeding them, dropping off roosters they don't want and getting one if the need one."*

Issues and Concerns

As you can imagine there were plenty of issues and concerns, a lot in common and some specific to respective groups. As one participant put it *"there is plenty of low hanging fruit that could be attended too quickly and without much fuss, that would generate a lot of goodwill for Auckland Council".*

Common

- No Reserve Management Plan
- *"No clear vision"* for the reserve
- *"Need to think about the whole park"*
- Lack of resources to cope with growing numbers, maintaining infrastructure and the battle with weeds (pest plants).
- Lack of parking and the general road maintenance.
- Impact of so many travelers using the facilities, particularly showers, and the grey water being pumped over to field three area and making the ground soggy.
- Safety of young children around the ponds.
- Acknowledgement of mistakes of the past (on all sides) that have led to misunderstandings and conflict

- Long history of aspirations (on all sides) that have not been met
- Concern about serving our club members and related sporting communities well.
- Volunteers:
    - Being called on to resolve high levels of contention.
    - Eating up lots of personal time they are not getting paid for.
    - Experience of dwindling numbers.
- Auckland Council staff turnover and lack of doing their job.
- How will it work for future generations?
- *"Leases are in limbo and have not been finalised."*

Waiheke Football Club

- The serious need for an urgent upgrade of the main club facilities.
- A lack of understanding of the history of the place, in terms of the processes and decisions that have gone on over the years to develop it.
- *"We need for a new floodlit football pitch to meet growing numbers."*
- Rugby League, Netball and Touch Rugby is being played elsewhere.
- *"A lot of people are really interested in getting involved in what the future of the reserve looks like. How do we involve them all?"*

Waiheke Golf Club

- The council contributed around $240k (GST excl.) to the irrigation system for the existing 9-hole course which is used on a daily basis.
- A strong desire to operate out of good faith and for others to do so as well

- Disappointment about council's lack of progress in developing the reserve management plan
- Frustration about not having been able to progress their long-held aspiration extend the golf course to 18 holes

Waiheke Horse Riding

- Steps cut into the horse trails.
- Lack of spirit around sharing resources.
- Concern about the potential for golf balls to fly or fall on or near horse trails.

Waiheke Mountain Bike Club

- Anyone can turn up and use the Mountain Bike Trails. It is the Club that is left with the mess to clean up.
- Fullers is not interested in transporting 60 cyclist and their bikes. Sealink is charging for tickets and parking space the bikes take up. It makes it expensive for participants to participate in Mountain Biking Events.
- Lack of consistency of signage amongst parks.

Waiheke Museum

- *"We are getting zero international tourists."*
- *"International tourists were our mainstay" (Note: before Covid-19)*

Waiheke Tennis Club

- Lack of facilities such as running water and toilets near the courts.
- Hockey's use of the tennis courts.

WEEDS and friends

- Need to come up with new options for a smaller course footprint of 9-18 hole. WEEDS wants to see shared space principles used to develop spaces that could have different uses at different times of the week within the rules of golf.

- Opposition to 18-hole golf course as this is not feasible within available space and would compromise natural values

- All the fill that has been dumped over streams, margins and natural features removed (potential to use fill within the reserve to create artificial pond for irrigation).

- The current state of network of streams and wetlands in and around the reserve. *"Restore wetland that's been lost."*

- Lack of public access to parts of the reserve. e.g., "*open use like Wimbledon Common*"; advocate for a licence over a lease for the golf club area to ensure unfettered public access

The current state of key relationships

Maintaining healthy relationships are key to the park's ecology and recreation activity thriving and the reserve playing its role within the wider Waiheke community.

We have left it open for you to judge the health of the relationships and any impacts this might be having on the reserve.

With Auckland Council

- It took 12 years for the Mountain Bike trail to be recognised and put on the map.
- Every three years a rebuilding of relationship is required with Waiheke Local Board to build understanding and gain access to resources.
- One reason why people disengage is because they don't know who is responsible for what. It is too hard to work out.
- Role of the Council - facilitate and get us together. That would be really helpful.
- Worked hard with the Council to get the Football Club Rooms. Very appreciative. The Tennis Club is likewise very appreciative.
- Overwhelmed by the volume of email communication.
- Frustration at getting nowhere, AC not doing their job
- Disappointed for AC not taking responsibility for looking after the land
- Despondency from lack of timely communication and not being heard

With Mana Whenua

- Clubs have little contact with Mana Whenua apart from those that play sport or are involved in the clubs.
- Have negotiated with local iwi to determine how far up Rangihoua maunga the mountain bike trails can go.
- *"Local iwi did a blessing when the new tennis courts opened."*

- *"There are Māori artefacts in the Museum. Representation of pre-European history is low and difficult to find."*
- Presence seems absent and Piritahi Marae do not seem to have much involvement in the area.

With Auckland (as a region)

- A lot of travel is involved to play in competitions. This is expensive and sponsorship is necessary. Over the years it has gone from $17 return to $44 return for an adult ticket. Some of this expense has tried to be offset by feeding and transporting visiting teams.
- A spirit of sharing the facilities, e.g., Waiheke Tennis Courts, are considered some of the best in Auckland and other clubs have asked if they could use them at times.
- Support from regional bodies e.g., Auckland Rugby
- A desire to encourage Aucklanders to visit the Museum and see Waiheke as more than just a place of vineyards. There is a wealth of history that most people are unaware of.
- Everyone who comes to play at the park loves it. For them it is an adventure.

With each other

- *"Each group needs to generate income, and this creates tension for volunteers and between groups."*
- Confusion about what each stakeholder group and partner is wanting and their end game.
- Frustrations at having the "*goal posts*" being shifted.
- Judging others based on past experience and this creating blocks in being able to communicate.
- The spirit of generosity is alive e.g., 100 people turned up for tree planting
- Many people are members of several different clubs e.g., Football, Tennis and Golf.

Emerging Vision

The emerging vision, principles and goals in this report are based on themes that came up during conversations and are intended to be a starting point for further discussions.

As part of the public consultation processes described by the Reserves Act, the consultation on the draft plan and public hearing, these are likely to evolve. The final management plan will also be under continuous review to ensure it remains responsive, relevant and useful.

It was stated by some attendees that there was no vision for the reserve they were aware of. Every club and group seem to be doing their own thing. With increasing numbers playing at the reserve there is an urgency for new capacity to be built and for this to be done around a clear and aligned vision by all who use it. It must also be noted that what is emerging is not agreed to by all and in fact is opposed by some.

Key Idea

A purpose-built facility that can accommodate a number of different purposes and functions for the sports clubs and the community. It would have new sports facilities - a squash court, an artificial floodlit field, a swimming pool and an 18-hole golf course. The reserve would provide enjoyable outdoor sports activities that build and maintain physical health and wellbeing, and at the same time generating a real sense of community and belonging.

Role of the reserve for Waiheke

The role of the reserve defines how it will be of service not only to its regular users but more broadly to the Waiheke Community and the Auckland Region. It will take further conversations to clarify this role and here are some of the ideas shared:

- A community hub that provides a plethora of recreational activities
- It unifies by bringing all members of the community together to play.
- It supports the community's health and well being
- Brings together different generations and activities.
- A safe place for families to spend quality time together
- Natural values of the reserve are protected and enhanced.

Goals

A big part of a Vision is having specific goals to aim for. Sometimes these goals were simple, sometimes they were big and audacious.

- Being able to maintain assets e.g., constant upkeep of mountain bike trails, no hockey on the tennis courts please
- Convenient and safe facilities for all e.g., no running water or toilet facilities close to the Tennis courts, men walking into the women's showers
- Get on the same page, so we can do more together and *"grow bigger together"*
- Good design - needs to involve the community in a co-design process for it to work.
- New sports facilities that would be well used - a squash court, an artificial floodlit field, a swimming pool, 18-hole golf course (please note: none of these have been agreed to by all groups)
- Become an example for other places
- To create something for future generations
- Access to all the public
- Excellent exercise for the older generations
- Use for markets and festivals
- A safe and affordable place for families
- Part of the plan to circumnavigate the island by horse
- A beautifully restored complex network of streams and wetlands
- Looking after nature - protecting, restoring and increasing health
- Sharing resources

- Multi use spaces and facilities.

Emerging principles for working together

The culture of a team is crucial for both its success and the enjoyment of the journey towards this success. Likewise, the culture of the reserve is crucial to the enjoyment for all and its success. Aligning around a set of principles (guides to action) and values (what we are committed to) and being congruent to these will determine both the atmosphere visitors experience and community spirit that is generated. Here are some of the emerging principles, that need an alignment conversation with everyone involved:

- Aggregate a better spend amongst all the clubs.
- Maintain each club's identity.
- Inclusivity - every group has a voice, to develop a real community project you need the community involved
- Get a buy-in from all groups.
- Get on the same page.
- Share resources / maximise their use
- Positive energy in, positive energy out
- Design for the whole reserve, not just parts of it
- Planning for future generations - work with a 25-50 year time frame in mind
- Being in service to our members and sports communities
- Negotiate in good faith
- Transparency
- Not to give up
- Valuing volunteers and their generosity

- Decisions made need to always protect ecological health
- What is planned, decided and act upon is always in line with the Reserves Act

Emerging Themes

Ecological beauty lifts the spirit

There is a strong appreciation of the beauty of the reserve and its surroundings. People recognised that more care could be taken and restoring the streams and wetlands health was important.

We would have nothing without our volunteers

Volunteers have been major contributors to the development and maintenance of the reserve to date. They need support to take it further, from Auckland Council, Mana Whenua and the Local Board.

A deep care and gratitude for what we have

There is a deep love and care for what they have. It is appreciated by those who visit and can be witnessed by its increased usage.

One facility that fits all

One purpose-built facility that was co-designed by the community produced a huge amount of energy in the conversations when this idea started to emerge. It was felt with the right investment this would make everything easier, build incredible community spirit and serve future generations. (Please note: this may or may not include the Golf Club)

There is power in the collective

The reserve is about all of us, not just one or two groups. If we can get together on the same page it will strengthen our collective voice and ultimately help achieve much more.

Resourcing to cope with increasing usage

Maintaining the old facilities needs further resourcing and new facilities are needed to cope with the increasing numbers.

Next Steps

This is what we heard needs to happen next from the majority of those who attended.

"Stop talking to each group separately, bring us together around the table, include people from local government and Mana Whenua. And together we feel the passion, generate the will, to realise the dream."

There were other groups and clubs people felt needed to be involved in the larger conversation.

- Netball Club
- Swimming Club
- Rugby League Club
- Brazilian Jujitsu Club
- Argentina Football Contingent
- Hockey Club
- Disabilities Group

Our Recommendation

Bring everyone together to create a clear and aligned draft Vision and Guiding Principles for Rangihoua Reserve and Onetangi Sports Park. Our hope is this could be achieved within one well facilitated three hour meeting.

Summary

The Kitchen Table Conversations were illuminating and granted us an understanding of both the complexity of the current situation and an appreciation for the care and commitment by all involved.

It is never easy to untangle 30+ years of relationship troubles, misunderstandings and conflict but the healing process needs to start somewhere. The alternative is to pass the challenge onto future generations.

There is a definite will to come together and discuss what a clear and aligned vision would look like for the reserve. Something that everyone could work towards, share resources around and strengthen the collective voice. This collective voice would be useful for funding applications, sponsorship and in influencing decision making regarding Waiheke's future in sports and recreation.

To conclude, the reserve has the potential to increase its role within the Waiheke community, in terms of promoting physical health, mental wellbeing and care for the natural environment. It also has the potential for becoming a hub for generating a real sense of community and co-operative spirit.

Appendix

List of organisations invited to the Kitchen Table Conversations

Environmental groups

- Department of Conservation
- Forest and Bird - Hauraki Islands Branch
- Hauraki Gulf Conservation Trust
- Te Korowai o Waiheke / Predator Free Waiheke
- Wetlands Ecological Environmental Defence Society Inc (WEEDS)
- Waiheke Island Ratbusters
- Waiheke Resources Trust

Organised sports

- Waiheke Golf Club Inc
- Waiheke Hockey Club
- Waiheke Island Riding Club Inc.
- Waiheke Island Rugby Club Inc
- Waiheke Tennis Club
- Waiheke United Assn Football Club Inc

Other users

- Auckland Regional Rescue Helicopter Trust

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- Disc Golf Club
- Dog agility
- Trail Tribe
- Waiheke Island Historical Society Inc
- Waiheke Mountain Bike Club
- Waiheke Walking Festival

Schools

- Fossil Bay School
- Te Huruhi School
- Waiheke Adult Learning
- Waiheke High School
- Waiheke Primary School

Neighbours

- Waiheke Dirt Track Club

Attachment C

Attachment E – Summary of five key themes emerging from community engagement

Sport and active recreation

- Promote the park as a destination for a range of sport and active recreation activities
- Encourage multi-use spaces and cater for growth
- Potential to upgrade main club facilities including floodlit sportsfield to meet growing numbers and winter needs
- Need regular facility maintenance
- Concern about club financial stability
- Frustration about not being able to progress aspiration for golf course extension to 18-holes (potential tourism benefits) versus come up with new options for a smaller course footprint than 18-holes

Cultural heritage

- Recognise the significance of Te Rangihoua to Ngāti Pāoa and other iwi
- Respect the reserve's historical narratives and cultural values
- Wealth of history that most people unaware of
- Representation of pre-European history is low and difficult to find
- Clubs have little contact with mana whenua
- Identify and protect archeological features

Environment

- Rare opportunity to preserve/restore streams and wetlands
- Protect natural values (flora and fauna) and plant native vegetation
- Remove invasive plants and pests, fill and barriers to fish movement
- Monitor stream and wetland health
- Create something for future generations (also applies to other values)
- Balance sporting activities with ecological protection
- Avoid/restrict development to avoid compromising ecological features
- Clearly define tributaries and exclude from lease areas

Access

- Maintain public access across park for a variety of uses and within the golf course area
- Leases are in limbo and haven't been finalized/need certainty of tenure
- Consider licenses or leases
- Want a facility that is safe and affordable for families
- Encourage shared user paths and trails with code of conduct
- Lack of signage consistency
- Concern about steps cut into the horse trails and about potential for golf balls near horses
- No freedom camping

Community

- Support community health and wellbeing and bring together different generations
- Coordinate maintenance and ecological restoration across all clubs and organisations
- Volunteers experiencing dwindling numbers although good numbers do turn up for volunteer events
- Need more facilities suitable for all members of the community regardless of age, such as play and informal activities
- Frustration with dealing with Auckland Council and lack of clear vision for the park

Sources:
Auckland Council (2019): Summary of public feedback on the intention to prepare
Flatfish (2021): Kitchen table conversation report
Flatfish (2021): Draft vision and principles workshop summary

MORPHUM ENVIRONMENTAL LTD
Engineers & Consultants

Watercourse Assessment Report

Rangihoua-Onetangi Watercourse Assessment Report

Final

Prepared for Auckland Council by Morphum Environmental Ltd
March 2021



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Engineers & Consultants

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Released by:

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Auckland Council file note (added May 2021):
All information in this watercourse assessment report that concerns the south-eastern part of the central tributary needs to be read in conjunction with the Rangihoua-Onetangi Sports Park Eastern Streams Assessment report (see Appendix 7). Maps in the main body of this document have largely been updated to reflect latest survey information from Appendix 7.
If there is a discrepancy between maps in the main body of this document and the maps in Appendix 7, the maps in Appendix 7 show the most up-to-date information.

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Attachment E

Executive Summary

Morphum Environmental were engaged by Auckland Council to undertake a Watercourse Assessment Report on the Rangihoua Onetangi Sports Park, to provide additional information for reserve management plan development. Primarily, the assessment of the current state of the area provides baseline information for the watercourses and assets within the watercourses. This information will also contribute to the management of constructed assets within the waterways, and facilitate asset management and future project planning. The assessment is supported with GIS mapping, clearly defined stream classifications, water quality test results and high level recommendations of enhancement opportunities.

The watercourse assessment was restricted to the area owned by Auckland Council and while some streams and catchments extended well beyond this area, the report does not cover private property. An overview of the survey area, including the three main tributaries, is shown in Figure 1 below. Tributary names and wetlands are shown in Figure 2 and Figure 3.

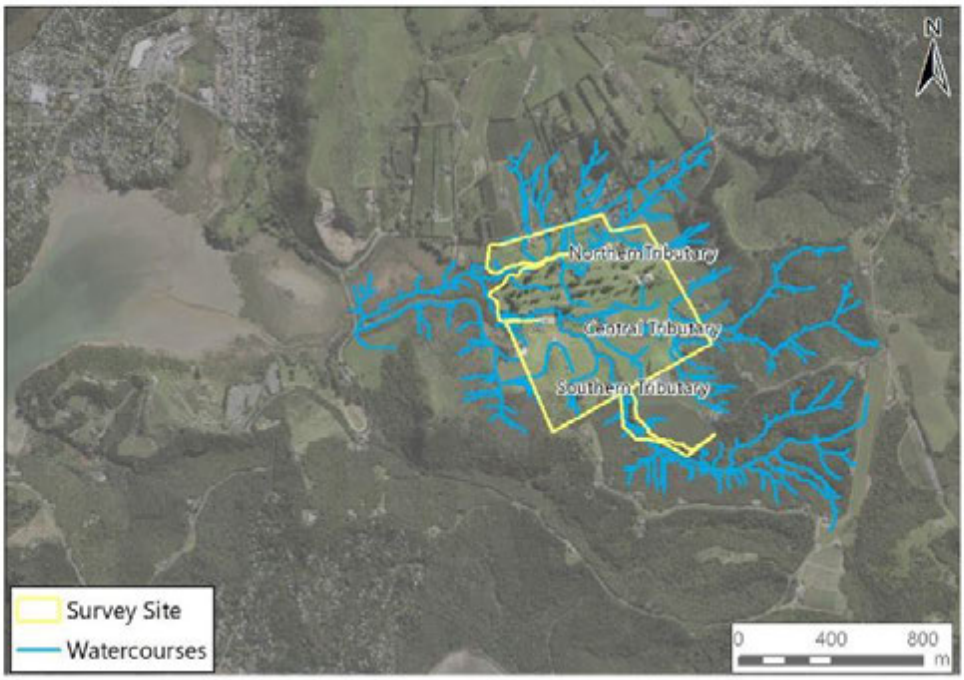


Figure 1: Overview of Rangihoua survey area

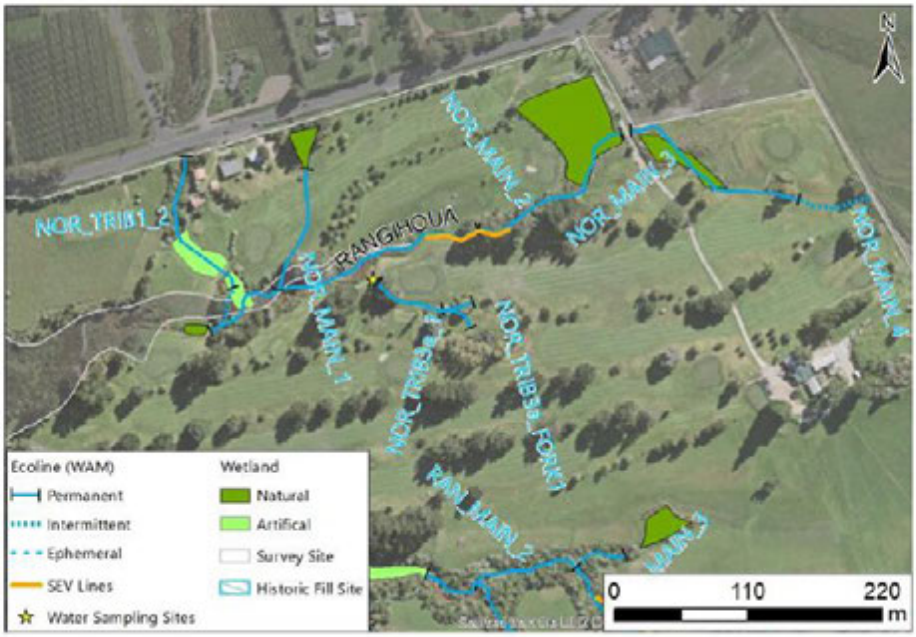


Figure 2: Overview of the Northern tributary

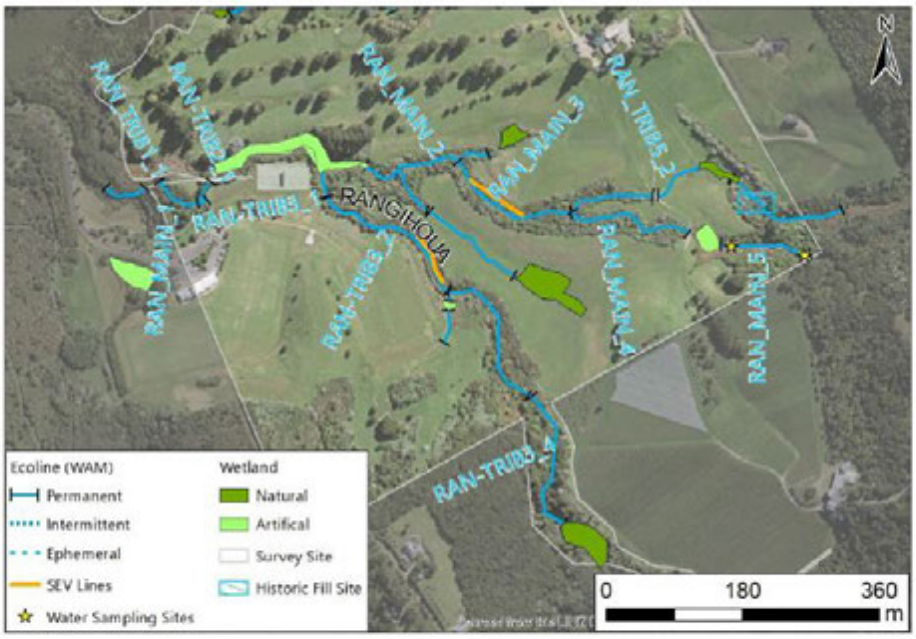


Figure 3: Overview Central and Southern tributaries

This watercourse assessment report provides baseline information on the existing condition of waterways in the survey area, with the majority of these streams found to be permanent during the stream classification assessment. This includes the assessment of both infrastructure, such as pipe inlets and outlets, and environmental components such as stream state. Watercourse assessment reports aim to provide information that can be used to maintain high value streams and enhance degraded streams. The report supports achieving multiple objectives within realistic environmental, economic and social constraints and informs the effective management of:

- Stream ecological health (e.g. degraded habitats);
- Stormwater infrastructure (e.g. eroded pipes);
- Stormwater conveyance (e.g. flooding); and,
- Land-use planning (e.g. riparian esplanade definition).

The watercourse assessment for the Rangihoua Onetangi Sports Park was completed in October 2019 in according with the Watercourse Assessment Methodology: Infrastructure and Ecology version 2.0 (Lowe, Ingley and Young, 2016). A summary of the key results of the assessment is provided in Table 1. Overall, 3.3 km of open watercourse were assessed, including 33 stormwater assets. Three Stream Ecological Valuations (SEVs) were also conducted, one on each of the three main watercourses in the study area. Given the past landuse of a fill site at the South-Eastern end of the park and the potential for surface water contamination, water quality testing of the streams close to the old fill site was carried out. Results indicated that the historical filling area was not significantly impacting downstream water quality at the time of this sampling. However, further findings on site indicating past modifications to the watercourses beyond the WAR survey extent meant that an additional revisit survey was required. The results of this revisit survey including maps are included as an appendix to this report (Appendix 7).

Common issues encountered within the survey area included degraded riparian vegetation, stream bank erosion and poorly maintained stormwater assets, some of which posed a barrier to fish passage.

Ecological and infrastructural issues within the catchment were assessed with a view to identifying potential enhancement opportunities, broadly categorised according to ecological and infrastructural opportunities. In summary, ecological improvements to riparian vegetation condition could be made by carrying out native riparian planting and weeding programmes across the catchment, with target reaches identified in Section 4.0. Improving riparian vegetation biomass and diversity would in turn increase stream shading, freshwater quality and instream habitat availability for macroinvertebrates, native fish species and fish spawning, for the three streams. Potential infrastructural enhancement opportunities for the assessed reaches include:

- Improve fish passage and reduce erosion at instream culverts.
- Developing an infrastructure maintenance register and programme to identify all culverts and pipes, schedule periodic inspections and maintenance to ensure effective operation, and identify any issues with assets at an early stage.
- Removing small access platforms across watercourses and replacing with appropriately designed access bridges featuring ecological passes for fish passage.
- Removing the redundant culvert from the stream on the Southern tributary (RAN-TRIB3_4).
- Improve fish passage at pond WL3, improve riparian plantings and shading.

Table 1: Summary of watercourse assessment at Rangihoua Onetangi Sports Park.

Total Length of Surveyed Watercourse (km)	3.3 km
Catchment Area (km²)	2.1

Catchment Imperviousness	1.6%					
Receiving Environment	Putiki Bay					
Dominant Substrate	Silt/Sand					
Stream Class	**Permanent**		**Intermittent**		**Ephemeral**	
% of total stream length	97.2		2.8		0	
Vegetation	**0 – 10 %**	**10-30%**	**30-50%**	**50-70%**	**70-90%**	**>90%**
Average Overhead Cover (% of total stream length)*	33.5	5	10	10	28	11
Wetlands	**Natural**			**Artificial**		
Number of Discrete Wetlands in survey area	7			6		
Erosion	**Excellent**		**Good**	**Fair**		**Poor**
Overall Bank Stability Index (% of total stream length)	0		100	0		0
	Percentage of reaches with >60% erosion scarring			**Total No. Erosion hotspots**		
	0			2		
Engineered Assets	**Total No.**		**Poor-Very Poor Condition**	**Incorrect in GIS**		**Accessible Unsafe Drops >1.5m**
Inlet and Outlet Structures	33		10	0		0
Bank and Channel Lining (total length (m))	154		-	-		-
Fish	**No. of species observed**		**Percentage of fish points with suitable spawning habitat**	**Percentage of reaches with suitable spawning habitat**		
	1		0	3		
Potential Barriers to Fish Passage	**Swimmers**		**Climbers**	**Anguilliformes**		
Natural Structures	1		0	0		
Inlets and Outlet Structures	12		12	9		

No dedicated fish surveys were completed for this report: observations were incidental during field surveying.

** it is noted overhead vegetation cover will not add to 100% due to the presence of man-made cover (accessways and foot bridges)*

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From: Lyndsay Meager
To: Rangihoua Onetangi RMP
Subject: Rangihoua Onetangi Sports Park management plan
Date: Monday, 7 November 2022 11:57:33 am

My submission is:
The primary purpose of the reserve should include protection of natural features and cultural values.
The landfill should be removed from wetland, margins, watercourse and the reserve entirely.
Public access must be provided as of right through the entire reserve.
The wetland watercourse management area must include all wetlands, margins and watercourse.

My submission of Dec 2012 was:
No 1. ***Implement a Reserve Management Plan!***
Consult the whole community about our recreational needs & aspirations.
Do not lock up a large part of the Reserve for a single activity.
Protect & preserve the open spaces. Maintain the integrity of the catchment.
No more dumping landfill & rubbish into wetlands & waterways!

#E14

From: Ron Walden
To: Rangihoua Onetangi RMP
Subject: Submission Rangihoua notified plan
Date: Monday, 7 November 2022 9:05:32 pm
Attachments: 221105 – RAW Submission Rangihoua notified plan.pdf

---

Please see my submission attached.

Ron Walden

R. A. Walden.
NZAdv.TC. NZTCC. Dip Ed. LLB. LLM (Hons).
Admitted to the High Court of New Zealand as a Barrister and Solicitor.
[redacted]

Telephone [redacted]

Wednesday, 9 February 2022

rangihouaonetangirmp@aucklandcouncil.govt.nz

The Principal Administration Officer,
Auckland Council,
Albert Street,
Auckland

In Re: Rangihoa Onetangi Reserve Management Plan

By email: rangihouaonetangirmp@aucklandcouncil.govt.nz
Attention:
Our ref:221105 – RAW 2nd Submission Rangihoa

Dear Administration Officer,

1. My family own a significant body of land that contributes to the upper catchment of the Rangihoa Reserve Onetangi Sports Park Management Area (reserve). The aquatic invertebrates within the wetlands, watercourses and riparian margins of the land that we own are dependent on the pleasantness, harmony and cohesiveness of the natural environment provided by the complex network of watercourses within Rangihoua Reserve. We have cared for and protected the natural features on our part of the catchment for several generations. We have become aware that Auckland Council have neglected their responsibility to protect the natural features and ensure that the pleasantness, harmony and cohesion of the natural features is conserved. We are aware that hundreds of tons of cement and cement aggregate have been placed over watercourse, wetland and riparian margin and have obstructed and diverted a component of the network of streams within the reserve.

Further we have learned that native Kokopu fish are trapped above the landfill. 20 years ago we would hear the splash of aquatic creatures moving in the stream and pond headwaters above Rangihoua. We have not noticed those sounds for at least ten years. We are concerned that Auckland Council has failed to ensure that the streams and wetlands and margins within the reserve are protected and unobstructed. We are concerned that cohesion and cohesion capacity has been lost. We look to Auckland Council to fulfil its responsibilities and address this neglect by removing the landfill from the reserve and ensuring other obstructions within the stream system are removed. Auckland Council is a partner with us in the care and maintenance of the streams running through our properties. Council, with its resources and expertise should be leading the way. There is no excuse for what has been allowed to happen in the reserve and we look to Council to repair the damage it has enabled.

2. It is disappointing that rather than submitting my aspirations for the use of the reserve I am submitting that the Auckland Council carry out its duties with regard to the natural features of the reserve. Council seems more focused on the selfish interests of a single rapacious user.

3. I am familiar with the draft Rangihoa Reserve Onetangi Sports Park Management Plan. (draft plan)

4. I am also familiar with the submissions in opposition of Wetlands Ecological Environmental Defence Society Inc (Weeds), and the Royal Forest And Bird Protection Society Incorporated- Waiheke branch (Forest and Bird) submission. I adopt those two submissions in full as my own; and I repeat my original submission to the earlier call for submissions in this matter.

I say further:

5. After reading the proposed Rangihoua Reserve Onetangi

Sports Park Management Plan (the notified plan) and associated public documents and records, the plan lacks certainty in significant aspects as outlined in the supporting submissions of WEEDS and Forest and Bird.

6. The notified plan, for the reasons outlined in the submissions of WEEDS and Forest and Bird submissions, **f**ails to ensure that those qualities of the reserve which contribute to the pleasantness, harmony and cohesion of the natural environment and to the better use and enjoyment of the reserve is conserved.
7. The notified plan for the reasons outlined in the submissions of WEEDS and Forest and Bird and the history of management of the Rangihoa Reserve (the Reserve) following acquisition by the Council fails to demonstrate that Council has met it's "common law public trust duty" as the administering body.
8. The notified plan fails to provide the protection envisioned for the reserve in text of "The Sites of Ecological Significance" document prepared in accordance with the Conservation Act 1987.
9. I seek to be heard in support of this submission

[redacted]

Ron Walden

From: Adrian Walden
To: Rangihoua Onetangi RMP; Adrian Walden
Subject: Rangihoua submission
Date: Tuesday, 8 November 2022 9:05:32 am

Dear Auckland Council.
Please accept my submission on the draft management plan for Rangihoua Reserve Onetangi Sports Park.

I endorse and rely on the submission of wetlands ecological environmental defence society Inc (WEEDS) as well as the Royal Forest and Bird Society Inc.

Where the submissions from WEEDS and F&B contradict each other I rely on the submission of WEEDS.

Further, I object to the statement in the notified plan that a golf club have had any occupation rights since their 1977 lease expired in about 1990. The notion that a golf club had rights beyond the expiry of the 1977 lease is not true. The statement is misleading.

It is my observation that Auckland Council has not fulfilled its obligation to act in the public trust. Instead the council continues to act in the interests of a golf club. As a result numerous people in the Waiheke community are not able to express their aspiration for recreational uses of the reserve. Those people, including myself, are spending their precious time trying to get council to fulfil a basic responsibility; to protect and preserve the natural features of the reserve in the interest of the public and the flora and fauna of the reserve

I submit that The landfill be removed from the reserve, that all riparian margin is min width 20 m, and that all riparian margin, wetlands, watercourses are encompassed by an expanded wetland watercourse management area.

I endorse the informal recreation area with the exception that the wetlands watercourse and riparian margin in this area should be encompassed in the wetland management area.

The golfing area should not extend south into the SE corner over any of the wetland water courses which are to be provided with a 20m margin in accordance with the district plan.

I wish to speak in support of my submission.

Adrian Walden
(Ph.D Biological Sciences, University of Auckland).

From: Leith Duncan
To: Rangihoua Onetangi RMP
Subject: Submission Rangihoua, Onetangi Sports Park Management Plan
Date: Tuesday, 8 November 2022 9:56:22 am

Submission Rangihoua, Onetangi Sports Park Management Plan

I, Leith Duncan of [redacted] since 1979 and [redacted] Ostend since the mid 1980s. submit that:

1. The primary purpose of the reserve should be the protection of the natural features and cultural values of the area.

At least since T.D. Fitzgibbon and D.C. Slaven's 1988 report, Sites of Ecological Significance, the ecological importance of the Onetangi Sports Park has been well known. Poor stewardship and neglect has allowed the watercourses and wetland to deteriorate to the present state. These must be restored.

2. The wetland and watercourse management area must include all wetlands, watercourses and their margins.

3. The landfill should be removed from the wetland, the margins, the watercourses and the reserve entirely.

The Golf course should be moved away from the wetland and water course area.

All wetland and watercourses should have margins of appropriate native planting at least 20 metres.

4. Public access must be provided as of right through the entire reserve.

Urgent action must be taken to restore this area immediately. For years, decades even, the public has been consulted over this issue but the expression of strong concern has been ignored. Not only must the Management Plan recognise the situation but action must be taken to restore the wetlands and watercourses and protection provided to ensure they are not degraded by human activities.

I strongly endorse submissions from Adrian Walden, Sue Pockett, Forest and Bird and WEEDs.

Sincerely

Leith Duncan

From:	Caroline Ryan
To:	Rangihoua Onetangi RMP
Cc:	aaron singh; waihekeislandridingclub@gmail.com; Kiri Le Heron
Subject:	Riding club submission to Rangihoua Draft Plan
Date:	Tuesday, 8 November 2022 11:10:50 am
Attachments:	Riding Club Submission Rangihoua Draft Plan 8Nov2022.docx.pdf

Hello

Thank you for the opportunity to respond to the Draft Plan.

Please see attached our letter for your review.

We look forward to meeting and discussing our submission further.

Best regards,

Caroline Ryan and Aaron Singh
Waiheke Island Riding Club Committee

Waiheke Island Riding Club
[redacted]

8 November 2022

Auckland Council - Waiheke Local Board
Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan Project Team
By email: rangihouaonetangigirmp@aucklandcouncil.govt.nz

RE: Waiheke Island Riding Club ("Club") Submission to Rangihoua Draft Plan ("Draft Plan")

Thank you for the opportunity to respond to the Draft Plan and participate in the public consultation process. We see the draft plan on the whole as a positive step forward in providing clarity and a long term vision for Waiheke Island.

Background and Context

The Waiheke Island Riding Club has enjoyed a long and rich history in the Rangihoua and Sports Park reserve with the goal of supporting the thriving equestrian needs of the Island. More recently, with a renewed mandate and fresh executive to grow membership and community participation, the club has been focussed on 2 main areas:

1. Improving the grounds to attract more member usage, including big improvements such as a new show jumping course, cross country course, round pen and overnight pens
2. Hosting a number of social events, training clinics and competitions to promote rider participation and bring broader Waiheke community together

Despite these positive steps forward, the Club has for a number of years operated with a high level of ambiguity and uncertainty due to the Club lease not being renewed by Council (and moving to a month to month arrangement). Council has been reluctant to review all leases for clubs in the Park in the absence of an endorsed Plan. The unintended consequence is for many clubs in the Park, including the Riding Club, that member investment, grants and fundraising activities has been a challenge for several years now.

In addition, the Club and neighbouring properties (commercial horse riding and land owners) have increasingly struggled with the connectivity of the Reserve and Sports park to support clear and safe access for horses to get to the Club, and likewise many of the trails that enable horse riding connecting to other locations on Waiheke Island. Safe access is key to the overall enjoyment of horse sports, and lack of access can prohibit and restrict rider participation. Whilst we have continued to raise these concerns with Council including in the most recent review lead by Jacqui Fell, we continue to see degradation of bridle-ways not only in the Rangihoua Park but elsewhere on Waiheke Island. This includes (but is not limited to) actions taken by Council and tenants in the Park such as installation of bollards and chain gates across public land preventing safe access of horses, installation of stairs and removal of trails in many areas.

3 Key Observations of the Plan

With this background and context in mind, we have 3 core observations and feedback which we intend to bring in person at the public consultation meeting:

1. **Lease and permanent position in the Park, better coordination across Council departments**. The Club (along with other sporting associations in the Sports Park) is not expressly referenced as requiring a long term lease – as distinct from the Golf Club which is expressly referenced as needing a

lease in the Draft Plan. We would welcome equal and fair treatment alongside all other sporting clubs and expeditious resolution of our lease, ideally as this process is still underway to give the Club certainty and to ensure ongoing investment in ground maintenance. We have been advised we will have to wait at least another year before lease negotiations could even commence which is less than ideal given the many years of uncertainty we have experienced to date. This will most certainly impact applications for grants, investment decisions and ongoing operation of the Club.

We also recommend that Council departments should be better coordinated than at present between those managing the Draft Plan, and those managing leases and overall maintenance of the Reserve and Sports park. Today, we need to negotiate and put our position forward to multiple groups within the Council and there is a lack of coordination that could help to manage ongoing uncertainty. Council should keep in mind that many of the Sports Clubs in the park are not for profit, volunteer organisations run by members of the community, and that many of them do not share the same deep financial pockets as larger Clubs or interest groups to be able to manage the multiple layers of council departments.

2. **Preservation and Improvement of Bridle paths in the Park**. We were pleased to see the Council plans to improve the shared path ways and to work with the Club and other members of the community to preserve and improve the bridle access points. We would encourage Council to make this more of a priority and not a longer term plan. We continue to see ongoing degradation of tracks and installation of barriers (bollards, stairs, chained gates) which prevent the use of many of these trails in the Park.

3. **Partnership with all that occupy the Park.** We share the same desire as Council to strike the right balance between preserving and managing environmental challenges, and driving usage of the Reserve. We firmly believe for the Plan to be a success in the long term that all occupants must work more cohesively together than they do today. We would welcome more opportunities (lead and facilitated by Council) bringing sporting clubs in the Sports Park together to help bring this shared vision alive. Perhaps by doing so, many of the Clubs can work together to resolve some of the similar challenges they face.

We appreciate the opportunity to to respond to this Draft Plan, and look forward to ongoing engagement with Council throughout the process. We can be contacted on the numbers below to discuss.

Yours faithfully,

[redacted]

[redacted]

Caroline Ryan
Club Secretary and Council Liaison
[redacted]

Aaron Singh
Club Council Liaison
[redacted]

From:	Tony Pope
To:	Rangihoua Onetangi RMP
Subject:	Tony Pope
Date:	Tuesday, 8 November 2022 6:02:17 pm
Attachments:	image001.png image002.jpg image003.png 041218-Reserve Management Plan Suggestions.docx Anthony Pope Submission.pdf Submission from Anthony Pope Additioanl Pages.docx

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Hi – please find my submission and supporting documentation attached. Can you please confirm by email that this has been received.
Kind Regards
Anthony (Tony) Pope



[redacted]

Help shape the future of Rangihoua Reserve and Onetangi Sports Park!

Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan is now open for feedback!

Feedback must be received by **5pm on Wednesday 9 November 2022.**

The purpose of the Rangihoua Reserve and the Onetangi Sports Park Reserve Management Plan is to provide an enduring vision for this recreation reserve with policies and actions to guide management of the reserve over the next decade.

The draft plan was informed by community and stakeholder engagement, a Watercourse Assessment Report[1] and discussions with Ngāti Pāoa and other mana whenua.

The draft plan has been prepared in line with the Reserves Act 1977. Please refer to page 10 of the draft plan for a map of land in scope of this plan and page 45 for an explanation of the purpose of recreation reserves under this Act.

Now we want your feedback to help finalise the draft plan in 2023, so the reserve management plan can provide the best guidance possible for the reserve over the next decade.

A submission is your chance to tell us what you think of the draft reserve management plan. It is your opportunity to provide ideas and suggestions on how you would like to see this reserve managed and protected. You might wish to comment on a topic of interest to you, or on every section of the draft plan.

We encourage you to give feedback online at akhaveyoursay.nz, or you can:

Scan and Email your completed form to:
rangihouaonetangirmp@aucklandcouncil.govt.nz

Post your completed form to:
Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Thank you for taking the time to provide feedback.

Hearings

Let us know if you want to speak to your submission at a Hearing. Hearings are likely to take place in February or March 2023. We will contact you at least 10 working days prior to the hearing date to let you know when and where this will take place.

[1] Prepared for Auckland Council by Morphum Environmental Ltd during 2020 and 2021.

Do you wish to speak about your submission at a hearing?

☐ Yes ☑ No If yes, please provide an email and/or phone number so we can contact you about this:

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Anthony Last name: Pope

Email address or postal address: [redacted]

Your local board: Waiheke

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☑ No Name of organisation/business:

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

These questions are optional but will help us understand which groups of the community are engaging with us.

What gender are you?

☑ Male ☐ Female ☐ Another gender (please specify):

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44

☐ 45-54 ☐ 55-64 ☐ 65-74 ☑ 75+

Which ethnic group(s) do you feel you belong to? (Please select as many as apply)

☑ Pākehā/NZ European ☐ Other European ☐ Māori

☐ Cook Islands Māori ☐ Samoan ☐ Tongan

☐ Indian ☐ Chinese ☐ Southeast Asian

☐ Other (please specify):

Would you like to subscribe to any of the following (tick all that apply):

☐ People's Panel – to take part in council surveys

☐ Our Auckland – your weekly guide to what's happening in Auckland

☐ Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

Your feedback (all questions are optional)

We strongly encourage you to read the draft plan before answering the following questions.

1. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**

☐ Strongly support
☑ Mostly support
☐ Mostly do not support
☐ Strongly do not support
☐ Other
☐ I don't know

Tell us why

See attached.

2. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why**

Please refer to pages 12 and 13.

☐ Strongly support
☑ Mostly support
☐ Mostly do not support
☐ Strongly do not support
☐ Other
☐ I don't know

Tell us why

See attached.

3. Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?

Please refer to pages 19 to 25.

	Management objectives and policies	Strongly support	Mostly support	Mostly do not support	Strongly do not support	Other	I don't know
1.	UTILISATION AND DEVELOPMENT (page 19)	☐	☑	☐	☐	☐	☐
2.	SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	☐	☑	☐	☐	☐	☐
3.	FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	☐	☑	☐	☐	☐	☐
4.	PROTECT AND RESTORE BIODIVERSITY (page 22)	☐	☑	☐	☐	☐	☐
5.	PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	☐	☑	☐	☐	☐	☐
6.	ACCESS AND PARKING (page 24)	☐	☑	☐	☐	☐	☐
7.	LEASES OR LICENCE ARRANGEMENTS (page 25)	☐	☑	☐	☐	☐	☐

Tell us why (please be clear which objectives and policies you are referring to)

See attached.

4. Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?

Please refer to pages 26 to 39.

Delivering the vision	Strongly support	Mostly support	Mostly do not support	Strongly do not support	Other	I don't know

1. STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	☐	☑	☐	☐	☐	☐
2. ACTIVE RECREATION AND SPORT (pages 28 to 29)	☐	☑	☐	☐	☐	☐
3. WATERCOURSES AND WETLANDS (pages 30 to 31)	☐	☑	☐	☐	☐	☐
4. ACCESS AND PATHS (pages 34 to 35)	☐	☑	☐	☐	☐	☐
5. INFORMAL RECREATION (pages 38 to 39)	☐	☑	☐	☐	☐	☐

Tell us why (please be clear which actions you are referring to)

See attached.

5. Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?

- ☐ Strongly agree
- ☐ Mostly agree
- ☑ Mostly do not agree
- ☐ Strongly do not agree
- ☐ Other
- ☐ I don't know

6. Do you have any other feedback on the draft plan?

Need more room? You can attach extra pages. Please include your name on each additional page.

Submission from Anthony (Tony Pope)
8th November 2022

1. I support the development of a full eighteen-hole golf course. This is the last and only opportunity on land with suitable topography. When the opportunity has gone it will be gone forever. The future generations on the Island deserve better planning.

2. The utilization and development of the reserve will always be a balancing act. However, I believe with a will and dedication by all parties. There is still an opportunity to develop an enhanced short eighteen-hole golf course on the reserve.

3. Developing and strengthening a sense of place and cultural identity is extremely important. However, it is just not possible for the reserve to be all things to all people. There is currently no other site on the island providing for Golf whereas there are numerous other areas that provide for other sporting and recreational opportunities and activities. Therefore, I believe the planners should rightly provide for the most extensive golfing opportunities possible on the reserve. After all golfing is a very public activity provided for at no other location on the Island.

   Golf is a wonderful sporting activity for all age groups from all walks of life and cultural background. I see it as a social and active sport allowing more people to get outdoors. For many older people it plays an important role connecting them in the community and provides physical wellness.

   The reserve is very fortunate to have so man fine ponds and wetland areas and streams that not only provide unique and important environmental ecosystems – they also provide extremely pleasant aesthetic vistas and back drops to the potential recreational activities which can all be

enhanced by the implementation of fish passage ladders and bridges instead of culverts.

Public access and paths are an important feature of the reserve which can be implemented successfully without obstructing other activities and recreational objectives.

It is essential that future facilities on the reserve are designed with informal recreational use in mind to provide optimal public participation.

4. All the ponds on the reserve and indeed in the wider area are all man made occurring around the era of the forties and fifties primarily for watering stock. They have all developed their own ecologically significant wetlands and environmentally sensitive eco systems. It would be fundamentally wrong to destroy these significant features by trying to turn the clock back. The most logical outcome would be to further enhance these areas by removal of the culverts and installing bridges and creating scientifically proven fish passage ladder where barriers currently exist.

5. Because there are no other golfing opportunities on the Island. I believe there has not been adequate emphasis placed on the opportunity to provide an eighteen-hole golf course within the bounds of this reserve while at the same time providing for the ecological enhancement of the existing ponds, streams, and wetlands.

I HAVE ALSO ATTACHED THE HISTORICAL BACKGROUND SUBMISSION TO THE RESERVE MANAGEMENT PLAN prepared by John Collings for the Golf Club.

RANGIHOUA AND ONETANGI SPORTS PARK RESERVE MANAGEMENT PLAN

SUGGESTIONS BY WAIHEKE GOLF CLUB INC.

TO: Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee
C/- Waiheke Local Board Office
10 Belgium Street
Ostend
Waiheke

DATE: [ ] February 2019

AN EXPLANATION OF THIS DOCUMENT

The structure of this submission is as follows:

- Part A sets out the meaning of some abbreviated expressions used throughout the submission.
- Part B sets out the suggestions that the Golf Club makes to the Committee for incorporation in the RMP.
- Part C sets out information to support the suggestions made by the Golf Club.
- Part D contains expressions of support for the Golf Club's suggestions from people and organisations on the island.
- Part E comprises a file of documents referred to in this submission.

This submission is made on behalf, not only of the 316 members of the Golf Club, but also those many thousands of casual golfers who use the golf course while visiting the island and whose voice would not otherwise be heard in the RMP process.

Communications in relation to this submission should be addressed to the Golf Club as follows:

The President
Waiheke Golf Club Inc.
[redacted]
Onetangi
Waiheke Island

OR:

PO Box 278
Ostend
Waiheke Island 1081

OR:

[redacted]

SOME WORDS OF SUPPORT FOR THE GOLF CLUB

"*We already have the prettiest little golf course anywhere. It's breath taking looking across the greens to the Maunga from the Onetangi Straight in the lancing, spring sunlight. The club membership is wide and accessible. It's impeccable turf is owed to a single groundsman and its surrounding bush-clad hills feed into streams from which Tuna eels leave on epic migrations to Fijian waters to procreate.*

Personally, I cannot recall ever talking to anyone who grudged the club a further 9 holes if it can be done elegantly and with due respect for the land forms, wetlands and informed public opinion." **[Liz Waters, Gulf News, 4 October 2018]**

"*… The Panel believes that in overall terms the Golf Club is doing a good job. From time to time its slips up on relatively small matters as it focuses on getting the job done, but this is not uncommon for voluntary groups working to achieve significant outcomes for themselves and their community. Major enterprises such as the golf course need support and a confident relationship between the club and Council that keeps the project on track and prevents criticism about inappropriate things happening.*" **[Page 24 Hearings Panel Decision – Chairman, Gerry Rowan]**

"*Waiheke has consistently been rated one of the top islands in the world and deserves a full 18 hole golf course to add to its list of amenities.*

A premier golf course would extend the already wide range of tourism options on the island, drawing a new set of active visitors – and golf enthusiasts eager to play at the most beautiful courses around the world." **[Fullers360 – December 2018]**

PART A – MEANING OF ABBREVIATED EXPRESSIONS

In this submission the following expressions are used:

"**1977 Lease**" means the lease dated 15 March 1977 between Onetangi Properties Limited as landlord and the Golf Club as tenant in respect of the Golf Course Land, the plan of which showing the proposed 18 hole layout of the course is set out in **Document 1**.

"**1995 RMP**" means the draft reserve management plan developed by Auckland City Council and the Waiheke Community Board in 1995 in relation to certain land, including the Park, including the concept plan attached to that plan (**Document 2**).

"**1996 District Plan**" means the Auckland City Council District Plan – Hauraki Gulf Islands Section 1996 including Section 8 relating to Rangihoua Park (**Document 3**).

"**2006 District Plan**" means the Auckland City Council District Plan – Hauraki Gulf Islands Section 2006, including Section 10a.24 relating to Rangihoua Park (**Document 4**).

"**2007 Lease**" means the lease dated 7 October 2007 between Auckland City Council as landlord and the Golf Club as tenant in respect of the Golf Course Land (such lease subsequently found to be invalid through failure to comply with the procedures under the Act).

"**2013 Lease**" means the lease dated 13 October 2013 between Auckland Council as landlord and the Golf Club as tenant in respect of the Golf Course Land (such lease, although signed by the parties, remains in limbo, conditional on the approval of the Minister of Conservation).

"**2013 Lease Plans**" means the plans defining the land the subject of the 2013 Lease and excluding the Rangihoua Creek Tributaries (**Document** Error! Reference source not found.).

"**Act**" means the Reserves Act 1977.

"**Golf Club**" means Waiheke Golf Club Inc.

"**Golf Course Land**" means the land defined in the 2013 Lease Plans being the land generally the subject of the 1977 Lease, the land designated for golf course purposes in the 1995 RMP, in the 1996 District Plan, in the 2006 District Plan and the Hearings Panel Decision for the purposes of establishing an 18 hole golf course in the Park.

"**Hearings Panel**" means the panel established by the Waiheke Local Board in September 2012 in relation to the process under the Act for purposes of granting of certain leases within the Park and adjoining land (including a lease to the Golf Club).

"**Hearings Panel Decision**" means the decision of the Hearings Panel dated 13 February 2013 approving, among other things, the grant of a lease to the Golf Club of the Golf Course Land (**Document 6**).

"**MOU**" means the memorandum of understanding dated 18 October 2012 between Auckland Council, the Golf Club and others relating to continued occupation of the land in the Park (including the Golf Course Land) pending completion of procedures under the Act for the approval of new leases (including a new lease to the Golf Club) (**Document 7**).

"**Park**" means the Rangihoua Reserve and Onetangi Sports Park, the subject of the RMP.

"**Rangihoua Creek Tributaries**" means the three tributaries of the Rangihoua Creek which run through or are adjacent to the Golf Course Land and which are designated as Area B – Conservation in the 2006 District Plan, Section 10a.24.4.2.

"**RMP**" means the new reserve management plan to be developed in respect of the Park.

"**The Committee**" or "**Committee**" means the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee.

PART B – SUGGESTIONS FOR INCORPORATION IN RMP

Land to which these suggestions relates

1. The Golf Club's interest in the RMP relates solely to that part of the Park comprising the Golf Club Land.

2. The Golf Club Land falls within Section 10a.24 of the 2006 District Plan which deals specifically with Rangihoua Park. The area is designated "Area A – Recreation" under the 2006 District Plan and the planning approach for the area "*focuses on providing for recreation*" (Section 10a.24.4.1).

3. The land is designated as a recreation reserve under the Act.

Preservation of Golf Course Land for golf

4. The principal suggestion of the Golf Club is for the Committee, through the RMP process, to preserve the proposition which has existed since 1973 for the establishment of a conventional 18 hole golf course in the Park on the Golf Course Land.

5. The Golf Club requests the Committee to adopt the same approach as the 1995 RMP which expressly provided for:

   (a) the retention of the existing 9 hole golf course;

   (b) the expansion of the existing course to 18 holes;

   (c) the grant of the lease to the Golf Club for such purpose;

   "*upon the basis that the location, design and alignment of the additional holes would be decided following appropriate studies (commissioned by the Golf Club), would require all necessary resource consents and final approval from Waiheke Community Board prior to their construction.*" **The further 9 holes would be located within the general area shown on a concept plan attached to the 1995 RMP, which designated the area accordingly.**

6. It is important for the Golf Club that the RMP specifically designates the Golf Course Land accordingly, both by way of policy and by reference to a draft concept plan and expressly contemplates the grant of a lease to the Golf Club of that land (as in the 1995 RMP). This will avoid the necessity of a new lease to the Golf Club being subject to yet another time-consuming and expensive process of public consultation and justification (with the attendant not-insignificant risk of subsequent challenge) before a committee of the Waiheke Local Board specifically convened for such purpose (as was the case in 2012).

Under Section 54(2A) of the Act that process is not required if the proposed lease "*is in conformity with and contemplated by the approved management plan for the reserve*".

7. For purposes of giving effect to the proposition in paragraph 6, the Golf Club submits a new concept plan for the 18 hole course. This is contained in **Document 8**.

Important policy issue regarding a new lease to the Golf Club

8. The 1995 RMP (Section 4.3 – Policy 9) provided:

> "*The existing lease of the Golf Course to the Waiheke Island Country Club will be expanded to include the area containing the future 9 holes* ***once these have been established***."

The RMP should address one aspect of the form of any new lease of the Golf Course Land. That lease should:

(a) be unconditional as to the area of the existing course in order to provide certainty of tenure for the existing 10 holes;

(b) contain an option to extend the lease to 18 holes conditional upon the Golf Club being granted appropriate resource consents for such purpose and the course development plan being approved by the Waiheke Local Board.

The process and cost of obtaining resource consents are such that the Golf Club could not contemplate that course unless the ability to give effect to that proposal through legal tenure to the land was guaranteed. Further, it would be impossible for the Golf Club to attract funding and sponsorship for the additional holes unless the Golf Club held the right to a long-term lease of the Golf Course Land.

Conservation areas

9. The Rangihoua Creek Tributaries are excluded from Recreation Area A in the 2006 District Plan and a similar approach should be adopted in the RMP to exclude those areas from the Golf Course Land. However, the RMP should contemplate that any lease of the Golf Course Land should permit the Golf Club access over the central and northern Rangihoua Creek Tributaries:

(a) in those limited locations identified on an approved golf course development plan for providing access from one part of the course to another;

(b) for purposes of maintaining the consented bore situated on the bank of the central Rangihoua Creek Tributary;

(c) for purposes of carrying out any work contemplated by any resource consents granted in respect of the golf course or otherwise required by the RMP or the Waiheke Local Board;

such access to be exercised in accordance with approvals granted by Auckland Council or the Waiheke Local Board.

10. Assuming that:

(a) the Rangihoua Creek Tributaries would be excluded from any lease of the Golf Course Land;

(b) the Waiheke Local Board and Auckland Council would retain absolute control over preservation conditions for the Rangihoua Creek Tributaries in any new course development plan, lease and resource consents;

(c) full consideration of issues and expert advice relating to wetland preservation would be dealt with in the context of those processes,

the Committee should resist adopting policies relating to the Rangihoua Creek Tributaries through the RMP process which might render the existing golf course unplayable or effectively prevent the expansion of the golf course to 18 holes.

11. The Golf Club believes that it would be appropriate for the Committee to clearly define and designate the extent of the Rangihoua Creek Tributaries for purposes of excluding those areas from the Golf Club Land. The Golf Club believes that the approach followed by the Hearings Panel following the Hearings Panel Decision in 2013 is appropriate for that purpose. The process adopted at that time involved a group led by the Hearings Panel chairman, members of the Hearings Panel, appropriate officers from Auckland Council, representatives of the Golf Club and an ecologist employed by Auckland Council walking over the Golf Course Land, and on the advice of the ecologist, recording by GPS coordinates the outside margins of the relevant tributaries and their banks. This effectively defined the tributaries and was recorded in the 2013 Lease Plans. The Golf Club accepted that process as appropriate for protection of the Rangihoua Creek Tributaries together with the fact that appropriate covenants would be (and were) contained in the 2007 Lease and the 2013 Lease for protection of the relevant areas.

12. The Golf Club believes that it would be appropriate to adopt a policy approach to the Rangihoua Creek Tributaries similar to that contained in Sections 10a.24.3.3 and 10a.24.4.2 of the 2006 District Plan.

Public access

13. Issues relating to public access over the Golf Course Land should be addressed in the RMP. In principle and subject to appropriate public health and safety concerns, there should be no restriction on public pedestrian access over that land. In the Hearings Panel Decision access around the perimeter of the Golf Course Land was mandated. That approach was acceptable to the Golf Club and such access to the west of the Golf Course Land by means of the new bridge across the estuary has already been implemented. Those accessways were defined in the 2013 Lease Plans. However, any other forms of access (other than pedestrian) over the Golf Course Land should only be considered in the context of approval of a course development plan and the granting of a new lease.

Prescriptive rules

14. The Golf Club urges that, in developing the RMP, the Committee does not make prescriptive rules which might make the development of an 18 hole course (or continuance of the existing 10 hole course) impossible without further change to the RMP. Where rules might have this result the RMP should include a discretionary mechanism consistent with the provisions of the Act – to provide an area for recreation and sporting activities and, **to the extent compatible with the primary purpose of the reserve**, to manage and protect the natural features of the reserve (Section 17 of the Act).

Consistency with planning documents

15. The Golf Club believes that the suggestions in this submission:

    (a) give effect to the policies which have consistently applied to the Golf Course Land from the 1995 RMP and through the 1996 District Plan and the 2006 District Plan;

    (b) reflect the overwhelming weight of support through many public processes over 25 years,

    and will enable the Golf Club to eventually realise its ambition, held since 1973, to establish a conventional 18 hole golf course for the public on Waiheke Island.

Conclusion

16. The Golf Club has, through 45 years since occupying the land at Onetangi:

    (a) committed enormous voluntary hours to developing and maintaining the existing golf course and the area set aside for the additional holes;

(b) endured the scrutiny of several time-consuming public examinations of (and challenges to) its occupation of the land and the opportunity to establish an 18 hole course;

(c) incurred very significant cost in developing and maintaining the facility for the benefit not only of members but for the public at large with little cost to the public purse (as opposed to other recreation facilities throughout Auckland);

(d) consistently and diligently strived to establish an 18 hole course on the island and has a legitimate expectation of being entitled to achieve that outcome but has been frustrated from doing so through lack of tenure in respect of the land.

17. A decision by the Committee which does not provide for the eventual creation of a conventional 18 hole golf course in the Park will effectively close the door on that possibility for the island in circumstances where it is believed that the Golf Course Land provides the only opportunity to do so.

18. Any provision in the RMP which involves redesign of the holes in the existing course would be untenable because of the cost inherent in changing tees, greens and fairways, obtaining resource consents for that purpose and the significant interruption over a long period which that would entail.

PART C – INFORMATION TO SUPPORT THE SUGGESTIONS BY THE GOLF CLUB

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1. HISTORIC AND CURRENT CONTRACTUAL RIGHTS OF THE GOLF CLUB IN RESPECT OF THE GOLF CLUB LAND

1.1 The Golf Club occupied the area covered by the existing golf course from 1973 under an informal arrangement with Onetangi Properties Limited, a group of Waiheke businessmen who owned the land. The 1977 Lease granted to the Golf Club a lease of that land (comprising 9 holes) for 14 years and contained an express provision permitting the Golf Club to extend the lease area for purposes of completing a further 9 holes to create a conventional 18 hole course. See the plan for that course in **Document 1**. That option was not exercised before expiry of the lease in 1990. In the intervening period Waiheke County Council had purchased the land and then amalgamated into Auckland City Council in 1989.

1.2 From 1990 the Golf Club occupied the property on a month to month basis under the terms of the original lease by agreement with Auckland City Council but was expressly precluded from carrying out any work outside the area then developed as a golf course other than mowing of grass on the area contemplated for the further 9 holes.

1.3 The monthly tenancy continued until October 2007 when the 2007 Lease was signed. This was for a period of 5 years with two rights of renewal of 5 years each and mandated the Golf Club to complete the 18 hole development on the Golf Course Land. The introduction to the 2007 Lease provided as follows:

> "*C. Council considers the Golf Course Development will provide a community and leisure facility consistent with Council's objectives under its Facility Partnership Policy. Accordingly, on 2 November 2005, Council's Arts Culture and Recreation Committee approved a Facility Partnership Development Grant ("Grant") of $285,000 plus GST towards the irrigation system costs of the Golf Course Development (subject to the provisions set out in this Lease).*
>
> *D. In consideration of the Grant from Council, the Tenant agreed to develop a facility that met the needs of both its members and the wider community, and to make that facility available for community use and access for a period of 15 years as set out in this Lease.*"

1.4 In 2012 it was discovered that the 2007 Lease was invalid through failure of Auckland City Council to comply with procedures under the Act. Given the invalidity of that lease, the monthly tenancy which governed the Golf Club's occupation rights prior to 2007 continued through until October 2012.

1.5 In August 2012 the Waiheke Local Board initiated procedures under the Act for grant of a replacement lease to the Golf Club (and other tenants in the reserve). To preserve the Golf Club's position during such process the MOU was entered into. This permitted the Golf Club to continue to occupy the property under the terms of the 2007 Lease but with a prohibition on any further development or building work on the property.

1.6 In February 2013, following a public formal consultation process under the Act, the Hearings Panel issued the Hearings Panel Decision. This approved the grant of a new lease to the Golf Club in replacement of the 2007 Lease. That resulted in the signature of the 2013 Lease by Auckland Council and the Golf Club in October 2013. That lease, as required by the Act, was subject to the final approval of the Minister of Conservation (or the Minister's delegate, Auckland Council).

1.7 Intervening litigation challenging the validity of the process leading to the 2013 Lease, followed by unsuccessful mediation, led to the Minister of Conservation withdrawing delegated authority from Auckland Council to approve the 2013 Lease and requiring Auckland Council to undertake a reserve management plan in respect of Onetangi Sports Park.

1.8 No decision has been made by the Minister of Conservation in relation to approval of the 2013 Lease and it is unlikely that any such decision will be made until the reserve management plan process has been completed. This means that the 2013 Lease remains in limbo and is likely to continue in that mode until the expiry of the MOU in October 2022.

1.9 The result is that the Golf Club continues to occupy the Golf Course Land under the MOU and the 2007 Lease which will expire in October 2022.

1.10 Prior to, or on expiry of the MOU term, the Golf Club must seek:

(a) to confirm its legal tenure of the existing course in a long-term lease. This may or may not require public consultation under the Act depending on the terms of the new RMP (see suggestion number 6).

(b) approval to the process for extending the lease to enable the additional 8 holes to be developed through an approved course development plan and subject to obtaining the necessary resource consents.

1.11 A more detailed history of the Golf Club is set out in **Document 9**.

2. GIVEN ITS 45 YEARS' OCCUPATION OF THE LAND, WHY HAS THE GOLF CLUB NOT COMPLETED THE ADDITIONAL HOLES?

2.1 From 1973 until the expiry of the 1977 Lease in 1990 the entire effort of Golf Club members was to develop the property (which had previously been operated as a dairy farm) into a 9 hole course. Tees and greens were formed, trees planted, culverts and drainage installed and the old farmhouse spruced up as a clubhouse. This work, all voluntary, consumed an enormous amount of time and energy and stretched the financial resources of a fledgling golf club. There was no opportunity in that period to devote resources to constructing the additional 9 holes. Accordingly, the option conferred by the 1977 Lease to extend the course to 18 holes was not exercised during that period.

2.2 Some insight into the position of the Golf Club towards the end of the 1977 Lease can be found in a statement by James Macdonald filed in 1989 in relation to the proposed review of the Waiheke County operative district scheme. The then president of the Golf Club, he recounted the history in respect of the golf club and the golf course at that time:

> "*2.4 It is pertinent to note that the golf course and the facilities of the clubhouse have at all times been open to members of the public. Indeed, a significant percentage of the Club's annual income comes from green fees paid by visitors whether local or from further afield.*
>
> …
>
> "*3.1 The present 9 hole course is the result of 15 years of development work. Basic earthworks have been kept to a minimum in order to preserve the topography and environment. However, an immense amount of work has been done in clearing the land and in forming fairways, tees and greens. In addition, trees have been planted not only to accommodate basic course development but also with an eye to beautification and conservation.*
>
> *3.2 The quality of the course has been enhanced by drainage and irrigation works undertaken in recent years. A bore and water tank were installed in 1984 at a cost in excess of $10,000 (the Council contributed $3,000 towards these works on the basis that the tank would provide a 20,000 gallon emergency supply for the use of the local fire brigade). Irrigation pipes were laid to all greens and drainage works have been carried out in a number of areas.*
>
> *3.3 Maintenance of the course goes hand in hand with development and for a good number of years the course has been under the control of a retired professional green keeper. Fairways are now mown once a week, greens are close cut and rolled at least once a week and drains are periodically cleared and cleaned of weed. The irrigation system enables all greens to be adequately watered as and when required.*
>
> *3.4 It would be fair to say that the level of development work and quality of maintenance of the course has been attained through work carried out by club members on a voluntary basis. Apart from general day to day maintenance like mowing fairways, the trenches for drainage and*

irrigation were dug by members. Similarly, machinery has been maintained and repaired by members. Approximately 5,000 hours of voluntary work by members is carried out each year.

…

5.1 It is difficult to estimate the value of the work that has been put into the present course but it would be fair to say that it would be in excess of $500,000. Certainly, to develop a course from scratch to the present standard would require an investment of around $1,000,000 if one included the cost of land. As previously stated, the present course is an asset that the county has acquired at nowhere near that figure. It is an asset that is available to all ratepayers and residents of the Island, both from the active and passive points of view."

2.3 From 1990 until October 2007 the Golf Club occupied the land on a monthly tenancy based on the 1977 Lease. The exercise of the option under that lease to extend the course to 18 holes would have been meaningless as the lack of tenure would have made expenditure of effort and money on developing the new course unjustifiable. In addition, Auckland City Council had, in March 1994, prohibited any further work outside the existing 9 hole course other than mowing of grass. From the late 1980s to the present day the Golf Club has regularly mowed the land which was to be the subject of the additional 9 holes and thereby prevented the area becoming overrun by weeds and regrowth. It is estimated that the cost of that maintenance over those 30 years would be in the vicinity of approximately $350,000.

2.4 Following the grant of the 2007 Lease the Golf Club commenced the task of planning for the additional 8 holes. A development plan was prepared and approved by Auckland City Council as landowner. Approval from adjoining owners and Ngati Poa was obtained. Expert ecology and engineering reports were commissioned and a raft of material submitted to Auckland City Council and to Auckland Regional Authority for separate resource consents in respect of the development. Approximately, $136,000 of carefully saved club money was spent in this process.

2.5 In 2009 comprehensive resource consents were granted subject to an array of conditions intended to protect the Rangihoua Creek Tributaries. Copies of those consents are contained in **Documents 10 and 11**.

2.6 At that time Auckland City Council made a partnership grant to the Golf Club of $285,000 to enable it to install a bore (situated on the bank of the central Rangihoua Creek Tributary) (for which a separate resource consent was granted) and to irrigate the tees and greens on the existing 9 hole course. Additional resource consents enabled tee blocks to be improved and an additional 10th green to be created. This work was undertaken largely during 2010. At this time the effects of the global financial crisis were being felt by many sporting bodies in New Zealand and the Golf Club was no exception.

Uncertainty about the future resulted in no additional significant work being undertaken during 2011.

2.7 At the end of 2011 questions were raised about the validity of the 2007 Lease and this position was confirmed by the Minister of Conservation early in 2012. This effectively meant that nothing further could be done until the position was resolved. Although steps were put in train by the Waiheke Local Board for grant of a new lease in August 2012, the MOU signed in October 2012 prohibited any further development or building work being undertaken. That position has remained to the present day.

3. A HISTORY OF PUBLIC CONSULTATION IN RESPECT OF THE GOLF COURSE

Hearings Panel discussion

3.1 The Hearings Panel Decision should be a first reference point for an understanding of the long history of public consultation in relation to the establishment of an 18 hole golf course in the Park. Some preliminary comment about the Hearings Panel is appropriate. The Hearings Panel comprised four members of the then Waiheke Local Board and an independent chairman (Gerry Rowan) with vast experience of Reserves Act matters, having held senior positions in the Department of Conservation for many years and subsequently sat as a Justice of the Peace in the North Shore District Court. Indeed, Gerry Rowan played an active role in the drafting of the Reserves Act and its passage through Parliament in 1977. To understand the depth of his experience and ability, regard should be had to his CV, which is included as **Document** Error! Reference source not found.. The Hearings Panel Decision provides a comprehensive and erudite discussion of the issues raised in the context of the proposal at that time to grant a new lease to the Golf Club. In particular, it canvases the history of public consultation on that issue.

3.2 In the Hearings Panel Decision (page 17), Gerry Rowan summed up the position as follows:

> "*Given the strong imperative in the Reserves Act for the community to have a say and be involved in the management and use of reserves, and the obligation on Councils when performing their role to do so in a way that follows the principles of openness, transparency and accountability contained in Section 14 of the Local Government Act 2002, the Panel has taken a particular interest in these express concerns.* [the suggestion that there had been an inadequate level of public consultation] *Knowledge gained from the Hearings papers, and additional information obtained through the subsequent process of enquiry, reveals that during the past 25 years there has in fact been an extensive range of opportunities for the community to express itself on the use of the Park generally, and on the key issues of public access, protection of the wetlands, and development of the golf course.*"

Further:

> "*The Panel believes there is a public appetite for closure on the development of the golf course … . There is a pattern of clear messages about what the people want.*"

3.3 It is useful to repeat in its entirety the chairman's summary of the history of consultation in respect of Rangihoua Park/Onetangi Sports Park, as follows:

> "*1. <u>Perceived lack of public consultation</u>*
>
> *a. There is a long history of public consultation about the area now known as Rangihoua Park / Onetangi Sports Park, commencing with an initiative by the*

Waiheke Island County Council in 1983 to find ways in which to provide for the recreational and cultural needs of a growing community. Various options were canvassed; extending the use of existing reserves, expanding the Ostend Reserve by reclamation, using the Waiheke Area School playing fields, and others.

The Council convened a meeting attended by 18 different groups (sports, arts and culture) to determine needs, and this lead to the preferred option of purchasing land from Onetangi Properties Limited for the development of a mufti-organisation sports complex. A 9 hole golf course was established on the 53ha block of land when it was purchased in 1984, and the Council freehold was declared to be a recreation reserve in 1989.

b. *In 1994 the Auckland City Council set about developing Recreation Waiheke - a 10 year vision for the provision of recreation facilities on the island. Key outcomes were Recreation Waiheke, Reserves and Pathways Report, and the 1995 purchase of Rangihoua Maunga and additional land for the development of sports fields and pavilion. This process gave the community an opportunity for involvement in developing the vision and action plans for recreation on the island. Surveys were undertaken, focus groups/project teams established, and workshops held.*

   The wide range of recreational clubs and sporting organisations involved agreed on some key issues. These included, in respect of the Onetangi Sports Park/Rangihoua Reserve:

   - *Acquiring the Rangihoua Block for future recreational purposes*
   - *Expanding the golf course from 9 holes to 18 holes*
   - *Providing three sports fields at the OSP/Rangihoua Reserve*
   - *Providing public access from Onetangi Road to these new sports fields*
   - *Providing for equestrian use around the base of Rangihoua maunga*

c. *Following this initiative the Council later that year (1994) commissioned the preparation of a management plan for the reserve. In line with the requirements of the Reserves Act 1977 this process was very much a public one, with the Council as a first step inviting members of the public to provide suggestions about the future use and development of the reserve. A number of proposals were sought in the suggestions received, the principal ones being:*

   - *Retaining the golf course, and expanding it to 18 holes*
   - *Providing the sports fields proposed by Recreation Waiheke, but ensuring these did not compromise the future expansion of the golf course*
   - *Ensuring OSP remained a multi-functional sports ground*
   - *Protecting the natural and ecological values of the area, particularly the wetlands*
   - *Providing for equestrian activities in the Park.*
   - *Ensuring the provision of adequate walkways within the Park.*

A draft management plan was then prepared, presented and discussed at public meetings, the draft updated, and the opportunity given for the public to make formal submissions on the revised draft plan. It was noted in a report to the Waiheke Community Board in August 1995 that 106 persons or organisations had made submissions, 97 generally supporting the draft plan but many of those asked for changes in the text that they thought would improve the document. A further revised draft plan was submitted to the Waiheke Community Board for approval in December 1995, who referred the document back to the consultants for consideration of further points raised by the Board and the public, to be re-presented to the Board in February 1996. For whatever reason, this was not done and the management plan was never approved.

d. *In 1996 the Hauraki Gulf Islands Section of the Auckland District Plan was publicly notified and made available for public submission. This document included in Part 7 a number of Policy Areas needing more specific objectives and policies, one being identified as Rangihoua Park. This section included a framework for the use of the Park and a map zoning this area for various recreational activities, conservation protection, etc.*

   During the consideration of submissions to the proposed Plan there was widespread discussion and debate about the recreational opportunities and facilities appropriate to this reserve.

e. *Essentially Waiheke - A Village and Rural Communities Strategy was a Council policy document adopted in October 2000. According to one submitter who appeared before the Panel "a brilliant document with a good consultation process".*

   The aim was to establish a community approved framework for Waiheke's development - facilitating opportunities for development while respecting and nurturing the island's community values and outstanding natural environment. The document is very wide ranging in its strategies and actions, and includes seeking to implement the recommendations of the Recreation Waiheke, Reserves and Pathways Report. It promotes the protection and enhancement of the island's very special natural environment; provides for a network of open space and public reserves; the sustainable growth of the reserves and walkways, and the provision of a network of integrated bridleways, walkways, cycle-ways and footpaths on the island,

f. *In 2006 the Auckland City Council publicly notified its Proposed Hauraki Gulf Islands Section of the updated District Plan and made this available for public submission. This proposed District Plan included in Part 10 a number of Land Units, Recreation 3 being specifically for Rangihoua Park.*"

3.4 A truncated chronology of the development of the golf course is set out on page 4 of the Hearings Panel Decision.

3.5 A summary of the submissions received during the process presided over by the Hearings Panel is set out on page 5 of the Hearings Panel Decision. In that summary is recorded the fact that 89% of the 240 submitters to the process supported the new lease to the Golf Club although 81 of those qualified their support by the condition that the wetlands are protected.

1995 RMP process

3.6 **Document 3** comprises a summary prepared on behalf of Auckland City Council/Waiheke Community Board of the suggestions received from the public for incorporation in the draft reserve management plan for Rangihoua/Onetangi Sports Park. It also summarises the outcome of agreements reached at a workshop in respect of that process. As reflected in the 1995 RMP, the submissions and agreements were overwhelmingly in favour of the extension of the existing 9 hole golf course to 18 holes. Paragraph 1.3 of the 1995 RMP states:

> "*In 1994 Auckland City Council initiated public debate on the future recreational needs of Waiheke Island by facilitating the Recreation Waiheke Workshop. This group (representing a wide range of recreational clubs and sporting organisations) came to a number of agreements with regards to the future use of the OSP/Rangihoua Reserve. These agreements are summarised below:*
>
> - *Acquire the Rangihoua block for future recreational purposes and to provide a link with the neighbouring Whakanewha Regional Park.*
> - *Expand the golf club from its current 9 holes into an 18 hole course.*
> - *Provide for three sports fields at the OSP/Rangihoua Reserve."*

Further:

> "*Following on from these agreements of the Recreation Waiheke Workshop, Auckland City Council publicly notified its intention of preparing a management plan for the OSP/Rangihoua Reserve in 1994 and invited members of the public to submit suggestions as to its future use and development. The suggestions which Council received in response to this is summarised below:*
>
> - *Retain the golf club and expand the present 9 hole course into an 18 hole course.*"

And in paragraph 1.4 (Draft Concept Plan):

> "*The suggestions on the future use and development of the OSP/Rangihoua Reserve that were received were duly considered by Council. The outcome of these considerations were then compiled into a draft concept plan. This itemised all of the proposed future uses of (and developments within) the Park with these being summarised below:*
>
> - *Retain the existing 9 hole golf course and expand this to 18 holes. The costs associated with this will be met by the Waiheke Island Country Club (ie the leaseholders).*
> - *Allow the golf club rooms to remain in their present location, refurbish their exterior and allow for their expansion.*
> - *Permit improvements to the golf club car park which would be appropriate to the increase in size of the golf course from 9 holes to 18 holes.*"

And again in paragraph 1.5 (Submissions Analysis and Decisions):

> "*The draft concept plan containing the above proposals was then publicly released and the local community invited to make submissions. These submissions were then analysed and considered by the Waiheke Island Community Board.*"
>
> *A summary of the key conditions by the board was then set out, reflecting earlier submissions by submitters and the provisions of the draft plan.*"

Subsequently in paragraph 4.1:

> "*The Park is currently not a focus area for any recreational activities other than golf. The 9 hole course occupies the gently undulating lands of the OSP lying to the north of the Rangihoua Creek. This golf course is leased to the Waiheke Island Country Club and they are responsible for its upkeep and maintenance. Club members have been desiring an expansion of the course to 18 holes for some time now, with general agreement having been reached on the suitability of the area to the south east of the Rangihoua Creek for such purposes. This management plan provides for such an expansion within this area and puts forward a concept for the alignment of the new fairways. However, it is emphasised that these alignments are suggestions only. The golf club will have to present its own ideas to Council for approval prior to this expansion going ahead, and all necessary resource consents will need to have been first obtained.*"

Paragraph 4.2 (Policy 9) then provided for the existing lease of the golf course to the Golf Club to be expanded to include the area containing the future 9 holes (once these have been established).

1996 and 2006 District Plans

3.7 For reasons which are not known to the Golf Club, Auckland City Council did not finalise the draft management plan in 1996 and it never came into force. One source within Auckland Council speculates that the reason was that the provisions of that draft management plan were incorporated in the 1996 District Plan and, accordingly, it was thought that the 1995 RMP was unnecessary. A copy of Policy Area 8 – Rangihoua Park, contained in the 1996 District Plan, is attached (**Document** Error! Reference source not found.). This clearly shows the area proposed for the golf course and sports fields and the other areas encompassed within Rangihoua Park. In effect, it operated as a truncated reserve management plan. Appropriate provisions were included governing the recreation activities as well as conservation protection.

3.8 But even before the 1995 RMP, there were initiatives by Auckland City Council for a reserve management plan for the Park. On 29 January 1992 a group of sports organisations on the island wrote to Auckland City Council requesting a number of provisions to be included in that plan, including the statement that:

> "*A full 18 hole Golf Course is essential to the Sports Park.*"

That letter was signed by the Golf Club, Waiheke Sports Club, Waiheke Soccer Club, Waiheke Rugby League, Waiheke Cricket Club, Waiheke High School, Waiheke Junior Rugby, Waiheke Touch Football and Waiheke Tennis Club. A copy of that letter is set out in **Document 13**.

3.9 The concept of the 1996 District Plan was carried forward into the 2006 District Plan which contains similar provisions to the earlier plan and was the subject of extensive public consultation, debate and appeals to the Environment Court, resulting in a consent order made in 2011, which translated into the provisions of the 2006 District Plan. Section 10a.24 – Rangihoua Park (**Document** Error! Reference source not found.).

3.10 But the most focused debate and public consultation in relation to the Golf Course Land within the Park occurred in 2012 after the 2007 Lease to the Golf Club had been found to be invalid and a new process was initiated under the Act by the Waiheke Local Board to grant a replacement lease. The upshot of that process involved consideration of 240 written submissions, two days of public hearings, subsequent extensive enquiry by the chairman of the Hearings Panel and resulted in the Hearings Panel Decision which authorised the grant of a new lease to the Golf Club.

Hearings Panel Decision

3.11 In the Hearings Panel Decision, the chairman concluded as follows:

> "*Whether or not the original lease can be interpreted as variously having a right, an opportunity or an option to extend from 9 holes to 18 holes, this intention has been overtaken by time. In the Panel's view the Club has since 1973 had formal tenure over the site it now seeks by way of lease, the community has supported an 18 hole development since 1995, and successive Councils have dealt with the Club as an authorised occupant.*
>
> *The Club and the Auckland City Council have negotiated certain arrangements over the years in good faith, including the lease entered into in 2007. The Club, in reliance on these arrangements, has spent approximately $130,000 in golf course design, engineering and ecological reports to secure its resource consents. There is also the huge investment put into developing and managing the current 9 holes since 1971. The Panel believes the Golf Club has a fair and reasonable expectation of obtaining a lease for its 18 holes.*
>
> *The re-development of the golf course has been held up by uncertainty surrounding the leasing arrangements and the Panel agrees that the Club is entitled to the earliest possible resolution of this matter.*" [Pages 21 and 22]

And again (page 24):

> "*Finally, the Panel believes that in overall terms the Golf Club is doing a good job. From time to time it slips up on relatively small matters as it focusses on getting the job done, but this is not uncommon for voluntary groups working to achieve significant outcomes for themselves and their community. Major enterprises such*

as the golf course need support and a confident relationship between the club and Council that keeps the project on track and prevents criticism about inappropriate things happening."

3.12 The chairman of the Hearings Panel included in the Hearings Panel Decision an important statement in relation to the policy of the Act in relation to public consultation. The comment is relevant to the request by the Golf Club that the RMP specifically provides for an 18 hole golf course in the Park as requested in the Golf Club's suggestions, paragraphs 5 and 6. He stated (page 16):

> *"As noted earlier, because the Reserves Act is about managing or otherwise dealing with public land, the legislation is strong on the community having the opportunity to have a say and be involved. It requires the Minister or the administering body to adopt an open and transparent process when declaring areas they own or manage to be reserves. When they want to change the classification they must "go public". So too when they prepare a management plan for a reserve, or want to lease a reserve.*
>
> ***However, where the community has already had the opportunity to participate in a public process that effectively covers an issue, then the legislation provides that there is no requirement for the application to be publicly notified for that issue a second time. A leasing proposal that is in conformity with and is contemplated by an approved management plan, which has itself been through a public process, may be approved without further public notification and without reference to the Minister for consent or approval.***"

It is for the reasons set out in this paragraph that the Golf Club requests that the RMP provides for an appropriate lease for an 18 hole course to avoid a further punishing process to achieve that outcome.

4. WHY AN 18 HOLE GOLF COURSE?

4.1 In the Hearings Panel Decision Gerry Rowan addressed the suggestion by a number of submitters that a golf course in the Park should be limited to 9 holes. He stated (at page 21):

> "*A number of submitters accept the 9 hole course but have concerns that extending this facility to 18 holes will deny other potential users of this space in the future. A number of those who recorded opposition to the golf club lease did concede a 9 hole public course.*
>
> *The proposal to develop the golf course to 18 holes has been around for a long time. This has been exposed to public scrutiny on at least 5 occasions and a large majority on each occasion has supported an 18 hole course. Many in support are non-golfers, but recognise that an 18 hole course is the norm for any sizeable community and if not developed now should be "reserved" for the future. This objective is seen by supporters as important for a fast growing local community, as well as catering for the tourism/visitor market.*
>
> *The Panel agrees with those supporting an 18 hole course. Whether developed by the current Golf Club, the Council, or some other organisation, an 18 hole course needs to be provided for. Logic suggests that, with the investment to date and the limited availability of alternative sites on the island, expanding the existing golf course makes sense. Land for the additional 9 holes in the current proposal should be firmly set apart for this purpose.*
>
> *The Panel finds that the development of an 18 hole golf course is appropriate. Whether developed by the current Golf Club, the Council, or some other organisation, an 18 hole course needs to be provided for at this site.*"

4.2 The concept of an 18 hole golf course was first developed at St Andrews Golf Club in Scotland in the 1760s. This established a tradition that accepted that each course would have 18, its own unique number of holes. In 1858 the Royal and Ancient Golf Club of St Andrews updated its rules to provide that "*one round of the links or 18 holes, is reckoned a match, unless otherwise stipulated*". By the 1900s, 18 holes had become the standard in golf course design and now the 18 hole golf course is central to the game of golf.

4.3 Wikipedia contains a comment on the appeal of 18 hole golf courses to golfers worldwide:

> "*The popularity of the 9-hole course has waned in recent decades; a full 18-hole course still allows for the player to play only the "front nine" or "back nine" as a shorter game, while attracting more golfers seeking to play a traditional full round of 18 distinct holes. Many older executive courses have been upgraded "in-place" to 18 holes and a traditional par score, or the original course was sold for other development and new land was acquired and built into an 18-hole course. By contrast, par-3 courses, especially Pitch and Putt, are rising in popularity as a compromise between the long play time and high skill levels required of a traditional 18-hole course, and the artificial nature and single-minded putting focus of miniature golf.*"

4.4 More and more, Waiheke is becoming a tourist destination and this trend will continue into the foreseeable future. The Waiheke Local Board reports that there are now more

than 1 million visitors to the island each year. Any serious golfer who is a visitor to Waiheke and hoping to add a game of golf while here will be interested only in an 18 hole course. A 9 hole course is too short and ineffective for an enjoyable game by experienced players and this may very well make visitors – and family – head somewhere else. Many golfers have holiday homes on the island. But those who belong to 18 hole courses in Auckland and elsewhere are often not interested in playing a 9 hole course on the island – it is not considered to be an attractive proposition to such players.

4.5 An argument in favour of 18 holes versus 9 holes is that, with 9 holes, the round is over way too quickly, the fun is shortened, particularly for those who understand the true game of golf is over 18 holes, with all the varied hazards and pleasure this affords. Golf is a game of patience, leisure, skill, fun, frustration and integrity. For most golfers, the more golf, the better!

4.6 The current approach by golf course architects is to work with, rather than against, the terrain. They coordinate their efforts with sophisticated land use planning. These factors are combined in the Golf Club's concept development plan where there is almost no reshaping of the land forms, similar to the approach on the existing 10 holes as it has developed over the last 45 years. While Waiheke cannot dream to emulate some of the dramatic golf course projects that have occurred in New Zealand over recent years (Kauri Cliffs, Cape Kidnappers, Jacks Point, Tara Iti and The Hills), Waiheke does have the land area to create a very high quality 18 hole golf course which is believed would attract a large number of New Zealand's (and the World's) travelling golfers. Golf worldwide is overwhelmingly played at facilities where non-member play is permitted, with 75% of courses open to the public in some form or another on a "pay per play" basis. As is the course here on the island. A number of members who have golfing friends living in Auckland and other parts of New Zealand will readily relate the fact that those persons would not travel to Waiheke as a golfing destination with only 9 holes but would be persuaded to do so if there were an 18 hole course established on the island. More and more travellers who are seeking a golfing experience seek destinations where they can enjoy a round of 18 holes in pleasant and challenging circumstances. This is becoming increasingly so with Waiheke as a prime tourist destination for both Aucklanders and visitors from throughout New Zealand and overseas.

4.7 It is common for tourist areas in New Zealand to provide visitors with an 18 hole golf course experience. Examples include:

Arrowtown	Mangawhai	Taupo (several)
Bay of Islands	Motueka	Waipu
Christchurch	Mt Maunganui	Wairakei
Clarks Beach	Muriwai	Waitangi
Coromandel (several)	Nelson (several)	Waiuku

Cromwell	New Plymouth	Wanaka
Dunedin	Omaha	Whangaroa
Gisborne	Onewhero	Warkworth
Hastings	Oreti Sands	Wellington (several)
Hawkes Bay (several)	Otago	Wellsford
Invercargill	Paraparaumu	Whanganui
Kaikoura	Queenstown (several)	Whangaparaoa (several)
Katikati	Raglan	Whitianga
Kinloch	Rangatira	
Maramarua	Rotorua (several)	

4.8 The Mangawhai golf course is a good example of a seaside community and popular tourist destination which supports a pristine 18 hole golf course. The permanent community at Mangawhai is about 4,000 which increases to about 16,000 during the Christmas period. It has for many years offered a high-quality golfing experience, not only to residents and holiday makers but also to a large number of golfers who visit the area simply for the opportunity to play golf in that environment.

4.9 If it is accepted (as was the case with the Hearings Panel) that an 18 hole golf course is necessary for the island, it is believed that the land adjacent to the existing 10 hole golf course in the Park is the only space available for such purpose and should be preserved to give effect to that outcome.

4.10 In the 1989 statement by James Macdonald, the then present of the Golf Club, he stated:

> "*3.6 Although only at present a 9 hole course, the land to the south of the existing clubhouse has always been earmarked as an area for future development of an additional 9 holes. Certain basic works have already been carried out on that land to develop new fairways and greens. For a club of the present size it would be a daunting task but, whether or not there is today a specific need for an 18 hole course, it is vital that provision be made for eventual expansion to a full size course so that the course may be rated in future for tournament play.*"

5. SOME INFORMATION ABOUT THE GOLF CLUB

Origins

5.1 The original golf club was formed in 1960 and its members developed a small course on farmland to the east of Onetangi then owned by Mr Larry Lorrigan. The original club moved the present site in 1973 and the Golf Club was incorporated in 1974.

Membership

5.2 The Golf Club presently has 216 men and 50 women members together with 49 restricted junior members.

Organised events

5.3 The course has a regular schedule, apart from the many members who play outside organised events and the very many members of the public who also use the course. Saturday: men's competition in the afternoon with ladies' welcome to join the haggle; Tuesday: men's dad's army event; Wednesday: ladies' competition day; Thursday: regular scramble in the morning; Friday afternoon: mixed twilight from 2pm.

5.4 There are also one-off annual competitions held on occasional Sundays and Mondays. Apart from a handful of members-only competitions, the course is open for use by the general public and is available from daybreak to dark.

Employees

5.5 The Golf Club employs 1.5 full time employees to run the clubhouse and 1.4 full time employees to maintain the course but both, particularly the latter, are heavily supplemented by volunteers. In the clubhouse, this voluntary work is in the form of managerial support. The Golf Club does not have a secretary/manager. On the course, the voluntary work is estimated at .4 of a full-time employee.

5.6 Until three years ago the groundsman was one of the members who, until he shifted to Queensland to live with family, maintained the course to a very good standard. On his retirement, the Golf Club took the opportunity of advertising for someone with more golf course maintenance experience and was very fortunate to secure Alan Healy for this role. Alan is a highly experienced greenkeeper with 25 years' experience in New Zealand, Australia, Asia, Egypt and Jordan. His experience and devotion over the last three years has had a significant impact on the quality of the course. The Golf Club has supported Alan's efforts by means of increased expenditure and acquiring new equipment on his

recommendation that enables the Golf Club to do its own coring as well as undertaking trenching and irrigation works.

Capital expenditure

5.7 The capital expenditure program for the 2018/2019 season includes a new greens mower and significant works to improve drainage, making the course more playable in winter months. Some relevant data in relation to expenditure by the Golf Club in relation to the course and its equipment follow:

($ = 000)	2013	2014	2015	2016	2017	2018
Course maintenance (incl. wages)	56.3	76.2	96.5	136.2	127.0	139.4
Replacement equipment	39.7	58.1	0	0	0	14.5
New equipment	1.3	0	0	16.7	20.9	14.5
Leasehold improvements	0	0	0	4.5	10.2	30.6

Significant improvements to the course have been undertaken in recent years. The top section of the access road has been replaced with a concrete deck thanks to a grant from Auckland Council and the mid-section has been upgraded with a concrete deck in the last year funded from the Golf Club's own resources.

Junior Programme

5.8 Since the Golf Club's inception, there have always been junior members. As early as 2005, the Golf Club supported the First Tee Organisation, an international youth organisation which began in the USA in 1977, with the aim of reinforcing values like integrity, respect and perseverance through the game of golf. In 2012 there were over six million participants in that organisation. Waiheke Golf Club was the third affiliated club in New Zealand to become a member. At that time the Golf Club worked with local schools and procured the services of a professional coach for the program.

5.9 In 2013 a small group of passionate parents recognised the importance of providing a more structured programme. They wanted to provide an environment that encouraged a family-friendly and community spirit that is in keeping with the Golf Club ethos and, in doing so, introduce the island's children to a sport that is healthy, non-contact and, through its teaching disciplines, can also provide them with life skills to be used in their daily lives.

5.10 23 children attended the first year of the new junior program. The lessons were once a week and the coaches all volunteer parents and club members. In 2018, the numbers swelled to 50, ranging in ages from 5 to 13 years and there is now a waiting list. Due to

the increased numbers, the Golf Club now runs coaching lessons on two nights, with beginners on Monday and intermediate and seniors on Tuesday.

5.11 Over the five years of its operation, the junior program has gone from strength to strength. It hosts one of the Golf Club's most popular fixtures "The Kate Clark Junior Golf Supporter's Tournament". Due to the support shown by the club members and also Waiheke Island business sponsors for this event, the Golf Club has been able to provide all of the junior equipment including clubs, bags, trundlers and balls, as well as a range of training aids and a storage shed for their equipment. The result is the Golf Club is able to provide sport for children of all backgrounds and abilities.

5.12 Juniors have the opportunity to play alongside a club member for the Angus Cuddihy Trophy, which was donated by Pete and Angi Cuddihy in memory of their son, who loved his golf but sadly passed in his teens.

5.13 This last year, as the intermediate and senior players have improved, the Golf Club has introduced a 9 hole foursome's tournament played on Sunday mornings which partners a junior with an adult club member. This has been a great success teaching the children about course etiquette, rules, etc and its fair to say some of the adults have put in a bit more practice to improve their skills as well! This new tournament has encouraged the "one a year player parents" to get out on the course regularly with their children, and children without golfing parents have been able to team up with club members. This has resulted in increased support for the juniors from families and club members.

5.14 With the junior club expanding so rapidly, one of the challenges the club now faces is having enough practice/playing areas. The club has consulted with one of New Zealand's top golf coaches – Marcus Wheelhouse (Ryan Fox and Michael Hendry are just two of his pupils). Marcus was very impressed with the club's junior program so far, especially with the junior numbers but he did say "*In order for the children to further improve, the golf club will have to have further facilities*".

5.15 Providing juniors of the club with an 18 hole course would put them on equal terms with their peers in the Auckland golf district, enabling them to compete on an even footing and even host tournaments. Expansion of the course, including the junior specific NZG-rated course with improved facilities would also mean that the club would be able to employ guest professionals for more in-depth coaching, rather than to have to send the children off the island once a year as is now the case.

5.16 The Golf Club's on-going junior program includes an annual golf camp at St Peter's College in Cambridge where the junior golfers have the opportunity to learn from some

of the best professional junior coaches in New Zealand and to play on specifically designed junior facilities.

5.17 Golf offers many reasons for youngsters to get involved. One of the best? It's fun! Junior golf internationally is exploding thanks in part to programs like the USPGA Junior League Golf, Drive, Chip and Putt and PGA Junior Golf camps. More families and youth than ever are discovering golf is the game of a lifetime. What does this mean for our Waiheke community? With the number of juniors in our club you can include parents, brothers and sisters, aunts and uncles and school friends. Not including our 250+ adult members, right here we have a group of up to 200 islanders, all to one degree or another involved in our junior golf program. This is something which should be supported and encouraged.

5.18 Below is a list of the "*Top Ten Reasons Kids Should Play Golf*" as recommended by the player development committee of the PGA of America, a group dedicated to introducing the game to people of all abilities and backgrounds. This is similar to the program which the Golf Club actively manages and promotes on Waiheke:

1. Develop life-long benefits: The benefits of golf include making life-long friends and learning a game that can be played.

2. Spend quality time with family: Golf can be an event around which all family members can gather for several hours. It is a great opportunity for parents to provide positive feedback and encouragement to children.

3. Spending time outdoors: Walking and being active in the outdoors allows for breathing and fresh air and establishes healthy exercise habits, far beyond indoor video games or television.

4. Business skills: In addition to etiquette and the ability to play comfortably with new acquaintances, golf teaches self-confidence, improves the ability to work with numbers, and applies problem-solving skills that are critical in business.

5. Anyone can play: Men, women, children, people from all over the globe and all walks of life come together on a golf course. The diversity found on a golf course opens young golfers to a broader view of the world and all people.

6. Self-improvement: Golf challenges the player towards constant self-improvement. Players analyse what they did well and what has to change to improve. Players develop habits of self-improvement by self-analysis skills, seeking professional instruction and accepting critiques from others.

7. Etiquette and values: Golf has a rich tradition of etiquette which lives on today. Playing golf teaches youth how to behave towards self and others and imparts, values such as truthfulness and strength during adversity.

8. Health: Golf is an active game and is less injury prone than contact sports. Conditioning for golf improves strength of core muscles that support the spine, improves flexibility, and allows participants the opportunity to be active and fit.

9. Controlling emotions: In golf as in life, there are achievements and disappointments. Learning from mistakes and overcoming obstacles improves a player's game, and teaches them to optimistically carry out the same pattern in day to day life.

10. Fun: Young people grow up too quickly in today's busy, technological world. Gathering with friends to play golf gives young golfers the opportunity to spend enjoyable times in friendly competition or collegial companionship.

Rounds played

5.19 In a recent cost benefit analysis report prepared for Auckland Council in relation to Auckland Council owned golf facilities by Martin Jenkins & Associates, it was reported that the estimated total rounds played at Waiheke each year was 8,758. The Golf Club believes that, because of the high number of retired members who play almost every weekday without completing and filing score-cards, the actual number of rounds would significantly exceed that estimate.

5.20 The Golf Club has available for hire to green fee players, golf clubs, trundlers and a limited number of golf carts.

5.21 It is interesting to note that in the Martin Jenkins & Associates summary of all of the Auckland courses, Waiheke is the only course where there is no other available course in the vicinity.

Self funding

5.22 Whereas Auckland Council commits a very large amount of funding to other sporting facilities at ratepayers' cost, this is not the case for Waiheke golf course. Although Auckland Council did make a significant grant for irrigation in 2005 and has made grants for upgrading facilities from time to time, including in 2017 the replacement of the roof of the clubhouse) the golf course as a public facility is self-supporting. It is a community owned asset which has been developed by members at their own cost and with their own labour for use by members and the public at large.

Development costs incurred

5.23 In the period 2007-2009, the Golf Club incurred costs of about $135,000 in preparation of a course development plan, together with engineering and ecological reports and in relation to resource consents for the development of the second 9 holes. That money has been largely wasted through challenges to the Golf Club's leasing arrangements in the intervening period. This has resulted in the lapse of the resource consents and the requirement to prepare a new development plan with fresh engineering and ecology reports. It is estimated that the cost of submitting a new resource consent application will be in the vicinity of $40,000. In addition, the Golf Club has spent a further $37,000 on legal costs, consultants and resource consent charges in the intervening period which it cannot give effect to. This amounts to approximately one and a half years total members' annual subscriptions which could well have been used in improving the course and acquiring additional equipment.

Public activities

5.24 Under the terms of its leasing arrangements, the Golf Club is required to make the clubhouse available for public activities. The course is used by business houses for competitions and other charitable organisations, such as The Spirit of Adventure Trust and the Disabled Golfers Association. The café is open to the public. One of the Golf Club members won the 2018 Disabled Golf Tournament in an environment where there is an accelerating growth in the number of events around the world for golfers with disabilities to compete in. This is an important step towards ensuring that golf is more inclusive of people of all ages and abilities. There have been modifications to the rules of golf for golfers with disabilities and progress is made on a global basis for development of the sport for golfers with disabilities.

Elitist claims

5.25 In the social media, there have often been suggestions that golf is an elitist sport and this has drawn criticism from time to time from a small number of locals. But the opposite is true at the Waiheke golf course. On a Saturday afternoon (competition day), you will rub shoulders with retailers, plumbers, painters, carpenters, concreters, drainlayers and other contractors, doctors, lawyers, estate agents, publishers, accountants, wine growers, bed and breakfast operators and tourist operators – a wide cross-section of the Waiheke populace is represented at the golf course. It provides an opportunity to meet together on a regular basis, enjoying both the sport and the camaraderie of a shared passion with a drink to be enjoyed in the clubhouse following the game, experienced in a scenic and

carefully manicured environment, the maintenance of which the members take responsibility for.

5.26 Again, in the 1989 statement by James Macdonald (see earlier):

> "*5.2 In developing the course, the Club has been conscious of the environment and in particular the bird life in and around the estuary. Golf courses are generally "environment friendly" as major earthworks are not usually required to be undertaken.*
>
> *…*
>
> *7.1 There is a belief in some quarters that the golf course is the exclusive preserve of a few. That of course is simply not true. It should be remembered that as people get older, they are no longer able to play the physical sports such as soccer, rugby and hockey. Every local authority has an obligation to provide sporting facilities for the older members of their community as well as the younger members. Golf is one of those sports which is an active outdoor sport that older people can play. That is perhaps why the official statistics of New Zealand tell us that it is the most popular participatory sport.*
>
> *7.2 In my submissions I have already made the point that the course is an asset for all residents of Waiheke Island to be proud of. It is available for the use of all residents of and visitors to the Island; it is visually pleasing; it does not prejudicially affect the estuary and its bird life but in fact presents a barrier to protect it. Past and present members of the Club and others have over the years devoted a great deal of personal time and energy and invested funds in the development of this asset. If there is a satisfactory alternative, there can be no sense of destroying such a valuable asset and then proposing to expend large sums of money in attempting to create in its place something that falls well short of a viable proposition.*"

5.27 Jan McClelland was a member and the Golf Club manager and greenkeeper in 1989. He stated in a submission to the Waiheke County Council at the time:

> "*Over the years I have heard many comments that only the rich and idle can afford to play golf. I am constantly amazed at the ignorance of many people of what the game of golf implies.*
>
> *…*
>
> *Chasing a little ball around green paddocks may seem ludicrous to some, but the personal challenge and comradeship that this sport brings is the reason why millions of people worldwide go out in all kinds of weather.*
>
> *…*
>
> *Many members are over the retirement age and one of the reasons for their choice of living here on the Island is the attraction of being able to play golf.*
>
> *…*

Apart from looking superb and physically being a green buffer belt, the wetlands and wildlife are ecologically protected and conserved. It is the home for a wild variety of two-legged creatures – from tiny swallows, to Kotare, to a pair of Paradise Ducks and White-faced Herons.

The Golf Club has not placed a burden on Council over the years …. It is self-sufficient and has been improved and maintained by an enormous amount of voluntary labour, hard toil and loving care. Ideally, to increase its attraction to visitors and tourists, it should be enlarged to an 18 hole course. It may very well rank with Wairakei in the future – a very definite drawcard and tourist asset."

6. ENVIRONMENTAL CONSIDERATIONS

6.1 That part of Rangihoua/Onetangi Sports Park designated "*recreation*" under section 10(a).24 of the Hauraki Gulf District Plan (in which the golf course is located) includes three tributaries of Rangihoua Creek which flow through the park. These are designated "*Area B - Conservation*", the planning approach for which focuses on protecting and enhancing the streams, including their banks.

6.2 The northerly stream flows through the existing 10 holes adjacent to Onetangi Road, which have been established for the best part of 45 years. It is not believed that any issue has been raised in relation to this stream as it is affected by the golf course.

6.3 The middle stream flows through the proposed development area for the further 9 holes and follows a course down through the park adjacent to the number one fairway and bisects the second fairway. The upper section includes a pond and the lower section of the stream also includes a pond. The top pond was formed in the 1950s when the property was operated as a dairy farm.

6.4 The southernmost stream forms the southern boundary to the land occupied by the golf course.

6.5 The Golf Club unreservedly supports the protection and enhancing of these streams and their banks as contemplated by the 2006 District Plan.

6.6 The 2007 Lease included the northern stream and the middle tributary within the land leased to the Golf Club. The lease contained provisions prohibiting golfers from entering the areas protected by the 2006 District Plan. There were other provisions relating to the maintenance, protection and enhancement of those areas.

6.7 Between 2007 and 2009 omnibus resource consents were obtained from Auckland City Council and Auckland Regional Council for development works to form the new holes. A raft of engineering, ecologist and other reports were prepared to support those applications. The final consents, which were issued after a long period of detailed scrutiny, contained stringent conditions in order to protect the steams and banks during the course of, and after, the works.

6.8 Before any development work could be undertaken, the 2007 Lease was challenged and held to be invalid.

6.9 The Hearings Panel, considering whether to approve the grant of a new lease to the Golf Club, focused on the issue of wetland protection. It first considered the provisions of the Act relevant to this issue (pages 15 and 16):

"*Being classified as recreation reserve, it is Section 17 that provides the focus for the management of Rangihoua Park. Broadly, recreation reserves are for the purpose of providing areas for recreation and sporting activities, and the physical welfare and enjoyment of the public, with an emphasis on the retention of open spaces and on outdoor recreational activities.*

The primary objectives of management are to -

- *Allow the public freedom of entry and access subject to such conditions as are necessary for the protection and well-being of the reserve and for the protection and control of the public using it.*

- *Conserve those qualities which contribute to the pleasantness, harmony and cohesion of the natural environment, and to the better use and enjoyment of the reserve.*

*A secondary objective is to manage and protect (**to the extent compatible with the primary purpose of the reserve**) the scenic, historic, archaeological or other natural features of the reserve, including indigenous flora or fauna.*" (emphasis added)

6.10 In considering these statutory imperatives in the context of the golf course, the Hearings Panel concluded (pages 20 and 21):

"❖ *Wetland and waterway protection*

Concerns about the need to protect the wetlands and waterways within Rangihoua Park is at the heart of a large number of submissions. These submitters say that these waterways have been compromised by current golf course activities, and will be further impacted by the development of an additional 9 holes.

*Protecting the nation's estuaries and natural waterways is a widespread legislative imperative and, **to the extent compatible with the principal or primary purpose of the reserve** the Reserves Act requires these areas, and indigenous flora and fauna, to be managed and protected. The Resource Management Act 1991 and Hauraki Gulf Marine Park Act 2000 both share this objective.*

The Golf Club is currently required to maintain its grounds and keep noxious weeds under control, acknowledge the importance of conserving and enhancing the watercourses within the lease property, prevent contaminated runoff, and apply good land-based management practices including the establishment of buffers and re-vegetation to conserve, maintain and enhance the watercourses.

The Panel shares the concerns of submitters who say that the waterways running through the golf course (and elsewhere) are not being appropriately managed. Weed control and measures to prevent landfill encroachment on the wetlands do not appear to be working. Interruptions to the flow of water and to the passage of fish remain, and remedial measures await the pleasure of the golf course redevelopment.

A significant question that has exercised the thought processes of the Panel is whether it is fair and proper to expect the Golf Club to meet what is an onerous responsibility. The Club is not in the business of wetland management and restoration, and it does not have the financial resources or the skills to undertake

this task. What limited resources it does have should, in the Panel's view, be committed to the redevelopment of the golf course.

Remedial action is required now if the wetland system is to be returned to a state of functioning as nature intended.

In 2012 the Waiheke Local Board initiated a project for wetland restoration, including Putiki Bay (Rangihoua wetlands). This initiative is consistent with the key project - wetland restoration/creation/protection programme - identified in the Waiheke Local Board Plan 2011, which was publicly notified. The option for including the tributaries of the Rangihoua wetlands in this project as a Council responsibility has merit, particularly as one represents a vital link between two Sites of Ecological Significance.

The Panel finds that the measures currently in place to protect and enhance the watercourses in the Park are not working, and a better regime is needed."

6.11 The Hearings Panel ultimately decided that (page 23):

"*Having regard to the legislative imperative for protecting the nation's estuaries and waterways, and viewing the management of these waterways as a logical extension of the Council's project for wetland restoration, including Putiki Bay (Rangihoua wetlands), the Panel is not willing to include the three waterways within any intended lease to the Golf Club. The definition of boundaries, including the separation of functions and responsibilities between the Council and the Club, will require careful on-site discussion between the Panel, the Golf Club, and suitably qualified biodiversity and leasing officers from the Council.*"

6.12 The Rangihoua Creek Tributaries were, in accordance with the Hearings Panel Decision, the subject of extensive on-site discussion between the Hearings Panel, the Golf Club and suitably qualified biodiversity and leasing officers of the Council. This resulted in GPS mapping of the Rangihoua Creek Tributaries and their banks and defined in the 2013 Lease Plans. The relevant areas were excluded from the area leased to the Golf Club under the 2013 Lease. This was an outcome which was supported by the Golf Club. The upshot is that the Golf Club has no right of occupation of, or access into, the relevant streams or their banks and there are provisions in the 2013 Lease (as in the 2007 Lease) relating to their preservation.

6.13 Apart from providing for:

(a) a very limited number of accessways across wetlands from one part of the course to another;

(b) access for purposes of maintaining the bore located on the banks of the central tributary;

(c) controlling tree heights within two places in the Rangihoua Creek Tributaries to provide sightlines;

(d) as permitted under any resource consents granted for undertaking the further development,

it is proposed that there would be no encroachment into the Rangihoua Creek Tributaries in developing the additional 9 holes, other than as permitted in any approved course development plan, lease or resource consents.

6.14 Concern was raised by the chairman of the Hearings Panel in 2013 in relation to the introduction of fill into the reserve. Mr Adrian Walden has consistently opposed the introduction of such fill. The Golf Club now accepts that these concerns should be accommodated, notwithstanding that it believes that the conditions attaching to the original resource consents adequately addressed any potential adverse environmental issues that might arise from the introduction of clean fill. The club no longer proposes to introduce clean fill onto the site other than to import sand and a minor amount of topsoil for purposes of finishing greens and tees, if the development proceeds.

6.15 The history of the northern arm of the Rangihoua Creek Tributaries requires explanation. This is situated in the south east corner of the park. That stream historically separated into two arms in the south eastern corner and then joined up again after about 100 metres into the Park. In the 1950s the dairy farmer, who owned the land and operated it for purposes of providing milk to the island, dammed the northern arm of that tributary and diverted the flow into the southern arm of the tributary to create a pond in that southern arm for purposes of providing water for the operation of the farm. That work was entirely within the legal rights of the farmer to undertake at that time. That position has continued to the present day. The result was to deny, almost entirely, water to the northern arm of the tributary. Bioresearches, consultant ecologists retained by the Golf Club for the original development plan, described the northern arm of that tributary as an "ephemeral stream" which does not carry water other than in times of heavy inundation (see **Document 14**). The Golf Club had proposed to contour over the area of that arm with clean fill as part of the original development plan but that is no longer the intention of the Golf Club. It would now propose to reinstate that northern arm as far as possible with appropriate earthworks and planting (but not removal of the dam – see below).

6.16 That, of course, begs the question of how water would then be introduced into that northern arm, given the existing dam. This requires some further historical explanation.

6.17 After the dairy farmer dammed the northern arm and diverted the water to the southern arm, he backfilled that tributary from time to time with spoil arising from farming operations. Subsequently, from time to time, the Golf Club placed further fill in that area, including fill arising after the demolition of the old milking shed on the Golf Course Land.

The combined fill since the 1950s has a significant volume and it is believed that it would cost many hundreds of thousands of dollars to remove.

6.18 There is an aside here which should be mentioned. It has been claimed that the fill introduced by the Golf Club into this area is toxic and should not have been dumped in that position. In relation to the first of those points, Auckland Council has employed Tonkin & Taylor, consulting engineers, to prepare a report in relation to that fill. The report has concluded that the fill complies with Auckland Council regulations governing clean fill. In relation to the second point, following the dumping of the material, the Golf Club applied for and obtained a retrospective resource consent for that action.

6.19 It is understood that Mr Walden would like to turn the clock back to the 1950s by requiring removal of the dam and the dumped material and requiring reinstatement of that part of the land to the state which it enjoyed in the 1950s. There is no suggestion as to who would meet the cost of that proposal. There is also the possibility that the removal of the dam and fill would adversely affect a significant area of wetland which has been created in the south eastern corner of the park behind the dam.

6.20 Ultimately, it is not a concern of the Golf Club whether or not the dam and the fill are removed so as to provide flow to the northern arm of the middle stream, but any cost would have to be borne by Auckland Council and the Waiheke Local Board. The timing of any such work would also need to be dovetailed with a transition of the Golf Club's extraction of water from the existing pond to a new pond to be created by the Golf Club as part of its development.

6.21 The applications by the Golf Club for resource consents were not notified for the reasons extensively canvassed in the decisions relating to the consents (see **Documents 15 and** Error! Reference source not found.). Due to the lapse of time, new applications for resource consents will be required before the course development can proceed.

6.22 It should be noted that the Golf Club's proposals for the new development include the creation of a significant area of new wetland (comprising approximately 4,800 square metres) which will ultimately provide irrigation water to the golf course sourced from the bore.

6.23 The only incursions proposed into conservation areas (the Rangihoua Park Tributaries) comprise:

(a) culverts or bridges to provide access between adjacent parts of the course – a number of these are already in place in relation to the northern stream and have proved perfectly satisfactory within the existing nine holes over some 45 years;

(b) improved sightlines (in two locations) from tee to fairway over the central stream in the development area, involving the height management of foliage in those areas;

(c) access for maintaining the bore;

(d) access as permitted by any approved course development plan, lease or resource consents.

6.24 Formation of the [11th, 12th and 18th] fairways will require minor earthworks to form playing surfaces without excess side slopes. Formation of suitable playing surfaces will require cut in some areas and fill in others. The Golf Club architect has ascertained it will be possible to do this without the need to import any fill from offsite. The material generated by the cuts required will be more than sufficient to provide the volume of fill required in other areas.

6.25 There will also be significant earthworks required for the formation of a third pond referred to in paragraph 6.22 of this section. The area is a broad valley and formation of the pond will require a combination of cut to form the base and extent of the pond and associated wetland area, and fill to form the north-western side of the pond/wetland.

6.26 The earthworks contemplated by paragraphs 6.24 and 6.25 will need to be part of a full assessment of effects in the context of new resource consents to be obtained for the development.

6.27 The main opponent to the Golf Club's plans to develop the additional 8 holes on the Golf Course Land is Mr Adrian Walden, first through the medium of an incorporated society, Hauraki Gulf Enhancement Society Inc (which is now in liquidation) and more latterly through another incorporated society, Waiheke Ecological and Environmental Defence Society Inc (WEEDS). It is believed that Mr Walden's concerns are ecological in nature. The Golf Club has met with Mr Walden both in the course of mediation relating to the High Court proceedings instituted by Hauraki Gulf Enhancement Society Inc and during 2018, in anticipation of the RMP. Those recent discussions were inconclusive but elicited two apparent concerns of Mr Walden:

- The fact that the course involves players hitting golf balls across the Rangihoua Creek Tributaries.

- The margins of the Rangihoua Creek Tributaries should be increased to at least 25 metres from each side of the relevant tributary.

It is not known whether there is any reported commentary supporting those views. The suggestion that golf balls should not be hit across waterways or wetlands would result in a very substantial number of golf courses throughout the world being rendered unplayable and would certainly result in the Waiheke golf course becoming unplayable because, not only do balls enter wetlands when directed across them but also when errant balls find the wetlands adjacent to fairways. The Golf Club is not aware of any meaningful degradation of wetlands through the entry of golf balls.

As far as the width of wetland margins is concerned, the Golf Club believes that the margins determined following the 2013 Hearings Panel Decision are appropriate and should not be extended any further. Once again, any such approach would seriously prejudice the efficacy of the golf course.

6.28 It is relevant to note that, over 45 years of golf on land surrounding the northern Rangihoua Creek Tributary within the park, there has never been any suggestion that golf has adversely impacted on that stream. Nor is there any reason to believe that the position would in any way be different with the central and southern tributaries if the development of the additional holes proceeds.

6.29 The Golf Club believes that the activities of the golf course on the land have a low impact in terms of effects on the environment and this can be evidenced in the proliferation of bird life on the course. Paradise duck, pukeko and mallard duck abound but one comes across a number of other species while playing golf: sparrow, blackbird, thrush, kereru, tui, kingfisher, fantail, swallow, swift, pheasant, hawk, blue heron, rosella, yellowhammer, myna, magpie, spur-winged plover, starling, native dove and shag.

6.30 Apart from defining the limits of the Rangihoua Creek Tributaries which the Golf Club believes is appropriate in the context of the RMP, the Golf Club believes that any further prescriptive provisions (other than general conservation provisions as are contained in the 2006 District Plan) in respect of those waterways and which might adversely affect the ability for the golf course to operate and expand in a sensible manner should be resisted and considered only in the context of any new course development plan, lease and resource consent applications.

6.31 Since 2013 Auckland Council has been conscious of its obligation to maintain the Rangihoua Creek Tributaries (as a result of their exclusion from the land proposed to be leased to the Golf Club). The Rangihoua Wetland Restoration Plan was finalised in March 2013 and a freshwater ecology baseline monitoring report was prepared by Bioresearchers Group in May 2013. There has also been prepared a comprehensive replanting program for these wetlands. It is not obvious to the Golf Club whether any of the recommendations in those reports have yet been implemented.

7. PUBLIC ACCESS TO GOLF CLUB LAND

7.1 The question of public access across the Golf Club Land has always been an issue and was identified by the Hearings Panel as something that needed to be addressed in the context of granting a new lease to the Golf Club at that time.

7.2 Section 17(2) of the Act, relating to recreation reserves, provides that "*The public shall have the freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 53 and 54, to any bylaws under this Act applying to the reserve and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it*".

7.3 The 1995 RMP provided (Policy 17 at page 21) for an appropriate network of paths and trails within the Park to accommodate all users, including a loop track encompassing the golf course and the sports fields (including a short section of Onetangi Road). That loop track included a section adjoining the Rangihoua Estuary as well as a bridge across its northern arm. The loop track was identified on the concept plan attached to the 1995 RMP.

7.4 In the Hearings Panel Decision, the chairman referred to the 2006 District Plan and its provision for access as follows:

> "*Many aspects of the current debate about use and access within the park were consulted on at length during the development of the Proposed 2006 Auckland District Plan : Hauraki Gulf Islands Section. A lot of work went into the consideration of the wide range of issues raised in submissions, and at the end of this process there is a definitive objective in the District Plan as it relates to Rangihoua Park. This reads:*
>
> ***"To provide for appropriate levels of public access to the park. The polices by which this objective will be met are:***
>
> - *By providing for public access at appropriate locations*
> - *By recognising the importance of linking walkways, mountain bike and bridle trails in the park within the wider network of walkways and trails, and*
> - *By providing for the various recreational activities in a manner that avoids conflict or risks to public safety."*

Further commentary in the Hearings Panel Decision is relevant (page 19):

> "*The provision of appropriate public access to Rangihoua Park requires a balancing of the primary interests of the general public and the need to manage the resources of the reserve on the one hand, as against those of community organisations providing public facilities who require security of tenure because of asset investment and for the protection and control of the public using their facilities.*

The Reserves Act does envisage exclusive use being made available by way of a lease to sports clubs and community organisations where there is good reason, and where it is deemed to be in the public interest. However, in our reading of the legislation the legitimate needs of the public are to take priority, particularly in coastal locations."

Again, at page 20:

"*During the draft management planning exercise,* [1995] *other Council initiatives, and the District Plan reviews, many people flagged the need for there to be good public access between Onetangi Road and the sports grounds. This can and should be made available around the coastal margin on the western boundary of the golf course.*

With this legislative background and mandate firmly in mind, and being aware of the objectives and policies in the District Plan that have emerged from public processes, the Panel is intent on ensuring the public does have appropriate access to its Park.

The Panel finds that the requirement for adequate public access at appropriate locations within the Park is not currently being met, particularly along the margins of the estuary and around the boundaries of the reserve, and needs to be addressed."

7.5 Having reached that conclusion, the Hearings Panel considered what would be appropriate public access in relation to the golf course, in the following paragraphs (page 23):

"*Having found that the requirement for adequate public access at appropriate locations within the Park is not currently being met, particularly along the margins of the estuary and around the boundaries of the reserve, the Panel is not willing to include the coastal margin within any intended lease to the Golf Club. Having assessed this situation on the ground, including the location and direction of the existing holes developed by the club, a minimum strip of 10 metres will be "reserved" for general public access around the coast, except where this will impact on any existing tee or green. There is no intention to require changes to the existing facilities, but at the same time a reasonable width must be provided to protect the banks bordering the estuary.*

In similar vein, the Panel will be retaining for the general public the right to walk around the eastern and southern boundaries of the Park. To facilitate this, the eastern and southern boundaries of the Golf Club lease will be set 5 metre[s] inside the Park boundary. This access will not be available for riding horses, an extensive network of horse trails having already been established in the vicinity of the Park in recent times.

Making proper provision for public access removes a lot of uncertainty for all parties, if it is managed correctly and if an attitude of understanding and respect can be engendered. It also provides certainty for the Golf Club in its tenure and its ability to proceed against those who intentionally trespass on the golf course. The Council has a significant responsibility for ensuring the access arrangements are clearly defined on the ground, including fencing or otherwise marking the eastern and southern boundaries, supported by signage at the Park

entry points that clearly explains where people can go, by what means, and for what purposes.

It should not be assumed that the provision of coastal access rules out the need for the estuary boardwalk. This matter was raised at the Hearing. The Panel has been informed that the boardwalk is not a substitute for not having public access around the golf course coastline, but rather is part of a wider network of walks and provides a particular experience associated with the coastal marine area."

7.6 The 2013 Lease Plans reflect the decision of the Hearings Panel in relation to definition of the public accessways, although events since 2013 have resulted in the coastal access margin being shifted away from its proximity with the 8th golf hole following the construction of the bridge over the estuary. That public access has been used by members of the public since that time and the arrangement is quite acceptable to the Golf Club.

7.7 The eastern and southern access strips as defined on the 2013 Lease Plans have never been formed by the Council. Given the more direct access to Onetangi Sports Park through the coastal access along the western boundary of the golf course, it is uncertain the extent to which the eastern and southern access would be used, given its ultimate destination is the sports club which is the same destination as the western access. However, if Auckland Council and Waiheke Local Board wish to implement the eastern and southern access, the Golf Club would have no objection to the rights of access being extended to horse riders and bike riders.

7.8 The Act provides that leases of recreation reserves must provide for reasonable access to the public for the purpose of viewing the relevant recreation use. This has always been understood and accepted by the Golf Club. Further pedestrian public access within the golf course, in addition to that required under the Act would, in principle, be acceptable to the Golf Club, subject to appropriate safeguards to protect the health and safety of the public.

7.9 There have been suggestions from time to time for dedicated trails through the Golf Course Land for use by equestrians and bike riders. It is the view of the Golf Club and its architect that such multi-use trails are highly incompatible with the golfing activity on the golf course. They raise real dangers in terms of health and safety. The golf course is located on a relatively small total area for 18 holes of golf. Consequently, there is minimal room between holes where multi-use trails could be located. Virtually all of the golf course area comes into play because most golfers are not very competent and hit a lot of errant shots. The relatively small area gives rise to a fundamental incompatibility between golfing activity and equestrian and cycling activity on this particular site.

7.10 Other potential issues arise from multi-use trails. One is ground damage, particularly under wet conditions and where traffic is concentrated in narrow trails. This might result in "*in play*" parts of golf course becoming unpayable during wet conditions and the relevant areas would be unmowable with normal golf course mowers.

7.11 Another potential problem is that horses have a naturally nervous disposition. Inevitably, the sights and sounds of a busy golf course, if multi-use trails are located within the tight confines of this golf course, will result in situations where horses take fright, resulting in the possibility of riders being unseated and horses bolting. This has occurred on at least one known occasion along the coastal access strip since it was formed. There is also the possibility of horses, their riders and cycle riders being hit by errant golf balls. For these reasons, the golf course architect concludes:

> "*It is my opinion that the establishment of multi-use trails within the golf course would be highly problematic. If such multi-use trails were to be installed within the golf course there is an implied suitable/acceptable level of safety for trail users (eg horses and riders). In my opinion, given the nature of the site and normal golfing activity, such an implication of a suitable level of safety would be false*."

7.12 The Golf Club believes that no provision should be made in the RMP for equestrian and bike trails within the Golf Course Land. Any such proposal should be dealt with in the context of approval of any course development plan and lease in respect of the Golf Course Land when all issues can be appropriately identified and taken into account.

7.13 The proposed corridors around the perimeter of the golf course provide direct access to the southern bush-covered section of Rangihoua/Onetangi Sports Park and the 250-hectare Whakanewha Regional Park, both of which have extensive walking, biking and horse trails open to the public.

7.14 Clause 14.7 of the 2007 Lease permitted Auckland City Council (now through the Local Board) to develop public accessways over the golf course subject to appropriate consultation, with the Council responsible for meeting the cost of construction and ensuring that no potential hazard could arise to members of the public using such accessways. The Golf Club would envisage that a similar provision might be included in any new lease and the exercise of that right would be dependent on consideration of all relevant factors at the relevant time, particularly health and safety issues.

8. PUBLIC BENEFITS REFERABLE TO THE GOLF COURSE

8.1 A number of comprehensive reports on the important role which golf courses play in our community have been commissioned in recent years. Without exception, they conclude that golf provides substantial return to the community in terms of:

(a) physical activity, health and wellbeing outcomes;

(b) social and community outcomes;

(c) environmental outcomes;

(d) economic outcomes.

8.2 A number of important statistics are presented in the Auckland Council Golf Facilities Investment Plan Discussion document in 2016. Some of those statistics follow:

(a) Golf continues to be the number one sport for adults by annual participation.

(b) The number of Aucklanders playing golf is growing.

(c) Auckland has higher levels of Maori participation in the game.

(d) Golf is the most popular sport (annually) for NZ Europeans.

(e) Golf is the second most popular sport (annually) for Maori.

(f) Golf is the most popular sport for 35-49 year olds in Auckland and is also popular in the 50-64 age group.

(g) Social reasons are the common reasons for taking part in sport and recreation activities across Auckland.

(h) Social benefits are valued above all other membership benefits for current golf members and casual players.

(i) The provision of welcoming and social golf facilities has a potential to promote a necessary and positive club culture and encourage socially engaged golfers to play golf more often.

(j) When a sense of community is provided by a sport organisation, it will result in long-term participation.

8.3 In terms of community and social outcomes, the discussion document comments:

> "*One of the purposes of local government is to promote the social and cultural well-being of communities. The Auckland Plan emphasises the importance of connecting the community with sport and recreation activities. Golf has a high social and community value in terms of creating a good relationship between the golf course and the local community. The context of the game enables diverse groups of people and communities to come together.*"

8.4 In a paper by Walker Research Group in 2011, the authors commented:

> "*A recent United States study showed that a sense of community is a key outcome of golf participation. This has been linked to both psychological and physical outcomes, including performance, sense of belonging, empowerment, self-esteem and friendships. Clubs that provide much stronger outlets for community building tend to have a higher participation rate.*"

8.5 The Auckland golf facilities discussion document predicts that Auckland's population is expected to reach two million by 2033, and more golf facilities will probably be required to keep up with the demand until that time.

8.6 The importance of the health, social, environmental and economic outcome of golf have been analysed at length and quantified in a number of reports including the following:

(a) O'Connor Sinclair Report – National Golf Facility Strategy New Zealand Golf 26/7/2013.

(b) O'Connor Sinclair Report – Auckland Golf Facility Strategy New Zealand Golf 15/7/2013.

(c) SBP and Street Ryan Report for Golf Victoria – The Community Impact of Golf in Victoria (Economic, Social and Health) April 2016.

(d) Martin Jenkins Report – Cost-Benefit Analysis Methodology and Model for Publicly-owned Auckland Golf Courses 4 May 2018.

8.7 The most useful summary of the significant and positive impact of golf in Auckland is contained in a report prepared in 2018 by New Zealand Golf. This summarises many of the messages contained in the earlier reports, provides some important statistics relating to Auckland golf and contains a very concise picture of the contribution which golf makes to the health and wellbeing of Aucklanders of all ages, enhances social capital and community resilience, plays a large and important role in the environmental landscape of Auckland and contributes significantly to the economy and provides employment opportunities for many Aucklanders. It comments that golf tourism is on the rise and major events contribute to Auckland being viewed as a destination for domestic and international visitors. This summary is set out in **Document 16**.

8.8 In 2013 New Zealand Tourism published a report "*Golf Tourism New Zealand Progress Report*" which identified golf as a popular tourist activity with New Zealand well positioned to offer a unique golfing experience to the world. Although the new strategy targets international golf tourists which, and focuses mainly on the international tourist market and a group of high-quality courses in New Zealand, there are learnings that can be taken from the initiative and applied to other courses looking to grow their visitor numbers whether from near or afar. This strategy would apply very much to Waiheke as an increasingly tourist destination.

8.9 A study published by the British Journal of Sports Medicine suggests that playing golf regularly is associated with longer life expectancy and a lower risk of heart disease and strokes. Though the stereotypical golf player is a man of middle age, this is far from being a criticism. It makes intuitive sense that people, women as well as men, who are beyond the first flush of bodily strength would wish even so to enjoy the outdoors, and to commune with nature, and because golf is, by definition, a sociable recreation – in which players compete and also converse, it engages the mind as well as the moderate exercise of aerobic fitness. An international consensus statement on golf and health was published to guide action by people, policymakers and the golf industry and was published in the British Journal of Sports Medicine. Some comments in that statement relating to the health benefits of golf are instructive:

> "*A global consensus among leaders and public health, public policy and sport backs golf in the race to tackle physical inactivity and the prevention of a range of non-communicable diseases including heart disease, stroke, diabetes and cancer of the breast and colon. Evidence linking golf and health, commissioned by the World Golf Foundation and supported by the R&A, was presented in London at the 7th Congress of the International Society for Physical Activity and Health. The biennial scientific meeting is widely considered as the world's flagship physical activity and public health event attended by more than 1,000 delegates from 60 countries.*"

It was recognised that playing golf has significant physical health and wellness benefits and can provide moderate intensity physical activity for persons of all ages.

8.10 The World Health Organisation has found that positive interpersonal interactions and social participation are crucial protective facts from developing mental health problems. Additionally, relaxing outdoors and interacting with people is reported to reduce stress levels – this keeps blood pressure at normal limits and reduces the risk of a stroke.

8.11 Although golf is seen as a moderate form of exercise, in an 18 hole game golfers can walk more than 10,000 steps, or around 8 kms – which quickly adds up over time. The distance walked is important as health services recommend at least 150 minutes of moderate activity a week – in the case of golf, this is easily achieved in a single round.

8.12 Some commentary on these benefits as they apply to the Waiheke Golf Club:

(a) A significant number of members of the Golf Club are retired. Their principle activity during the week is golf. Many of them play several times a week, providing them with exercise and the opportunity to socialise with other retired members, both men and women. Morning or afternoon tea at the clubhouse following a round of 9 holes is the norm for this group of golfers.

(b) Wednesday morning provides the opportunity for the women members to play and the course is reserved for them on that morning.

(c) A group of 50 junior members meets on Monday and Tuesday afternoons and with the assistance of members and parents of juniors receive tuition and participate in competition events at the club.

(d) Saturday afternoon is competition time for members, both men and women. It is well patronised and, after playing two rounds of 9 holes, there is a convivial social hour or two on the veranda of the clubhouse. Participants come from all walks of life and for many it is the most important social outing of the week.

(e) Other community organisations use the golf course for tournaments to host their customers and other events are held by members from time to time for groups for friends and associates.

(f) The clubhouse has a bar and cafeteria and barbeque facilities for after match prize givings and functions.

(g) The Golf Club provides an important social connectivity between members and visitors and also a number of businesses on Waiheke which provide products and services to the Golf Club. The Golf Club employs a number of employees in the operation of the golf course and contributes to the economic welfare of the island.

(h) The golf course provides an important facility for visitors to the island, both those who have holiday houses on Waiheke and also many causal visitors to the island. As Waiheke becomes increasingly a tourist destination, so do the number of casual players increase at the golf course. Were the Golf Club able to provide a conventional 18 hole course it is believed that this volume would increase significantly.

(i) It is believed that ATEED has adopted a strategy (GEM) which focuses on golf as an important destination activity for encouraging tourism to Auckland and

Waiheke's facility and its plans for an 18 hole course are believed to fit within that strategy.

9. SHOULD THE GOLF COURSE LAND BE GIVEN OVER TO SOME OTHER RECREATIONAL ACTIVITY?

9.1 The Golf Club is not aware of any other sporting group which has expressed a desire to supplant the Golf Club's long-held plans to develop the additional golf holes by seeking to establish another sporting facility in that area. Certainly, there can be no other recreational activity on the island which is more deserving or appropriate for this land than the Golf Club which has been promised the opportunity on so many occasions but has continually been prevented from fulfilling those promises. The Golf Club believes that it has a legitimate expectation to confirmation of that opportunity through the RMP process.

9.2 Waiheke provides for a wide range of sporting and recreational facilities. For a small community of 9,250 permanent residents, the range of activities available is extensive and surpasses many mainland communities of similar or greater size. There are some 12 sporting clubs on the island, mostly located in or adjacent to the urban areas. Of these, eight have dedicated sports grounds serviced and maintained by Auckland Council or operating from Auckland Council reserve facilities, such as halls etc. In addition, the availability of dedicated walking tracks, cycle and horse trails is extensive.

9.3 The two sports parks on the island comprise:

(a) Onetangi Sports Park comprising a complex of rugby and soccer fields and public tennis courts, the Waiheke Adult Riding Club, the Waiheke Golf Club and a dedicated five kilometres of mountain bike track and frisbee golf area.

(b) Ostend Domain. This is the location of the rugby league grounds, netball courts, and more recently, the base for Waiheke Softball.

With few exceptions, the maintenance of all of these grounds is the responsibility of Auckland Council. The most significant exception is the Waiheke Golf Club with maintenance of the course being the direct responsibility of the Golf Club at no cost to Auckland Council, although recognising that Auckland Council is responsible for the upkeep of the exterior of the clubhouse and from time to time makes grants available to the Golf Club for improving its facilities. The Golf Club occupies 35 hectares of the park, of which approximately half is developed into a challenging and beautifully maintained 10 hole course, with the balance of the land intended to be developed to form an 18 hole conventional golf course to the same standard.

9.4 The Golf Club has identified only two recognised sporting activities that do not have dedicated facilities on the island, namely swimming and hockey. In both cases there is a local desire ultimately to have a suitable facility but capital investment will be significant for this purpose. Feasibility studies are presently being undertaken in relation to an

appropriate swimming pool. The Golf Club understands that the demand for hockey is only school level hockey with adult demand virtually non-existent. At the moment children are using tennis courts for practice. Apparently, the current line of thinking is to obtain a field between the primary school and the high school, and for this to be an all-weather astro-turf surface.

9.5 The only other recognised land-based sport not available on the island is squash but there is not known to the Golf Club to be anybody actively seeking such a facility.

9.6 Waiheke has approximately 100 kilometres of walking trails throughout the island. These vary in complexity and length providing excellent vistas of the island and its environment and provide pleasant and challenging exercise for those who take advantage of the trails. Additionally, there is an extensive network of cycle trails and horse-riding trails provided through the island.

9.7 In addition there are many reserves on the island available for the public's recreation and use. The 1998 Recreation Waiheke Report listed all of the reserves on Waiheke at that time, as follows:

1. Reserves in public ownership – 108, total area 317.78 hectares

2. ARC reserves (Whakanewha Regional Park) – 1, area 250 hectares

3. DOC reserves – 10, total area 115.8 hectares

Total: 683.5 hectares

In addition, the report contains details of 12 reserves then in private ownership with rights of public access having an area of 148.45 hectares.

9.8 According to Recreation Waiheke: Waiheke's open space network plan 2012:

> "*Auckland Council owns and/or administers around 135 parks and reserves – these are shown in the open space network maps in Appendix B of this plan. Some of the reserves are owned by DoC but vested in Council to control and manage.*
>
> *DoC retains management of four reserves on the island, which preserve ecological and historic features, including Stony Batter and Matietie Historic Reserve. Forest and Bird has three reserves, two of which have track networks connecting to open space areas administered by Auckland Council.*
>
> *Waiheke is fortunate to have a diverse range of parks and open spaces. They offer a variety of recreational and leisure experiences for Waiheke residents and visitors, and places for social interaction. The parks and open spaces provide access to and along the coast enabling a range of water based activities to be experienced. They also help protect Waiheke's natural, cultural and historic*

values. Some are venues for the cultural events that bring vibrancy and economic benefits to the island.

The results of a 2012 survey showed that the natural beauty and the uncrowded, undeveloped nature of Waiheke's open spaces is highly valued by the community, as is their variety and accessibility. The island's unspoiled beaches and the walkway networks, particularly the routes along the coast and through bush areas, are favourite destinations for local residents. The quality of the natural environment within the open space network and the effort that goes into maintenance and cleanliness is also valued. Residents favourite parks were Whakanewha Regional Park, Onetangi Beach, Palm Beach, Onetangi Sports Park and the coastal walkways in western Waiheke.

The majority of the parks and open spaces administered by Auckland Council are esplanade reserves and neighbourhood parks which provide informal recreation opportunities and access to the coastal environment. The largest reserve is Whakanewha Regional Park5. This park contains significant mature coastal forest, a large wetland which is home to some uncommon birds and a crescent-shaped beach. It provides opportunities for picnicking, walking, horse riding and camping. There are two sports grounds, the largest of which is Onetangi Sports Park, which caters for a range of outdoor recreational uses, including team sports, tennis, mountain biking and golf. Indoor recreation activities are provided for at the Waiheke Recreation Centre in Surfdale.

Development of the open space network over the past few decades has provided a comprehensive walkway network in the western part of the island and progress has been made towards more walkway connections in the eastern area. In total Waiheke Island has over 70 kilometres of walkways. This comprehensive network, still evolving, provides stunning views over the waters and islands of the Hauraki Gulf to parts of mainland Auckland and Coromandel. Just as important are the views within the island and over native bush and wetlands, farmland and small villages. However there are still many areas of coastline, particularly in the eastern end of the island, where there is no public access by land."

9.9 The Auckland Council reserves totalling 318 hectares are categorised as accessway, recreation, esplanade, scenic, bush, cemetery and scientific. There are two sports parks, the largest of which is Onetangi Sports Park. It is the second largest reserve within the Auckland Council reserves portfolio occupying approximately 53 hectares of land. It is classified "*recreation*" in the 2006 District Plan. There are a further 105 hectares of Auckland Council reserves on the island classified as "*recreation*". In all, there are 34 reserves classified as "*recreation*" on the island. At present the Waiheke Local Board is proposing to classify further reserves as "*recreation*" under the Act.

9.10 The balance of reserves on the island, comprising approximately 158 hectares, are essentially classified for their intrinsically natural and environmental characteristics. With few exceptions, these are esplanades, accessways, scenic areas or bush. This is in addition to the 250 hectare Whakanewha Regional Park and further 116 hectares of Department of Conservation reserves. The reserves in private ownership with rights of public access include the Forest and Bird reserves, Cascade Track, Orikaka Reserve, Te Waharau Bay, QEII Reserve, Woodside Bay Reserve esplanade access strip and

walkway plus Stoney Batter and Owhanake Bay with walkways, tennis courts and halls among others.

10. THE GOLF CLUB'S NEED FOR TIME AND A LONG-TERM COMMITMENT

10.1 The Golf Club seeks a long-term commitment for purposes of completing the additional 8 holes, given the complexity and cost of the processes which the Golf Club must follow before it even starts that work and because of the requirement for funding to give effect to the development.

10.2 The Golf Club and Auckland Council have always acknowledged that the development of the full 18 holes would take a significant period of time, given the capital requirement, the relatively narrow membership base of the Golf Club and the economic profile of those members. For some years now, the Golf Club has imposed a levy on each member in addition to annual subs which has been put aside for development purposes. But completion of the new eight holes will be dependent on funding and support from other bodies. Clause 33 of the 2007 Lease acknowledged the long-term nature of the 18 hole development:

> "*33. **FUTURE PLANS***
>
> *33.1 The Tenant has advised Council that it has future concept plans for the development of additional facilities. The implementation of these plans requires substantial planning and fundraising by the Tenant and is unlikely to be achieved before the Final Expiry Date. The Tenant acknowledges that such a development requires both regulatory consent and consent by Council as landowner under this Lease and that full details of the additional facility must be supplied to Council in support of any application by the Tenant for a further term beyond the Final Expiry Date. Council has absolute discretion whether to approve the additional facilities and a grant of a further term to the Tenant beyond the Final Expiry Date. Council's decision whether or not to grant a further term of fifteen (15) years will be determined in accordance with the policy applying at the time of the application.*"

10.3 In terms of funding of the additional 8 holes, the Hearings Panel Decision contains some relevant commentary. At page 22 the Hearings Panel stated:

> "*Acknowledging that the development of an 18 hole golf course is appropriate for the island, the Panel turned its attention to identifying **how this development might be supported**. What role, if any, might the Council have in providing support? If it is legitimate for Councils to resource the provision of playing fields and tennis courts, why not a significant contribution to a golf course?"*

The Golf Club believes that Auckland Council has, since 2011 when Paul Walden and Denise Roche first raised issues concerning the legality of the 2007 Lease, the Council must have spent, both in external and internal costs, many hundreds of thousands of dollars in managing the Waiheke Local Board through the various processes relating to the Golf Club lease since that time, in a Conduct Review Hearing Panel hearing in 2012, in High Court litigation brought by Hauraki Gulf Enhancement Society Inc (now in liquidation), in mediation relating to that litigation and subsequently in relation to the RMP

process. It is regrettable that such money could not have been devoted to the new course development which could have been completed with that money and within that time.

10.4 The Act provides a mechanism to the effect that, if Auckland Council believes that sufficient progress is not being made in implementing the mandated development, it is entitled to terminate the lease. The Golf Club is happy with such a provision (as was contained in the earlier leases) but would seek an amendment to the relevant provision to reflect that any termination might apply only to the land the subject of the new 8 holes, and not to the existing Golf Club land which can be regarded as substantially developed in terms of a golf course.

11. A FINAL WORD

11.1 For 45 years the Golf Club has committed its full effort and resources to establish a public golf course on Waiheke. The first 17 years was wholly devoted to creating the first 9 holes from scratch. Since 1990 there has been continual improvement to those 9 holes and the building of a 10th green. But the driving ambition throughout the entire period has been the creation of a full 18 hole course of which the island can be proud.

11.2 The Golf Club believed this dream could at last be realised when Auckland City Council finally agreed in 2007 to grant a lease to the club. Comprehensive planning got underway but was railroaded in 2011 when the 2007 Lease was challenged. And the journey since then has been one of continual frustration. Indeed, since 1989 the Golf Club has been required to justify its existence and plans for an 18 hole course through numerous public forums and, notwithstanding the very substantial public support for the Golf Club through these processes, the Golf Club is back to square one.

11.3 Even if the dream is kept alive through the RMP the club faces at least three further hurdles before it can proceed to develop the additional 8 holes. If the RMP is not responsive to this dream, the opportunity to achieve this outcome will be lost.

11.4 It is fair to say that the members of the Golf Club are exhausted by the continual frustration of their wish to establish a public facility which would be cherished as a wonderful asset for the island.

PART D – EXPRESSIONS OF SUPPORT FOR THE GOLF CLUB'S SUGGESTIONS

Expressions of support for the Golf Club in this process have been received from a range of people and organisations. These are attached to this Part D.

PART E – DOCUMENTS

The following documents are attached to this Part E.

1. 1977 Lease plan.

2. 1995 RMP concept plan.

3. 1996 District Plan.

4. 2006 District Plan.

5. 2013 Lease Plans.

6. Hearings Panel Decision.

7. Memorandum of understanding dated 18 October 2012.

8. New concept plan for 18 hole course.

9. A detailed history of the Golf Club.

10. and
11. 2009 comprehensive resource consents.

12. Gerry Rowan CV.

13. Summary prepared on behalf of Auckland City Council/Waiheke Community Board of the suggestions received from the public for incorporation in the draft reserve management plan for Rangihoua/Onetangi Sports Park.

14. Letter dated 29 January 1992 to Auckland City Council from the Golf Club, Waiheke Sports Club, Waiheke Soccer Club, Waiheke Rugby League, Waiheke Cricket Club, Waiheke High School, Waiheke Junior Rugby, Waiheke Touch Football and Waiheke Tennis Club.

15. Section 10a.24 – Rangihoua Park of the 2006 District Plan.

16. and
17. Decisions relating to the consents.

18. Summary of the significant and positive impact of golf in Auckland contained in a report prepared in 2018 by New Zealand Golf.

From:	Lynette Reed
To:	Rangihoua Onetangi RMP
Subject:	Submission on draft reserve management plan for Rangihoua Reserve
Date:	Wednesday, 9 November 2022 8:43:17 am
Attachments:	Rangihoua sub 2022.docx

Please find attached our submission on the above draft plan.

Regards

Lynette & Graeme Reed

SUBMISSION
RANGIHOUA RESERVE, ONTETANGI DRAFT MANAGEMENT PLAN

The Rangihoua Reserve is in a worse state than when Auckland Council took over the reserve about 1989 and the plan does nothing to correct the wrongs that have been done. Illustrations and text within the plan must record all natural features of the reserve as they were in 1989 and as they must still be, when the council became responsible for protection of those features in 1989.

The wetlands need urgent attention to bring them back to their original state and the margins for the wetlands should be a minimum of 20m, not "up to 10m" as in the draft proposal. The margins, streams and wetlands of Rangihoua are all integral with and part of the DOC registered Putiki Bay /SES and should be managed sensitively and treated as the precious treasures that they are. The catchment is rare, both regionally and nationally.

The Reserves Act S17(2)(b) and S17(2)(d), the primary purpose determines the extent of protection of natural features and cultural values and these are threatened today. The draft management proposal does not give protection of the natural features and cultural values as its primary purpose. The primary purpose in the draft plan needs to be changed to ensure that protection of the natural features and cultural values of the reserve are included. And then the language through vision, goals, objective, policy and action items needs to be changed accordingly.

Riparian margins must not be destroyed to fit around active recreation. Instead the principles of contemporary course architecture, and international golf associations require that a golf course fits in around nature .

Illegal fill has been dumped, blocking and thus trapping the kokopu from breeding and migrating. The fill requires immediate removal and any necessary assistance given to the fish. Some parts of the water system, ie the south west corner of Area 1 have been buried, diverted, channelled and modified and this needs to be rectified.

There should be no golf tees placed on both sides of the wetland so that the margins are not damaged by golfers walking across them. All tees on the golf course area should be on the Onetangi Road side of the course.

We support a helipad on the reserve for emergency use if there is no other more appropriate site.

The draft plan says an expansion of the golf course is not intended. The Golf Club want an 18 hole course. The area is too small for such an expanded course. Instead, golfers can have 18 holes by going around the course twice. They can use their imagination for this when placing the tees. Globally people are being asked to limit their demands on the natural world, ie reduce their footprint. This also applies to organisations, clubs, etc. We oppose any increase in the area of the golf course to allow for 18 holes.

T

There is no lease of the golf course land to the Golf Club as the Minister at the time would not give consent without a management plan. Therefore the Golf Club has no lease, no licence to occupy and no legal right to use the land. That means that the Golf Club is squatting on the land. The proposed lease had a rent of $1.00 plus GST, if required. We imagine that the council has never asked for any rent.

Another matter which needs attention is the amount of rental to be charged to the Golf Club. A peppercorn rental is not acceptable. There must be a more meaningful amount set for this land. Currently annual membership costs nearly $700 so it can be seen that the club is not struggling financially and this is shown in their financial return to the Companies Office which shows an amount of approximately $400,000 cash. The rental needs to be of an amount that would significantly contribute to the management of the whole reserve.

While the draft plan says that there will be no increase in the golf course area it provides Activity Footprint "golfing activities" area 1 (see Figure 10) which preserves a component of an old 18 hole course layout by extending to the south east corner over tributaries of the Rangihoua creed watercourse and wetland system. Therefore the plan provides for Stage 1 and Stage 2 meaning a large area for the golf course. No increased area for the golf course must ever be given.

The Management Plan must state that the golf course area will never be increased. When a lease is drawn up it must clearly state that there will be no increase area for the golf course; no fill is to be dumped on the streams or wetlands, other passive users, eg walkers, horse riders, etc are free to use areas designated for them so that residents can readily use the reserve. The lease must require the golf club to pay a reasonable rental for the use of such a large area of public land and there should be a provision for the rental to be reviewed every five years.

The council has failed to fulfil its obligations under the Reserves Act, RMA Act and the Hauraki Gulf Marine Park Act or to give effect to the reasons the reserve land was purchased by the County Council and the ratepayers. The council has never taken any measures to effect remedial action when they have noted the dumping of fill, etc but instead have turned a blind eye to the matter. This is not acceptable for such a reserve especially. Golf is not to take priority over remedial work on the streams and wetland. Any earthworks involved must only be for the removal of fill.

There has been bias in favour of the golf club over many years. Bob Upchurch was on the previous local board and he was president of the golf club. While in public he admitted to a conflict of interest and stood away from the subject, in closed workshops he was a vocal supporter of the golf club, which was revealed in the minutes.

We have just learnt that a small Assessment Committee was formed late July 2022 and the members were given very wide powers which are frustrating in a democracy. It is the second power which is anti democratic. It gives the committee power to allow, accept,

disallow or not accept submission without any limitation. If the public take time to write and present submissions, unless there is foul language, they should be accepted.

There is also a conflict of interest, or a perceived conflict of interest, relating to one or more people on the Assessment Committee. This is worrying as together with the previous paragraph, it appears unlikely that submissions will get a fair assessment.

We support the submission of the Wetlands Ecological Environmental Defence Society (Weeds).

We wish to be heard.

Lynette & Graeme Reed
[redacted]
6 November 2022

From: Janet Moore
To: Rangihoua Onetangi RMP
Subject: Submission on the Rangihoua Management Plan:
Date: Wednesday, 9 November 2022 1:36:05 pm

To Whom It may Concern:

I endorse the submissions of the WEEDS group especially with regard to the endangered Kokopu breeding patterns which have been obstructed by infill. This is an important species to Maori after which they have named an opaque yellowish brown variety of greenstone termed "Kokopu".
I also appreciate the difficulty the Golf Club has in trying to set up greens in what are essentially ephemeral wetlands.
I'd also like to comment on the infestations of weeds along the base of the mountain. In a southwesterly direction above the rugby playing field; there is a virtual plantation of furry tobacco weed seedlings and young trees growing there.
It is an excellent location for dog walking but I am very concerned about Garry Dobson and his large number of big dogs (I've counted 11 on one occasion) some on leads but a lot wandering free. It puts me off going there with my dog because it worries me that if they were to pack,there would be nothing he could do about it.There has been a lot of controversy on the local community Facebook page from regular dog owners who don't feel safe walking there because there's no indication of when he's likely to be around.It seems that it's a business for him but one that effectively excludes a lot of local dog walkers. It has been said that he lives in his wagon. Those of us who live in homes and pay rates should not be excluded from the amenity value offered by this recreational facility. Perhaps it would be helpful to prohibit anyone with more than 2 dogs from walking them there off lead.

sincerely,

Janet S. Moore.

[redacted]
[redacted]
[redacted]
Ph [redacted]
Email: [redacted]

To: rangihouaonetangirmp@aucklandcouncil.govt.nz

7th November 2022

Dear Sir/Madam,

RE: Te Mahere Whakahaere 2022 mō Te Papa Rāhui o Rangihoua me Te Papa Rēhia ā-Hākinakina o Onetangi **- Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan 2022**

I have read the proposed Reserve Management Plan and am concerned with the proposal to remove part of the Onetangi Sport Park from the available land intended for use for sports activities.

Furthermore, it is my understanding the proposal area to have the change of use within the Onetangi Sports Park was previously intended for golf, will have no public access. The merits in this escapes me.

I am opposed to the draft Reserve Management Plan as proposed and suggest that the Park be preserved as originally intended or at least that part of the Park land that has been identified for native reserve be held in perpetuity for sporting activities.

I have resided on Waiheke Island since 2008 and have supported a wide range of community activities on the island including the local Waiheke Primary School fund raising, Sculptures on the Gulf, Jazzy Deans Garden Safaris, the dirt-track fund raising activities, numerous other charity auctions and fund-raising activities held over the years on the island.

The appeal of Waiheke Island for me was the uniqueness of the island, it's closeness to Auckland yet separation from the busy-ness of the mainland. Waiheke Island offered (and still does) most of the social services and facilities available within Auckland coupled with an island environment strongly focused on nature and the preservation of its natural beauty. It has an abundance of nature reserves available for

public use, and of course, there is the well-maintained and attractive Whakanewha Regional Park.

Unfortunately, Waiheke Island has limited reasonably flat land that could, in the future, be used for sporting activities including golf. Most of those sites are privately owned and would be very expensive to acquire. None would be of sufficient size to accommodate a publicly available golf course for Waihekians.

My past occupation occasioned me to live in several different cities and towns in New Zealand plus an extended period in Fiji. It is the latter that possibly cemented my desire to move to Waiheke Island in 2008. It replicated the island experience I had previously so enjoyed with the connection to the sea and the island's natural environment.

In the 14 years I have lived on this island, Waiheke has experienced massive growth in tourism and is now considered the main tourist attraction, if not destination of choice, in the Auckland region.

I have been an active golfer for most of my life. Fortunately, my occupation allowed me to play golf at numerous locations around the world. The vast majority of those locations were tourist destinations and every location had one, if not more, 18-hole golf course that were in constant demand and an integral part of the community. The golf courses were not the prime attraction at those destinations, but a complementary activity enjoyed by myself and so many visitors to those destinations. And they do within their own right, bring additional visitors to that destination. Unfortunately, virtually all those courses were privately owned and expensive to play. In many locations public courses did not exist or were not available to visitors.

Waiheke Island does not have an 18-hole golf course.

An 18-hole course had been envisaged, planned, financially supported, and leases approved by past community and city leaders, and local authority office bearers. The Onetangi Sports Park is the perfect location. It is the only suitable and readily available parcel of land close to the urban boundaries. Significantly, the topography provides for a natural golf course layout with little disturbance or earthwork required.

Golf transgresses all ages, gender, ethnicity, physical abilities and disabilities. It is no longer available only to the elite or wealthy. It is one of the most widely played sport for all ages, it provides employment and career opportunities for our youth, and for those who have exceptional skills rewarding professional career opportunities.

Waiheke Island has young members who are very talented and with the right facilities, could achieve this. And, the Club's membership has grown significantly over the past 2 years.

Unfortunately, it is the only recognised tourism location in New Zealand without an 18-hole golf course. The Bay of Islands, Taupo, Queenstown all have resort courses in additional to club and town courses. Taranaki, Rotorua, Hawkes Bay, Wellington, Blenheim, Christchurch, Otago areas also have a mix of 18-hole resort and club courses but not Waiheke Island.

The draft Reserve Management Plan will, if approved as proposed, destroy the vision and foresight of your predecessors, but more importantly and most significantly, denied to all current and future residents (and visitors) the opportunity to play at a full 18-hole golf course on Waiheke Island. The golf course at the Onetangi Sport Park is publicly available to all and shall always be so, but without sufficient area of land to complete the 18 holes, the opportunity to have such an amenity on the island will be lost in perpetuity.

It is very well known that siting of the Waiheke Golf Course on the Onetangi Sports Park has been a contentious issue for a very small faction of the community for nearly 50 years. The real purpose of their actions is not known. They opposed the allocation of land within the Sports Park for golf in the 1970s, opposed renewal of the original lease in the 2000's, opposed the granting of a subsequent leases, and ultimately sought Ministerial intervention to overturn the lease process. The stated reasons behind their actions include "the existence of paper bridle paths" on an unenacted District Plan, failure of Auckland Council to seek Ministerial consent, failure of Auckland Council to grant a lease as advertised, and most recently, the preservation of wetlands and creation of native reserves.

What is known is that the principals behind these actions were neighbours of the property now incorporated in the Onetangi Sports Park when privately owned and were aggrieved when they were unable to acquire the property from the then owner. Over approximately 50 years they have formed at least 3 Incorporated Societies to challenge the various leases and Council decisions. Records filed in accordance with requirements of Incorporated Societies Act show these societies have or had no substance. Unfortunately, the cost to Auckland Council to defend its position has been substantial and of course, ultimately borne by the rate-payers of Waiheke Island and Auckland. This group's action has no regard for the betterment of the Waiheke Island community at large, nor the future generations of residents on the island.

The future of the Onetangi Sports Park is now at risk of being significantly compromised under this proposal. The Park needs to be preserved as a sports park facility and not diminished in size to satisfy a small faction in the community. A group that has never stated why they oppose golf or the golf club.

The hearing panel has an obligation to the future residents of Waiheke Island. This is the time to be proactive, forthright and to resolve this matter permanently. Please do not deny those that follow us namely, your children and my children, and their children and so forth, the opportunity to, at some point in the future, play on a full 18-hole golf public course publicly available to all, on Waiheke Island.

At the very least that parcel of land under the proposed plan intended for change in use should always be available for sporting activities (hopefully golf) as was intended with the original development of the Onetangi Sport Park in the 1970s.

Kevin Kite



Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

Waiheke Resources Trust Submission

WRT



WAIHEKE RESOURCES TRUST (WRT)

WRT has operated on the beautiful Te Motu Arai Roa | Waiheke Island in Tīkapa Moana | Hauraki Gulf since 1998.

Through six main project areas, WRT works to support thriving environments and communities by engaging, educating and supporting people in environmental restoration, food resilience and waste minimisation.

WRT collaborates with volunteers, interns, local business, national and regional networks, iwi, government bodies, subject experts and Waiheke whānau to build capacity and knowledge in the community toward the creation of a resource-full future for all. WRT believes that when environments are healthy and communities are connected, people and wildlife can flourish, and within that community a strong economy can exist.

WRT's Love Our Wetlands' project (LOWW) to restore the waterways of the Rangihoua catchment began as a partnership between WRT, Waiheke Local Board and the wider Waiheke community when WRT received its first contract for services in 2015 to restore a section of Rangihoua and three other wetland areas (Te Matuku, Matiatia Headland and Te Whau). The scope of restoration has since expanded to other parts of Rangihoua Reserve and Onetangi Sports Park as well as an additional three wetland areas across Waiheke.

Since the project began, LOWW has continually added value to its Waiheke Local Board service contract. It has raised over $1,000,000 for the restoration of Waiheke's wetlands and planted over 50,000 ecosourced trees, with around 60% of work done at Rangihoua. LOWW's corporate and community volunteer programme has seen over 4,000 volunteers who have collectively contributed over 12,000 hours.

WRT'S RANGIHOUA RESTORATION SITES TO DATE



FEEDBACK TO PLAN

WRT supports expanding future restoration areas for the reserves, and welcomes adjustments made by mana whenua and the community in forming this management plan.

WRT believes that the Plan does not give proper effect to the National Policy Statement for Freshwater Management 2020 and fails to provide an adequate framework to its implementation. Te Mana o te Wai should be recognised as a foundational concept that must be applied to freshwater wetlands and watercourses and included more in the Plan's goals and other relevant sections. Currently it is only mentioned once.

WRT supports that golf activities stay within the current lease and activity footprint as shown in Appendix 1, and as set out in the management intentions in Objective 7, policy 1 and 3 on page 25.

WRT supports renaming the reserves in alignment with mana whenua wishes.

SUGGESTED AMENDMENTS

WRT believes that the history of Rangihoua and Onetangi Sports Park Reserve should include the biodiversity journey of the area as well. WRT acknowledges that there have been periods of both biodiversity destruction and restoration done by many groups, individuals, and community restoration organisations. These should be mentioned in the Plan as they inform the ongoing restoration of riparian margins which has been ongoing in Rangihoua since 2015 as part of the Local Board funded Love Our Wetlands project.

Further to this, WRT would like to see an acknowledgement of its work by recognising it as a key organisation that is helping to deliver the vision and achieve the objectives of the Plan. This can be done by changing "volunteer groups" to "community restoration organisations" in pages 22, 26 and 38 to more accurately reflect the nature of the work, which involves trained paid staff working to deliver restoration outcomes as well as the coordination of volunteer groups. Community restoration organisations such as WRT should be recognised by the Plan as possible leads for implementing actions that will be focused on for the next 5 years.

SPECIFIC CHANGES

Page 14

- "The Reserve Management Plan seeks to ensure proper provision is made for sporting and recreation activities on the reserve whilst ensuring ecological protection to the extent they are compatible" implies that sporting and recreational activities take precedence over environmental restoration and ecological protection. WRT would like "to the extent they are compatible" removed.
- Classify "Rangihoua B3" pictured below as a "WATERCOURSES AND WETLANDS" area.

Page 22

- Change goal to "Protect and restore the biodiversity within Rangihoua Reserve and Onetangi Sports Park, with a particular focus on the watercourses and wetlands management area **and riparian margins.**"
- Policy 3: …"and **maintain and expand** the riparian margins to enable these activities to continue whilst ensuring stream restoration."
- Policy 5: "Work with the community to reestablish the natural wetlands, watercourses, ephemeral **streams and historical wetland areas** within the reserve to protect and restore biodiversity in the reserve".



SPECIFIC CHANGES

Page 25

- Policy 3: “Within the watercourses, wetlands **and riparian margins** or informal recreation management areas, a lease or licence should not be granted for sport or organised recreation, including golf, that requires permanent buildings, modification or development.”

Page 26

- Focus 6: …“This should integrate with, and support, similar work being undertaken **within the reserve area by community restoration organisations as well as contracted work on Te Pūtiki o Kahu maunga**, and enhance canopy cover in accordance with the Auckland Urban Ngāhere (Forest) Strategy "…

Pages 30-31

Focus 1:

- Change the focus to “Survey and map **biodiversity indicators** and the location, width and shape of wetlands in order to monitor changes and enable appropriate ongoing management **that includes existing restoration efforts.**”
- Include “community restoration organisations” as a lead.

Focus 2:

- Remove “up to 10m” and replace with “at least 10m”.
- Include “community restoration organisations” as lead.

Focus 3:

- “Ensure that riparian planting works in harmony with ~~existing~~ golf activities **and vice versa**, on the northern tributary in particular**. Ensure that it** is undertaken in combination with different mowing heights, frequencies and plantings at the rough and avoiding use of chemical fertiliser and herbicides that can be detrimental to aquatic life.”
- Define “plantings at the rough” in the glossary or rephrase, as this is not accessible language and does not provide clarity.
- Include “community restoration organisations” as lead.

Focus 4:

- Include “community restoration organisations” as lead.

Focus 8:

- Change “volunteer groups” to “community restoration organisations” as lead.

Focus 11:

- Change the focus to “Survey extent of watercourses to map the location, width and shape, water levels and volume of water **at all times of year to include effermal streams,** as well as flood events, in order to monitor changes and enable ongoing management.”

Page 34

Focus 4:

- Change focus to “Develop new paths, including around the existing golf course, in the south-eastern part of the reserve, **and to showcase a restored wetland**, in consultation with Ngāti Pāoa and other mana whenua, local groups/clubs and leaseholders”

Page 38

Focus 1:

- Change focus to “Following identification of extent of natural wetland in the south-eastern part of the reserve, undertake restoration of this as a habitat for native fauna, **acknowledging and continuing the restoration work that is already happening.**”
- Include “community restoration organisations” as lead.

CONCLUDING STATEMENTS

WRT would like to express its wish for community restoration organisations such as WRT to continue their restoration and monitoring efforts in partnership with the Local Board and mana whenua. It looks forward to continuing to tell the story of Rangihoua to visiting volunteer groups and engage them as well as local community members in actively restoring their environment.

WRT would like to acknowledge the cultural and ecological significance of the Rangihoua catchment. It is a highly valuable site for local biodiversity, and is a prime location for the public to engage with nature on Waiheke. It has been a pleasure to see Rangihoua's wetlands and riparian margins begin to thrive and regenerate over time, and to share this with the Waiheke community.

[redacted]

Michael Maahs

WRT General Manager



Waiheke Resources Trust

[redacted]

www.wrt.org.nz

General enquiries: info@wrt.org.nz

WRT WAIHEKE RESOURCES TRUST

From: Lynette Reed
To: Rangihoua Onetangi RMP
Subject: Fwd: WEEDS Submission
Date: Wednesday, 9 November 2022 8:42:46 am
Attachments:

To Auckland Council.
Please accept the attached two documents which are the comments and objections of the Wetlands Ecological Environmental Defence Society Inc (WEEDS) on the notified Rangihoua Reserve Onetangi Sports Park Management Plan 2022.

Please note.
1-due to software issues there is a problem within the document which has resulted in some internal cross references including fragments of text from the cross reference. This is not intended and it is not possible to fix this in the time available. WEEDS hopes to be able to provide a document with the cross references repaired. It is unlikely that this will be possible until early December.

2-the inclusion of the word ‘draft’ on the title page is an oversight. The word draft should have been deleted.

Kin regards

Lynette Reed
Secretary
Wetlands Ecological Environmental Defence Society Inc

Objections and Comments of the Wetlands Ecological Environmental Defence Society Incorporated (WEEDS) (DRAFT).

On The

Notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan 2022.

Under The Reserves Act (1977) S41(6)

Representatives of the society request to be heard in person by the administering body.

October 2022.

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2 Abstract.

The reserve contains precious natural features and is an important component of a beautiful and rare catchment that is representative of Waiheke Island Habitat and ecosystems. Within the catchment are protected blocks of land and registered sensitive ecological sites that are interdependent with the reserve for cohesion, pleasantness and harmony of the natural environment. The Rangihoua catchment, with the reserve, has been identified as rare in the region and in New Zealand. An extensive sequence of ecotone transitions extend from Taraire-bush headwaters through small waterfalls, raupo wetland, mosaics of estuarine, saline and freshwater wetlands to Putiki Bay and beyond. Natural features within the reserve have been damaged in the period during which Auckland Council and its predecessor organisations have been responsible for the protection of those features and for ensuring that the pleasantness, harmony and cohesion of the natural environment is conserved. We look to Auckland Council to fulfil its statutory obligation by restoring the damaged features, removing landfill entirely and providing for ongoing protection. WEEDS submits that the wetland watercourse margins be identified and reclassified under a more protective Reserves act classification.

Contrary to statements in Council documents, there has never been occupation rights for an 18 hole course in the reserve.

Philip Chote prepared a plan for an 18-hole course on private land in 1975; nine holes of the 18 were developed and form the current nine-hole course. A subdivided and significantly smaller part of that 1975 site is now Rangihoua Reserve. The reserve was purchased by the people of Waiheke for the landscape, major picturesque stream systems, excellent landscape qualities, space for various activities and a specifically a "nine hole course which would remain". Components of the reserve are occupied by wetland watercourse and margins as well as areas for sport, football, horse riding, a museum and clubrooms. Members of a golf club say, and published insights from Golf architects corroborate, that the area now available for golf in the reserve is too small for 18 holes without excluding the public, the horse riding community and burying protected natural features. Neither the course utilisation levels, which are low, or the resident and visitor population justify an expansion of the nine-hole course. Tom Doak, respected golf-course architect and the designer of the world top ranked Tara Iti course, describes a situation analogous to Rangihoua;

> *If […] sufficient acreage for 18 holes cannot be secured […] the 9-hole layout must be the first option considered […] 9 good holes are much better than 18 cramped ones. A really well-designed course should lose no interest the second time around, even in the same afternoon[…]*

Providing for a reconfigured nine holes around, separate from protected and restored natural features of Rangihoua is an outcome that could be celebrated by the golfing community. Protection and reclassification of all wetland, stream, watercourse and natural feature is an outcome for the environment that could be celebrated by all. We submit that these outcomes provide a chance for improved community relationships.

WEEDS notes that the notified plan lacks specificity and detail with respect to relevant aspects. The plan does not provide meaningful, clear, concise protection for natural features of the reserve within a robust simple management strategy. Further, the plan defers many aspects that should have been addressed within the plan for resolution at a later date away from public consultation; these include identification of wetland extent and determination of riparian margins. As such the plan is not a plan and is objectionable.

Further, WEEDS notes that the plan omits wetlands, watercourse and riparian margin from the wetland watercourse area; seemingly contemplating the preservation of many of those features in a damaged and degraded state for purposes that are not disclosed. The notified plan preserves the footprint of a discredited and irrational 18 hole golf course; for purposes not disclosed. It is difficult not to conclude that Council has not disclosed its agenda.

We submit that Council should abandon the notified plan, reclassify the wetlands watercourse margins and re notify a properly specified and detailed plan clearly setting out detail, specification and intention of the management strategy .

3 Notes and abbreviations

The notified plan for Rangihoua Reserve Onetangi Sports Park Management Plan is referred to as the notified plan, the management plan, the plan.

Wetland is defined in the Resource Management Act.

Published wetland identification protocols provide methodology for identifying wetlands [1], [2], [3] etc.

Protection, preservation, are defined in the Conservation Act (1987) S2. We rely on those definitions.

Hauraki Gulf Islands District Plan (HGIDP, the district plan)

This Auckland Council Webpage contains a copy of the draft plan and options for making submissions.

Auckland Council email address for submissions:
rangihouaonetangirmp@aucklandcouncil.govt.nz

Where WEEDS refers to a wetland or watercourse without referring to a corresponding riparian margin it should be read that WEEDS recognises and intends that all wetland and watercourse of the reserve are associated with a riparian margin.

[1] Defining Natural Wetlands Ministry for the Environment 2021

[2] Vegetation Tool Wetland Delineation, Clarkson, Landcare Research, 2013

[3] Wetland Hydrology Tool for Aoteroa New Zealand, Ministry for the Environment, 2021

4 The Importance of The Reserve To The Catchment Is Not Recognised Adequately or at All In The Notified Plan.

4.1 Rangihoua Is Integral With A Catchment That Experts Have Identified As Rare; Regionally and Nationally.

Fitzgibbon and Slaven of the Department of Conservation, in 1989, described the Rangihoua part of the Putiki Bay Site of Ecological Significance as[4];

> *[…] comprised of mosaics of freshwater wetlands, saline wetlands and mangrove forests in excellent vegetational sequences ("ecotones"). Only a handful of such wetlands of any size occur on Waiheke.[…]*

The same year, 1988, David Slaven catalogued about 70 rare and common native plant species in Taraire-Bush-headwater tributaries that flow through Rangihoua Reserve[5].

Don Chapple in his submission on the proposed district plan[6] in 1992 provided an assessment of the value of Rangihoua;

> *[…] Waiheke's hard-pressed wetlands, large and small - and their associated watercourses and catchments are in urgent need of wider recognition and every bit of respect and protection that we can give them. If the special designation "wetland" provides for that extra margin of care and attention (else why have the land under "wetland " at all?) then I believe it should be granted these hardworking and much neglected or abused servants of total*

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[4] P10 and P56. SITES OF ECOLOGICAL SIGNIFICANCE WAIHEKE ISLAND, Slaven and Fitzgibbon, Department of Conservation, August 1988.

[5] David Slaven, personal communication, October 2014.

[6] Submission on Proposed District Plan, Don Chapple, 1992.

environment. I cannot see why only one such wetland in the Western S.M.A. is worthy of such dispensation.

[…]

The Rangihoua is the most extensive and complex system in the Western Waiheke S.M.A. It is not yet seriously degraded like its big neighbour to the East (The Awaawaroa) but it will be unless extreme care is taken to protect it in all its parts from now on. […]

The reserve has been the subject of various ecological assessments since 2012, normally commissioned by Auckland Council or a golf club and often the ecologists have been unable to address parts of the reserve over which a golf club has sought an expansion (see Figure 1 for an example noting the widespread wetland components but also the areas not visited in the south east corner).



Figure 18. Wetland habitats identified at Rangihoua Creek tributaries

Rangihoua Wetland Restoration Plan
March 2013

Figure 1. Illustration of the scope of the wetlands within Rangihoua, Dublon, Te Ngahere.

Noting that the author was unable to visit the south eastern tributary and that the wetland watercourse of the informal recreation area has not been included[7].

In 2012 Council Ecologist Miranda Bennett described[8] the Putiki Bay Rangihoua wetland component, below mean high water mark, noting;

> *[…]The vegetation sequence of mangrove forest-saline wetlands-shell banks is one of the better examples on Waiheke Island and the saline wetland of saltmarsh, salt meadow and mangrove forest is one of the best examples on Waiheke.*

In 2019 Senior Council Ecologist Claire Bergquist noted that the biodiversity team at Auckland Council had identified the Rangihoua catchment as a representative ecosystem for the region that is rare nationally and regionally, noting[9];

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[7] Rangihoua Wetland, Waiheke Island Restoration Plan March 2013 – FINAL Prepared on Behalf of: Auckland Council Prepared By: Michelle Dublon Ecologist Te Ngahere.

[8] Priorities for the restoration of significant wetlands within the Waiheke Local Board, July 2012, Miranda Bennett Senior Biodiversity Advisor, Claire Webb, Senior Ecologist and Deryn Dromgoole, Biosecurity Officer , Environmental Services Unit, Auckland Council

> *[…] Rangihoua wetland has been identified by Biodiversity team as a Biodiversity Focus Area for its complete ecotone (sequence) from saline wetland with mangroves, salt marsh and salt meadow to freshwater wetland with Macherina sedgeland and raupo reedland, to kanuka scrub, taraire-tawa-kohekohe and kauri-podocarp-broadleaf forest. This range of habitats from the sea to the ridgeline potentially supports a high diversity of native fauna.*
>
> *Wetlands are a nationally threatened ecosystem type and have been reduced significantly from their former extent in New Zealand. Wetlands with intact sequences from estuarine to freshwater habitats, such as present within Rangihoua, are now rare.* ***Catchments such as this with intact ecotones and headwaters of native forest are rare both regionally and nationally*** *[…]*

The reserve at Rangihoua is the site through which every stream in this nationally rare catchment flows on its pathway to Putiki Bay, the Hauraki Gulf and the oceans (see Figure 2). There is an amazing and complex interdependency between these rare land and sea based ecosystems along with the ecotones in between that is not fully understood and that is worthy of further study and enduring robust protection.

The Hauraki Gulf Islands Section of the Auckland City District Plan (Operative 2013) notes that Rangihoua Park (Rangihoua Reserve) has considerable ecological values and that it is important that these values are recognised and provided for by any future development of the park. The district plan requires the maintenance and enhancement of the ecological values associated with the vegetation, streams, and wetland areas by requiring planting along the stream banks and wetland margins within the park[10]. Coastal, wetland and water body protection yards are imposed to help preserve the natural character of the coastal environment and the margins of wetlands and water bodies, to maintain water quality, and

[9] Rangihoua Creek and Wetland System, Carol Bergquist, Senior Ecologist, Auckland Council 2019.

[10] HGIDP 10a.24.3.3 Objective Policy 2.

amenity values[11]. In Rangihoua the protection yards on coastal margins are 40 m and on wetland and water bodies are 20 m[12].

Council, through the district plan, has ensured protection over Sensitive Ecological Sites adjoining the reserve to protect the ecological, natural character, landscape, and visual amenity values of the regenerating slopes from adverse effects[13], see also Figure 3. For some private landowners this classification has significantly constrained activities. Other landowners have recognised the sensitive nature of the habitat and have ensured, of their own volition, that precious natural features and landscape are protected.

[11] HGIDP 10c.5.6

[12] HGIDP10c.4 Development controls

[13] HGIDP 10a.7 Land unit-landform 6.

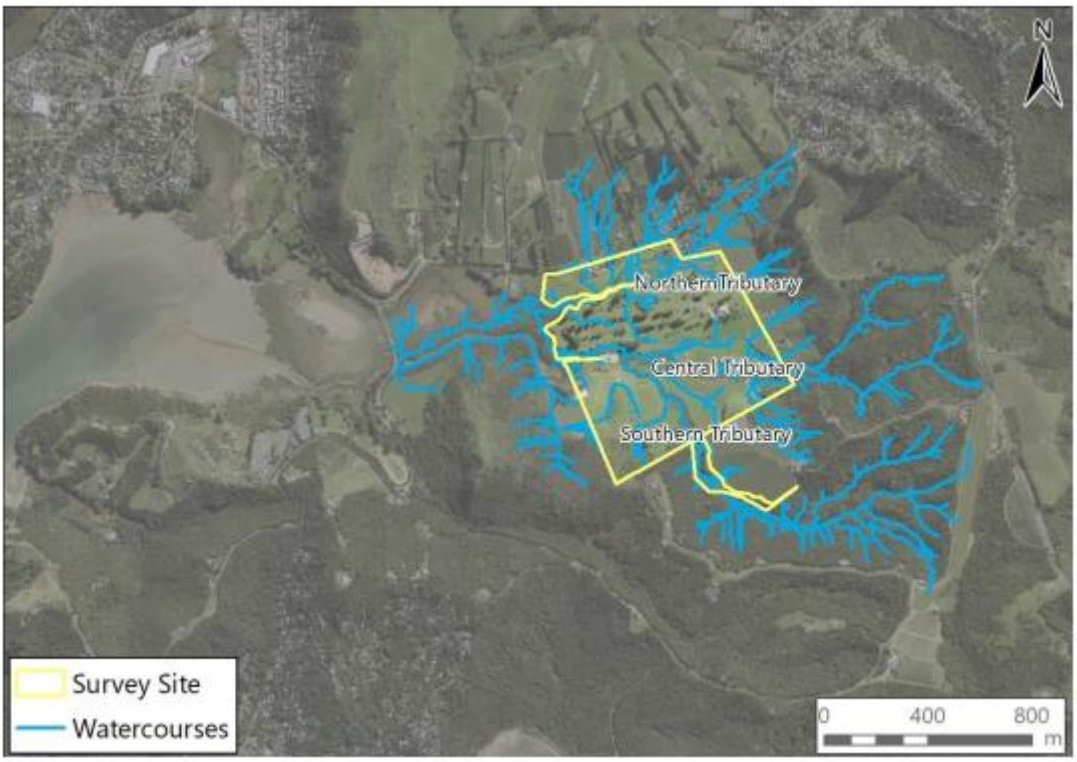


Figure 2: Overview of the Rangihoua Catchment with the Reserve Outlined in Yellow. Copied from14.

The reserve is integral with a rare catchment providing cohesion for every stream that flows from headwaters above the reserve to the Hauraki Gulf and the oceans below the reserve. To *specifically* exclude protection of natural features within the reserve from the primary purpose, and not to ensure riparian margins of 20 m contrary to the district plan and advice of experts is unreasonable. The catchment is recognised as rare both nationally and regionally. Subjugating any of these treasures to placement within a golf course is unreasonable.

WEEDS submits that it is an oversight that a survey of the catchment was not carried out for inclusion within the notified management plan. The need for a survey of the whole catchment should be acknowledged and in the meantime the plan should quote the descriptions of the catchment by Don Chapple and Auckland Council Senior Ecologist Claire Bergquist.

WEEDS submits that the plan needs to more clearly articulate the significance of the reserve in receiving the majority of the watercourses that flow from the surrounding catchment, the pristine nature of large tracts of the catchment, the importance of the reserve in hosting the wetlands margins and watercourses, the redundancy within the watercourse network, the

[14] Pg 4, Rangihoua-Onetangi Watercourse Assessment Report, Prepared for Auckland Council by Morphum Environmental Ltd, March 2021,

complexity and braiding of the watercourses, the hydrology and aquatic pathways providing cohesion for aquatic and terrestrial wildlife.

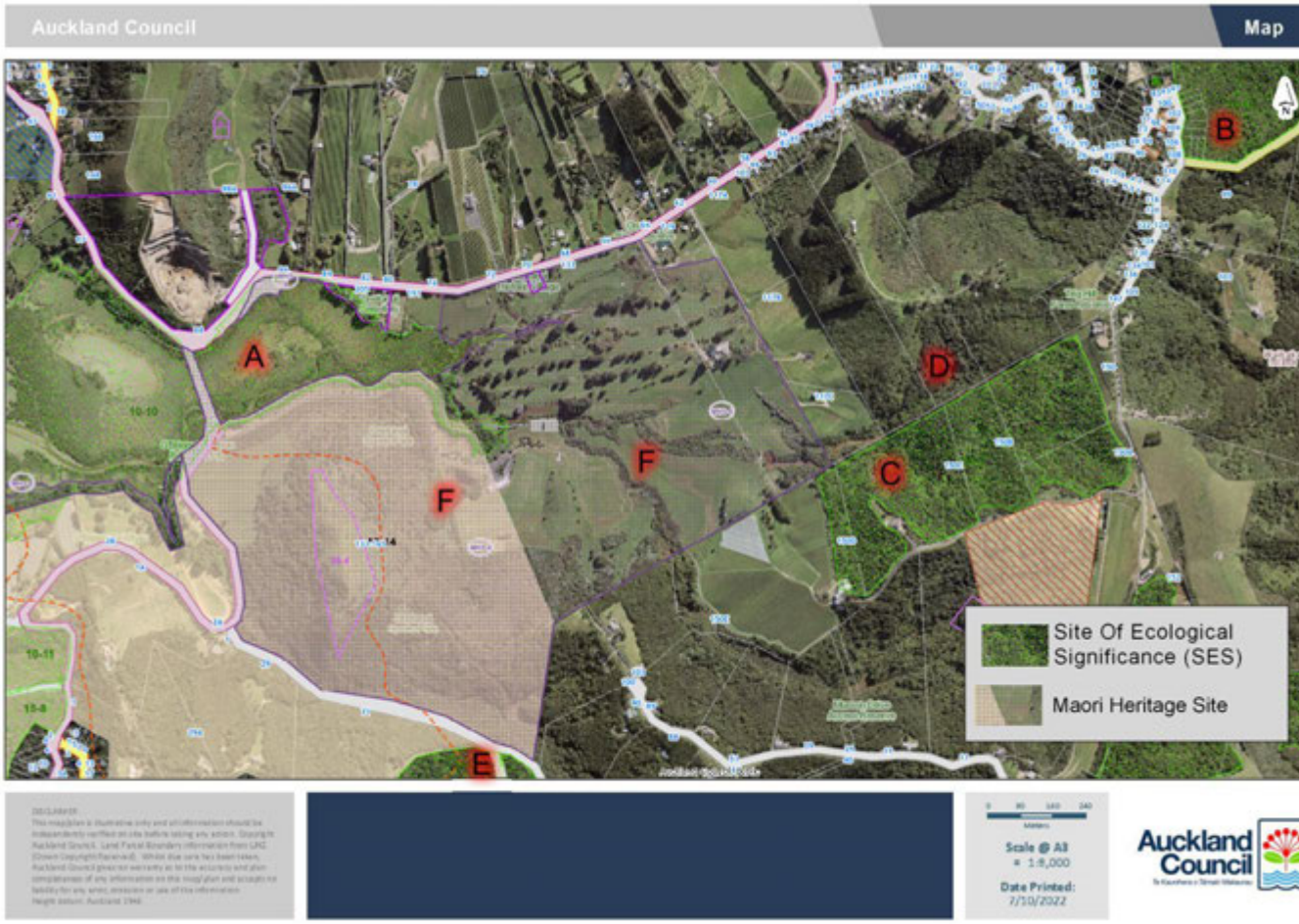


Figure 3: District Plan Sites of Ecological Significance (SES), and Māori Heritage In the Rangihoua Catchment.

Source of underlying image is the Hauraki Gulf Island layer of the Auckland Council Geomaps data. Areas A, B and C are the Putiki Bay SES, Forest and Bird land, and private land respectively. D is old growth Taraire bush on the Trig Hill Farm. E is Whakanewha Regional Park, F is Māori Heritage site that extends over the reserve.

4.2 The Rangihoua-Onetangi Watercourse Assessment Report (WAR report) by Morphum Environmental, 2021.

WEEDS acknowledges the research carried out in the preparation of Appendix 7 of the Morphum report and are grateful for this work and the insights that it has provided. WEEDS

notes, and endorses, the general tenure that the wetlands, watercourse and riparian margins of the reserve are degraded to varying extents, with the central tributary being the least damaged of the three. WEEDS also endorses the observation that the wetlands watercourses and margins are capable of making are great recovery if allowed to do so, and we endorse the recreation opportunities identified although we submit that E03 incorporates an area of old household garbage that could be omitted, while the E03 should be extended over the landfill which should be removed in its entirety and the hydrology restored (see 0 on page 52). We endorse E04 however object to the extent of the wetland to the south, which falls well short of what desktop documents and data show is the true extent. With respect to the notified plan, we object to the exclusion of large tracts of wetland watercourse margin from the wetland watercourse management area. The wetland watercourse area should be extended to encompass all wetland watercourse margin including the enhancement opportunities (see 8 on page 41).

WEEDS submits that the extent of the wetlands identified by Morphum grossly underestimates the extent of wetland within the reserve. It is unreasonable and wrong that the Morphum survey results, which are stated to be of the "current state" appear to form the basis of the illustrations within the notified plan. WEEDS notes that the protocols and methodology described by Morphum may not have been used, in any case predate the Wetland Assessment protocols published by the Ministry for the Environment in 2021. Morphum also acknowledge that they have used a rapid assessment methodology and an informal field estimate of stream classification that is not specifically intended for Resource Consent purposes[15].

WEEDS submits that the plan must be amended to illustrate and describe the state of the wetlands when Auckland Council became responsible for their protection in 1989 and prior to the relentless damage to wetlands, watercourses and margins which we say has occurred outside any lawful process. Ample information is available to carry out this assessment work on the desktop however WEEDS does not have the resources to do this in the time available for this submission. All of the wetlands have been subject to mowing channelizing, landfilling, diversion and sustained attach by a golf club. A club that is unrestrained by a administering body unable to protect natural features as the club seek to obtain real estate for a self-interested expansion of an underutilised course to an cramped 18 hole layoutl.

[15] P3 and 4 Rangihoua WAR Fina , June 2021

WEEDS rejects and objects to the use of the executive summary illustration on page ii of the Morphum report.

WEEDS submits that the borders of all of the watercourses of Rangihoua meet the definition of wetland provided in the interpretation section of the Resource Management Act and notes the existence of assessment protocols [16], [17], [18] for wetland identification that, combined with retrospective desktop analysis, will more accurately reflect the extent of wetland within the reserve. Mindful of the loss of wetland flora by mowing WEEDS submits that the Wetland Hydrology Tool[19] will likely provide assessment methodology providing a reliable indicator of the extent of wetland habitat.

WEEDS submits that the concept of wetlands within the reserve is better reflected in the report by Michelle Dublon of Te Ngahere in which wetlands are found on most watercourses of the reserve (see Figure 1 on page 6).

Many wetland watercourse and margins within the reserve have been channelized, mown, drained, piped or culverted without proper authorisation (see 10.1 on page 53 and 10.2 on page 61).

WEEDS submits that the status of these features must be described in their undamaged state (see 11 on page 70).

Until such time as the pre 1984/1989 locations of wetland watercourse and margins are established we submit that a conservative approach is taken to the management and that a 30 m riparian margin is provided on all watercourses for until hydrology and scope of margins is analysed and restored.

[16] Defining 'natural wetlands' and 'natural inland wetlands', Ministry for the Environment, September 2021

[17] A vegetation tool for wetland delineation in New Zealand, Beverley R Clarkson, Landcare Research, December 2013.

[18] Wetland delineation hydrology tool for Aotearoa New Zealand, Ministry for the Environment, 2021,

[19] Wetland delineation hydrology tool for Aotearoa New Zealand, Ministry for the Environment, 2021,

5 The Stated Primary Purpose Unreasonably Downgrades Protection of Natural Features and Cultural Values; Amendment is Needed.

5.1 The Plan Cascades From a Destructive Primary Purpose Statement that Subjugates Natural Features and Cultural Values to Unreasonable Expansion of A Golf Course.

The notified primary purpose of the reserve[20] excludes protection of natural features and cultural values.

It is difficult to think of a situation in a recreation reserve where there would be a more stronger imperative to ensure that protection of the natural features and cultural values were a primary purpose of the reserve.

To say that the exclusion of these values in the context of Rangihoua is irrational and unreasonable is an understatement; the notified primary purpose is outrageous given the cultural and ecological significance of the reserve to the area and to New Zealand.

The primary purpose of the plan should be changed to include protection of natural features and cultural values as the primary purpose.

WEEDS submits wording for a modified primary purpose statement at Figure 4 on page 18.

The vision, goals, objectives and policy and actions should be modified throughout the plan to give effect to the revised primary purpose statement ensuring protection of natural features and cultural values throughout the plan.

Excluding protection of natural features and cultural values is not reasonable where there are ongoing threats and where there is an amazing rare catchment, a momentous Māori

[20] See Pg 45 of the notified plan

heritage site and where these fantastic qualities are so threatened by an irrational expansion of an underutilised golf course.

The notified primary purpose of the reserve[21] must be amended to include protection of natural features and cultural values.

5.2 The Primary Purpose of the Notified Plan Should Be Changed to Include Protection of Natural Features and Cultural Values and Other Provisions of S17.

The Reserves Act S17, in part, provides;

17(1)[…] areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside […]

17(2)(b) […] where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, **those features** or that flora or fauna or wildlife **shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve.**

[…]17(2)(d) **to the extent compatible** with the principal or **primary purpose** of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

Protection of natural features and cultural values has been excluded from the primary purpose of the Rangihoua Reserve management plan. Because 17(2)(b) of the act provides protection of natural features ONLY to the extent compatible with the "primary purpose" of the reserve this specific omission is alarming. The primary purpose in the draft management plan can be found in small italicised print on page 45 of the notified management plan. It was unfair and unreasonable for Council for bury such a significant statement.

[21] See Pg 45 of the notified plan

The Reserves Act S41(3) provides that;

> *The management plan shall provide for and ensure the use, enjoyment, maintenance, protection, and preservation, as the case may require, and, to the extent that the administering body's resources permit, the development, as appropriate, of the reserve for the purposes for which it is classified*

The effect of the purpose statement in the notified management plan is important (see *17(2)(b), (d)* of the Reserves Act(1977). The purpose statement of the notified plan and states;

> *The purpose of the reserve is* ***primarily for providing areas for organised sports and active and informal recreation*** *for the well-being and enjoyment of the wider community. The land is also held for* ***protecting the natural environment*** *(including indigenous flora and fauna) and strengthening cultural values (including archaeological features)* ***to the extent compatible with the primary purpose***[22].

Omitting protection of natural features and cultural values from the primary purpose will be devastating to the environment and the cultural values of the reserve. Already far too much damage has been done. To omit these protections is unreasonable in the circumstances where the catchment is rare and the role that the reserve plays in the catchment is very important. The reserve provides cohesion and various types of unique habitat.

Statements cascading through the objectives, policy etc of the notified plan reflect the downgraded status of natural features with respect to recreation activities (see Table 1). We submit that this is unreasonable given both the significance of the reserve to the catchment and the significance of the catchment to the island.

[22] *P45 notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan 2022*

The remedy is to include protection of natural features and cultural values in the primary purpose statement and to ensure that the wording of the remainder of the plan is modified to give effect to the revised purpose by ensuring that natural features are protected.

WEEDS submits that a more preferred option is reclassification of the wetland, margin and watercourse systems under a more appropriate Reserve Act Classification (scenic, natural, science education etc) (see 8 on page 41).

Otherwise, WEEDS submit that the primary purpose statement be amended by substituting the wording provided in Figure 4;

In the notified plan generally, for example, protection of natural features and cultural values is provided for using words like 'facilitated' or 'enhanced'. These words guarantee no outcome. More specific and clearer definitions of the protection are needed (see alternative wording suggested in a document accompanying this submission xxxx).

Table 1: An incomplete set of examples to demonstrate that the Notified Primary Purpose Statement has effects that Cascades Throughout the Notified Plan.

Notified Plan	Notified draft wording	**Comments and alternative wording**
Page 30, Focus for the next 5 years, II	riparian margins for vegetation enhancement of up to 10m along the edges of watercourses[23]	We submit that the plan ensure riparian margins for vegetation enhancement of no less than 20m along the edges of watercourse and wetland systems. In accordance with the [1] HGIDP 10a.24.3.3, 10c.5.6, 10c.4, 10a.7, Resource Management (National Environmental Standards for Freshwater) Regulations 2020, experts and Council's own guidelines.
Page 15, Active Recreation and Sport management area	emphasis on active recreation and sport […] while being respectful of nature (in particular the wetland ecosystem)	Respectful has no meaning in the Reserves Act or a planning context. Cows are respectively slaughtered at the freezing works. The plan should ensure that all wetlands and watercourse areas are in the wetland and watercourse management area (See 6.1 on page 19) and that the wetland watercourse management area ensures that these features are protected. Active Recreation and sport can be developed outside the protected wetlands and watercourse management area.

[23] Page 30, Focus for the next 5 years, II. RANGIHOUA RESERVE AND ONETANGI SPORTS PARK RESERVE MANAGEMENT PLAN 2022 - DRAFT

Objective 4 (policy 3)	In the active recreation and sport management area, minimise conflicts between activities such as golf, mountain biking and horse riding, and the riparian margins to enable these activities to continue whilst facilitating stream restoration	3.1 In the active recreation and sport management area, ensure activities such as golf, mountain biking and horse riding do not conflict with riparian margins by ensuring that all watercourse systems, including riparian margins, are placed in wetland and watercourse areas. 3.2 Ensure tees and their corresponding greens are placed on the same side of protected natural features to minimise disturbance of watercourse and wetland area. 3.3 Ensure tees placed close to a watercourse and wetland areas are oriented away from the natural feature.
Objective 4 (policy 4)	In the watercourses and wetlands management area, avoid earthworks and minimise conflicts between active recreation and sport, and stream restoration activities, to enhance the health of watercourses	In the watercourses and wetlands management area, ensure that there are no earthworks other than to remove landfill, clean fill and other euphemistically named materials that have been carelessly dumped over the natural margins, wetland and streams. Ensure that active recreation or sport does not conflict with stream restoration activities, by ensuring that that the recreational activities do not enter the stream and wetland areas through the use of fencing, signage, course and track design.
P52 Activity Footprint areas	the activity footprint map extends golf course to the fullest extent possible in the SE corner, over streams and wetlands that are within the active recreation and sport management area[24] See 6.1 on page 19, see 13.1 on page 82, 10.2 on page 61, Figure 25).	We submit that the streams be placed in the wetland water course area and that the plan ensures the protection of the wetland and watercourse area (see 6.1 on page 19 see 13.1 on page 82, Figure 25, Figure 6, Figure 7, Figure 8).

[24] See page 15 of the Notified Rangihoua Reserve Onetangi Sports Park Management Plan 2022

The primary purpose of the reserve is for managing and protecting all scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife of the reserve, as well as for maintaining the value of the reserve as a soil, water, and forest conservation area.

Also, the reserve is for providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside as well as the other purposes provided for in the Reserves Act 1977 S3 and S17.

Figure 4: WEEDS submits that the Primary Purpose Statement Is Amended Using the Above Text.

The primary purpose statement is derived from the text of the Reserves Act S17.

6 The Management Areas Require Adjustment and Wetland Watercourse.

6.1 The Notified Plan Grossly Under Represents the Extent of Wetlands, Is Inconsistent with Expert Advice and Inconsistent with Available Prior Evidence, and inconsistent with itself.

The inconsistency within the plan, inconsistency with expert advice and with desktop evidence (reports, photos, GIS data) is inexcusable given the importance of this process and the wetlands and watercourses within site and the catchment. Where a conservative accurate approach is needed there is ambiguity, error, omission and failure to recognise the true state of damaged and vandalised wetland, watercourse and riparian margin.



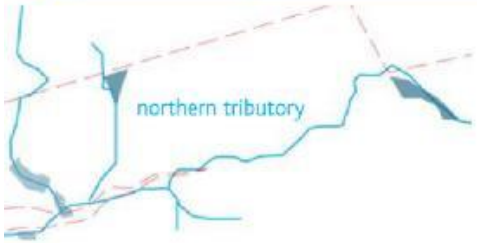
2021 Morphum WAR naming WL7, WL8, WL9, WL16, WL10.
WL 10 poor alignment with 2010 aerial image.



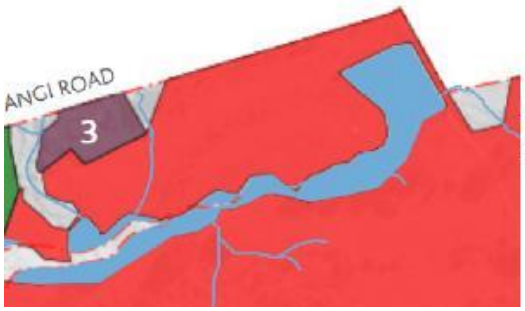
2013 map WL7, WL8, WL9, WL16, WL10 all visible



Notified Plan Management Areas.
WL7, WL8, WL9, WL16,
WL10 visible but redueced in extent, and WL10 distorted



Notified Plan Natural Environment.
WL7, WL8, WL9, WL10 visible with reduced extent.
WL10 distorted.
WL16 missing.



Notified Plan Appendix 1, Activity Footprints.
WL7, WL8, WL9, WL16, WL10 visible.
WL7, WL8, WL9, WL10 all coloured grey.
Grey is missing from key, WL7, WL8, WL9, WL10 not identified as wetland

Figure 5. With respect to the northern side of the northern tributary, the illustration provides examples of Inconsistencies within the notified plan, and to past assessments.

For clarity, WEEDS does not endorse any of these illustrations of the scope of wetlands in the figure. Top to bottom the figure is taken from the Appendix 1 Map 2 of the Morphum Report, the boundaries of a 2013 lease document, and bottom three from the notified plan illustrating the Management areas, the natural environment and activity footprints.

6.2 The Wetland watercourse and Watercourse area should be Extended to Include Damaged

Watercourses In Areas 8 (Informal Recreation) and 1 (Golfing Activities) as Well as All Watercourses Throughout the Reserve.

Grey areas in the activity area illustration (Appendix 1 on page 53 of the notified plan) of the notified plan are wetlands that have been overlooked and must be included in the wetland management area (see Figure 5 on page 20). Council appears to have an undisclosed intention for these which it has not disclosed rendering it impossible to provide feedback other than to note that these are wetlands, that the extent of them is not properly described, and that like all wetland watercourse margin of the reserve they belong in the wetland watercourse management area.

The wetlands, margins and watercourses of the reserve play an important role in this nationally rare catchment (see 4.1 on page 4, 10.1 on page 53, Figure 25, Figure 6, Figure 7, and Figure 8). WEEDS endorses the concept of a wetland watercourse management area and says that the area should include of all of the wetlands, watercourses and riparian margin within the reserve, that the policy needs to be re written to ensure the protection of these natural features. We says that the plan should provide for and ensure the reclassification of the wetland watercourse management area.

Further, that there are many threats to the natural features (weeds, human activity, landfilling of wetland watercourse riparian habitat, watercourse diversion and drainage, narrow riparian margins and lack of habitat for wildlife).

Policy and objectives of the wetland and watercourse management area be modified to ensure protection of the wetlands, margins and watercourses.

" Riparian Margin" should be added to the name of the Management Area;

Submit that the plan ensure riparian margins shall be 20 m (inland) and 40 m (coastal), in accordance with expert advice, Council technical manuals, the HGIDP and the Freshwater Regulations (2020). Council should not be undermining wetland protection or contradicting rules and regulations.

Policy should ensure people and recreation activities are kept out except for education and study purposes.

Expert advice and Council's wetland management guidelines are that wetland and watercourse objectives and policy should provide for fencing of the management area.

Some of those wetland watercourse margins that lie outside the wetland management area have been identified as enhancement opportunities by Morphum, WEEDS and others. The notified management plan has left large tracts of wetland, margin and watercourse out of the watercourse and wetland management area (see page 15 and 52 of the notified draft plan[25]). These natural features should be included in the watercourse and wetland area because their value is also recognised through protection provided within the district plan and national policy statement and associated freshwater regulations. Past failures to ensure that there is a clear management plan for the reserve clearly ensure their protection has resulted in wetlands watercourse and margins variously subject to drainage, culverting, channelizing, scarification, burial and diversion, and are identified as excellent opportunities for restoration (see Figure 20)[26], [27].

Wetland, margin and watercourse features outside the wetland watercourse management area can be found in the golf activities area (1) and in the informal recreation area (8)[28].

Weeds submits that all of the natural features, of the reserve, including those obscured by landfill, those that are damaged and degraded, should be in the wetland and watercourse management area. The wetland watercourse area should be extended over all of the watercourses in the reserve and most importantly those in the south east corner (see 10.1 on page 53, 11.1 on page 70, 8 on page 41, Figure 25, Figure 6, Figure 7, Figure 8).

[25] Page 15 and Page 52of the Notified Rangihoua Reserve Onetangi Sports Park Management Plan 2022

[26] Page 31-38 Rangihoua-Onetangi Watercourse Assessment Report, March 2021

[27] See Appendix 7, First Recommendation Page 14 of 18, Memorandum Rangihoua-Onetangi Sports Park Eastern Streams Assessment, Rangihoua-Onetangi Watercourse Assessment Report,, March 2021.

[28] the notified plan Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

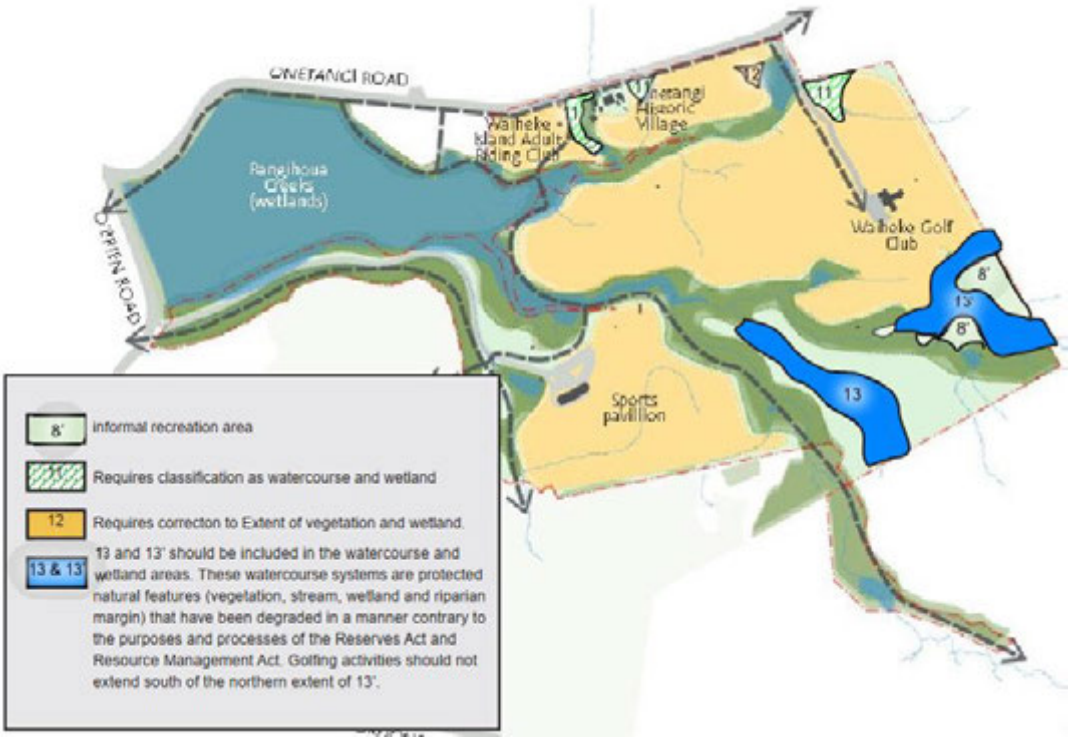


Figure 6. WEEDS submits that the wetland and watercourse management area be extended to encompass all of the streams and wetlands within the reserve (note that due to time constraints the figure does not illustrate the extension over streams on the north of the reserve. Further, that the informal recreation area extend to the south east of the reserve because the activity is more compatible with the small spaces available and less threatening to the protected natural features and cultural values.

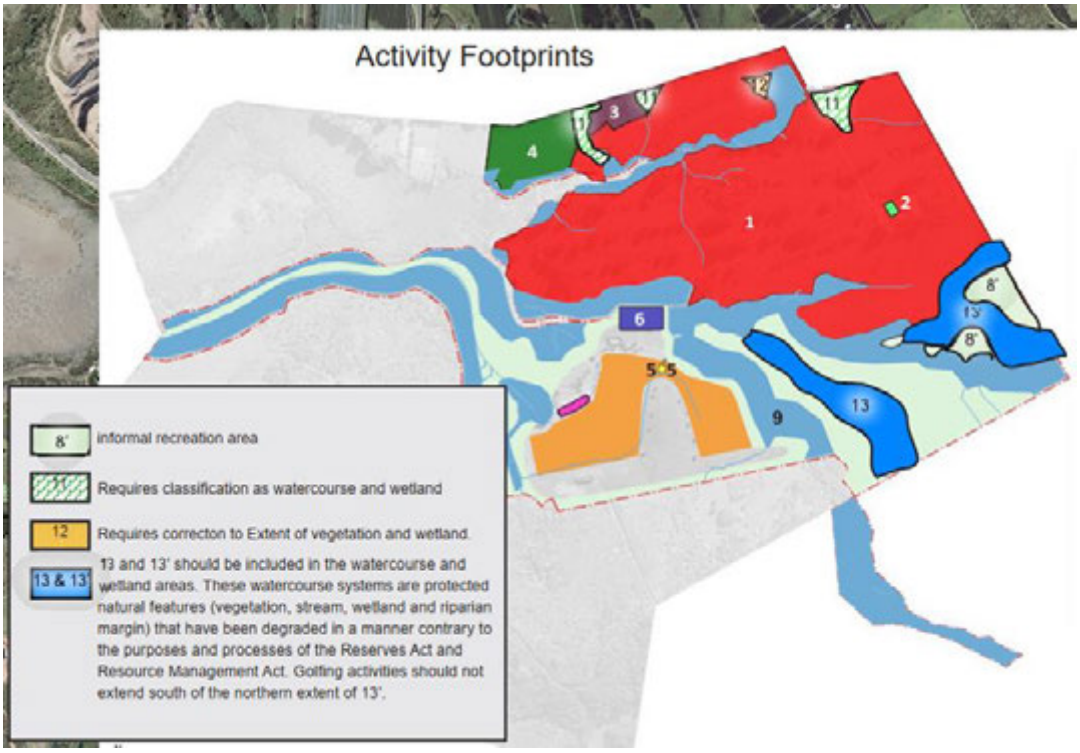


Figure 7: WEEDS amendments to proposed activity footprints from Pages 52-53 of the notified management plan. WEEDS submits that the wetland and watercourse management area be extended to encompass all of the streams and wetlands within the reserve (note that due to time constraints the figure does not illustrate the extension over streams on the north of the reserve. Further, that the informal recreation area extend to the south east of the reserve because the activity is more compatible with the small spaces available and less threatening to the protected natural features and cultural values.



Figure 8: WEEDS amendments to Watercourses and Vegetation from Pages 32 33 of the notified management plan. WEEDS submits that the wetland and watercourse management area be extended to encompass all of the streams and wetlands within the reserve (note that due to time constraints the figure does not illustrate the extension over streams on the north of the reserve. Further, that the informal recreation area extend to the south east of the reserve because the activity is more compatible with the small spaces available and less threatening to the protected natural features and cultural values.

Morphum have identified opportunities for ecological enhancement. Two of these opportunities are outside the wetland management area. WEEDS submits that with the pressure on space within the reserve in circumstances where a golf club are pursuing an harmful expansion over wetland watercourse and riparian margin it is important that all wetland watercourse margin within the reserve, particular threatened and enhancement opportunity areas, is encompassed by the wetland watercourse management area.

Extending the wetland and watercourse management area over all of the wetlands and watercourses within the reserve is compatible with the proposed activities within the informal recreation area.

The notified plan provides for ecological enhancement within the informal recreation management area; however the wetlands, margin and watercourse within the informal recreation area are not encompassed and protected by the wetland watercourse management area. In these circumstances where the proposed activity of the area is compatibility with protection/preservation activity, and where ecological enhancement is a desired outcome, the wetland management area should be expanded to encompass the wetland margin watercourse.

WEEDS submits that by not ensuring that all of the wetlands, margins and watercourses are within the wetland and watercourse management area that the notified plan does not comply with the purposes of the Reserves Act S3 and S17 because the natural features and cultural values are not protected, and are not protected to the extent possible.

For clarity, simplicity, certainty and to ensure natural features are protected, the wetland watercourse management area should be extended to encompass all of the wetland margin watercourse in the reserve, including within the golfing and informal recreation activity area.

Extending the footprint for golf over natural features in a reserve integral with a rare catchment is irresponsible, not needed and not reasonable (see 4.1 on page 4, 6.2 on page 29, 6.1 on page 19.

The history within the reserve has demonstrated the incompatibility of golf course and natural features and it is unreasonable to repeat repeatedly failed strategy in the golf areas where experience has shown that the practice is destructive and harmful and where a large user of the reserve, the WRT, is able to attract large numbers of volunteers willing to protect and preserve the natural features.

The objectives and motivations of the Waiheke golf club conflict with the principles of protection of the protection and preservation of the natural environment within Rangihoua.

The absence of information regarding tee and green layout of an expanded area for golf means that insufficient information is available for meaningful submissions on the compatibility of the proposed golfing activity with an expanded wetland watercourse management area. However, the opportunity to follow best practice we submit that an expanded wetland and watercourse area is compatible with a reduction in the proposed golfing activity.

WEEDS submits that the wetland watercourse riparian margin in the informal recreation area (8) and the south east of the golfing activity area (1) have both been subject to unconsented vandalism that has damaged these features and reduced their apparent extent. Both have been identified as enhancement opportunities. Council becomes more complicit in this vandalism when it rewards these activities by failing to restore these regions and omits them from the wetland watercourse management area.

6.1 There Appears To Be An Undisclosed Primary Purpose For The Informal Recreation Area(8). WEEDS objects.

WEEDS objects to what appears to be the use of area 8 for the purpose of protecting and preserving an area for a golf course expansion. Such a use, if contemplated, is contrary to the purposes of the reserves Act. The failure to notify such an intention would not meet Local Government Act, LGOIMA or community expectations of the transparency and quality of consultation that Council should be providing. This absence of transparency and integrity, if it is real, illustrates lot only the recurring failure of the administering body to act in good faith with integrity, but also illustrates the bias and predetermination of Council in favour of an irrational golf course expansion. WEEDS objects to the lack of disclosure. WEEDS objects to the impact that fulfilling such a hidden agenda will have had on producing a management plan that is relevant today. The existence of such a plan would explain why large tract of wetland and watercourse are excluded from the wetland watercourse management area; all of which would be being preserved in a degraded state for an irrational expansion of an underutilised golf course.

Weeds submits that protecting and preserving areas of the reserve in a degraded state for the future use of a golf course is inappropriate and unwarranted given the oversupply and underutilisation of golf now and into the foreseeable future (see 12 on page 72) and the grave risks to the environment of trying to squash an 18 hole course into a site that is too small. In fact, the failure to protect this watercourse wetland margin by inclusion in the wetland watercourse management area is symptomatic of precisely what is wrong with over reaching in order to squash in 18 holes. This is the wrong approach.

WEEDS also notes that this provision seems to be in response to a request made by a former president and current member of the golf club who in public had declared a conflict of

interest and withdrew from the deliberations, while in private has sat around the decision making table advocating for the self-interest of himself and a golf club (see 13.8 on page 96).

It is suggestive of an undisclosed duplicitous purpose that the notified plan provides an Activity Footprint 'Golfing activities' area 1[29] (see Figure 25) that preserves the full extent that area of the 18 hole course layout contemplated by a 2013 lease document. The component referred to extends into the South East corner over tributaries of the Rangihoua creek watercourse and wetland system (see Figure 28 on page 86). By providing for this activity to this extent the plan appears to contemplate preserving the options for an old 18 hole layout. It is therefore even more anxiety provoking to find that the extent of the informal recreation area aligns perfectly with the boundaries of the 2013 lease. The notified plan carries the hallmarks a two-stage expansion to 18 holes would involve an expansion over the proposed informal recreation area 8.

Due to the absence of transparency in the notified plan that the informal recreation area 8 may be being considered for future expansion of a golf course submitters will not have been aware of this threat and will not have provided feedback. Council cannot rely on a lack of feedback because Council have not been transparent about what may be being contemplated.

It is notable that this scenario was sought by an elected member of the WLB, a golf club member and former golf club president sitting at the decision making table where the notified plan was being determined (see 13.8 on page 96).

WEEDS objects to the lack of integrity and transparency as to why this has happened, as well as the clear contradiction with the statement that the notified plan;

> *[…] proposes to limit the future expansion of golf activities to within the activity footprint as shown in Appendix 1[30][…]*

[29] See Page 52 of the notified draft management plan.

[30] Page 14 of the notified management plan for Rangihoua Reserve Onetangi Sports Park .

6.2 The Informal Recreation Area (8) is Endorsed with Conditions. A Preferable Option Is Reclassification As Scenic Reserve.

The proposed activity footprints (see notified draft plan Page 53) provide a lovely informal recreation area (marked as '8') for the informal use of the community, restoration of a watercourse system and for activities like birdwatching and observing nature. The site is in the middle of a flood plain with enjoyable views of the surrounding landscape and is marked '8' in Appendix 1 on page 52 of the notified draft plan. The informal recreation area is a rare space in the reserve available for informal recreation and enjoyment of the beautiful scenery, landscape and rare birdlife (see 4.1 on page 4). WEEDS submits that it is nice to see this application of the reserve.

It is really nice to see an attraction that will provide for a significantly wider swathe of the Waiheke community. The informal recreation area is an appropriate use consistent with the purposes of the Reserves Act and is endorsed by WEEDS.

In 2022 a rare pair of dotterel were photographed nesting in the informal recreation area[31] (see Figure 9 on page 30).

[31] Lizi Wood Facebook post



Figure 9: Images published on Facebook in 2022 illustrate a rare Dotterell that was nesting in the Informal Recreation management area (8) of the notified plan.

Buried in the centre of the reserve, which is good, this area will require clear signage and promotion as it's visibility and prominence within the reserve is not high.

At Page 14 the notified plan states; council "considers that the watercourses and wetlands and informal recreation management areas should no longer be considered appropriate locations for expansion of golfing on the reserve"

WEEDS endorses Council's view that golfing activity is not appropriate for wetland and watercourse management areas.

However we note with concern that the wetland, margins and watercourses of the reserve have been degraded while under the protection of Auckland Council (see 10.1 on page 53 and 10.2 on page 61). These protected features should be restored to their 1989 state.

WEEDS sees no issues arising from the inclusion of the wetland watercourse riparian margin into the wetland watercourse management area submit that the wetland watercourse management area should be extended to encompass these features.

Of further concern is that not all of the wetland watercourse and margin within the reserve has been placed within the wetland watercourse management area. This makes no sense and there is no conceivable reason when these features would be excluded from an area in which they should be place.

The wetland margin watercourse component of the informal recreation area has previously been subject to scarification, mowing, channelizing (see Figure 22) all of which have had the effect of reducing the footprint of wetland condition within this area. WEEDS submits that the watercourse and wetland management area must encompass all of the wetlands, margins and watercourse within the reserve including those within area 8 (see Figure 25 on page 65, Figure 6 on page 23, Figure 7 on page 24, Figure 8 on page 25).

6.3 Lack of Detail in Notified Plan Unreasonable. Highlights Need for Clear Policy On Tee and Green Layout and Adjustments to Management Areas.

The notified plan provides no details on whether a reconfigured nine hole course or an increased number of new tees and greens is proposed. There is no detail on how watercourse crossings are intended to be handled. It is notable that the notified plan contemplates expanding the course area over wetland and watercourse in the south east of the reserve. Large tracts of wetland watercourse and margin are left out of the wetland watercourse management area (see 6.1 on page 19).

WEEDS submission is intended to protect and preserve the health of wetlands watercourses and margins by minimising the intrusion of people and golf balls into riparian margins, wetlands and watercourses in accordance with the wetland and stream management guidelines of Auckland Council.

Figure 10 on page 33 and Figure 11 on page 34 illustrate the complete abscence of thought and care for the precious wetlands, streams and riparian margins of Rangihoua in the proposed plan of the golf club in 2019. Under the club's 2019 proposal each round of golf

crosses the protected natural features numerous times; perhaps 15 to 20 times per round. At a 8000 rounds per year that is a minimum of 120 000 to 160 000 crossings per year; BY DESIGN.

The consequences to the wetlands watercourse and margins can be seen in the existing nine hole course, in which the natural features are devastated. Riparian margins are non existent; cut to the limit of the ability of a tractor to maintain traction on wet ground. Watercourses are channelized, culverted and piped, wetland is drained with pipe and mown, vegetation on the edges of streams and wetlands is dead.

Ample evidence that balls are lost in waterways can be found on Trademe.co.nz were the recovery of lost balls from watercourses has given rise to numerous listing of balls retrieved from watercourses. At the date of writing there were 173 listings for balls collected from waterways (see Figure 12 on page 35). Each listing was for 50 to 200 balls.

Each ball that is lost will collide with something; plant or animal. A golfer will probably enter the riparian margin to find the ball causing more damage. Later humans will enter the margins scavenging for balls to recycle. If the balls are not recovered they will be left to degrade and break down releasing contaminants and micro plastics to flow into the oceans and harbours. These are all identified risks, with evidence. The design solutions are simple to implement and outlined, in part, within this submission.

The solution is a policy that ensures any new course design ensures that;

1. All tees and corresponding greens are placed on the same side of a riparian margin/wetland watercourse management area, and are designed so that the most direct route to the green does not cross a riparian margin.
2. All tees are designed so that the ball is played away from a wetland or watercourse management area.
3. Greens are designed to trap the ball and prevent it rolling into a wetland watercourse management area.
4. The wetland watercourse management area is adjusted to encompass all wetland watercourse and margin in the reserve.
5. The Wetland watercourse management area is fenced with keep out signs.
6. The wetland watercourse margin area is reclassified.
7. An more spread out and interesting nine hole layout is provided for sitting outside of all wetlands watercourse and margin.
8. Auckland Council also abandons its predetermination and focus on 18 holes.

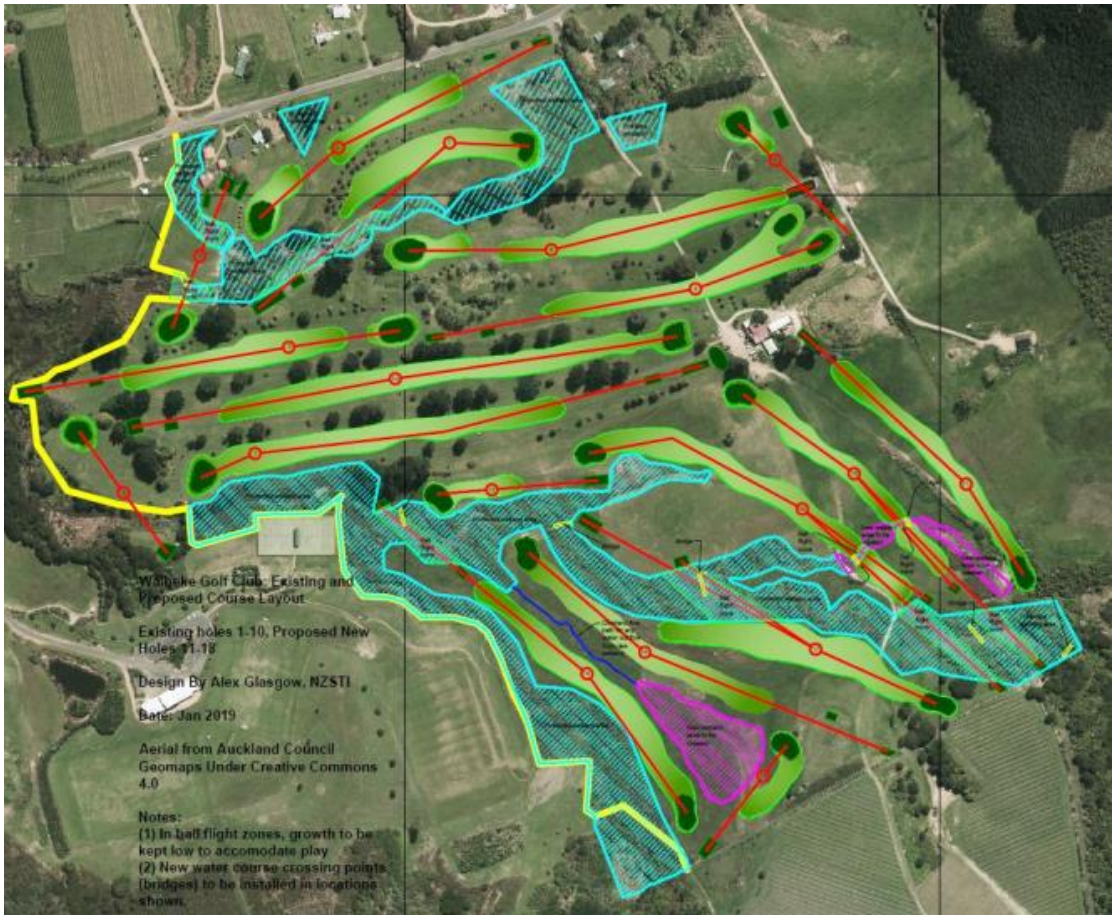


Figure 10: Golf Development Proposal 2019 is dependent on new fairways playing over streams and wetlands.

For clarity, this diagram incorrectly displays the extent of wetland and riparian margin, and omits some streams.

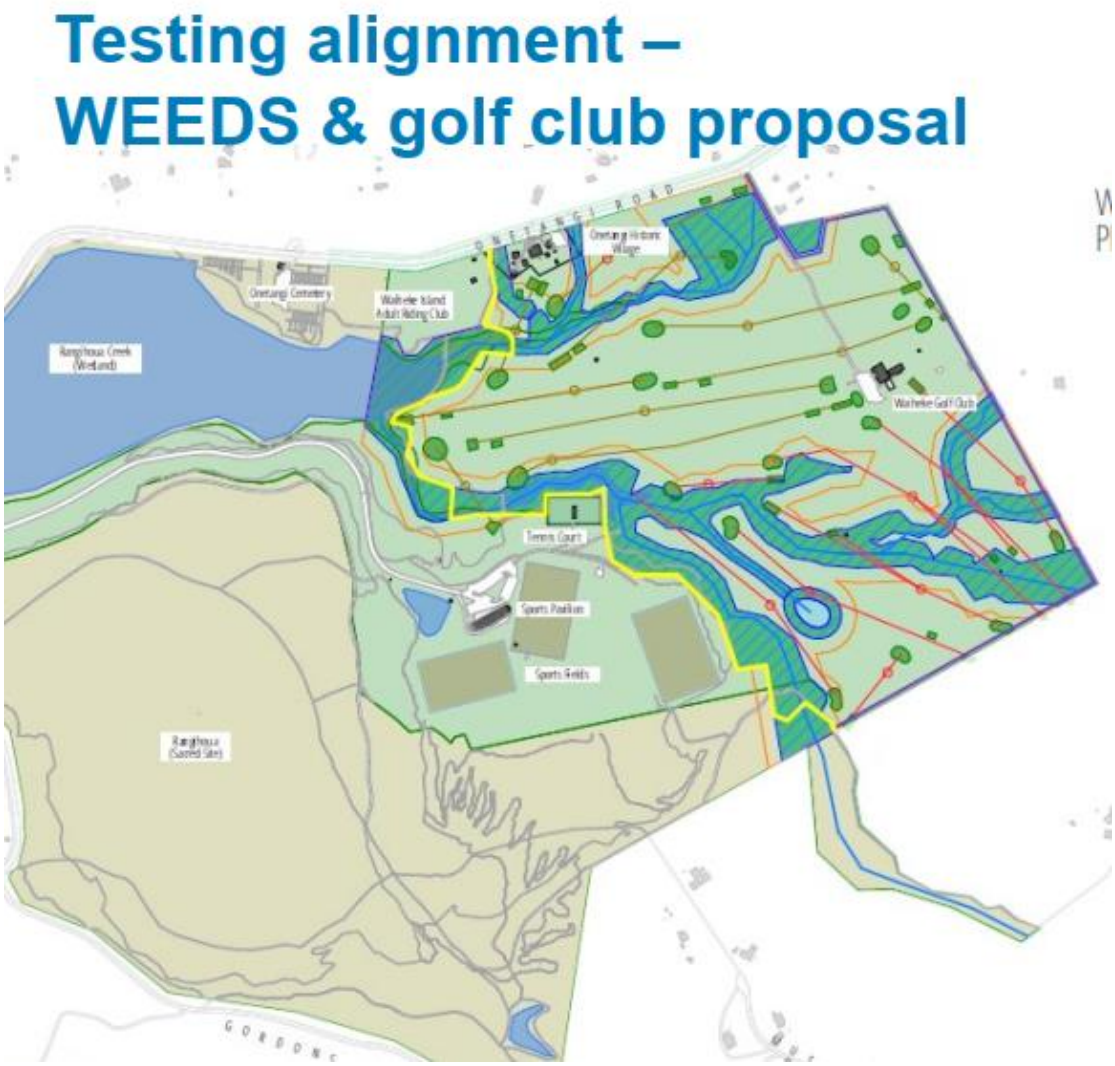


Figure 11. Golf Club Proposal Fairway Design crosses wetland watercourse and margin numerous times for each round.

For clarity, this diagram incorrectly displays the extent of wetland and riparian margin, and omits some streams.

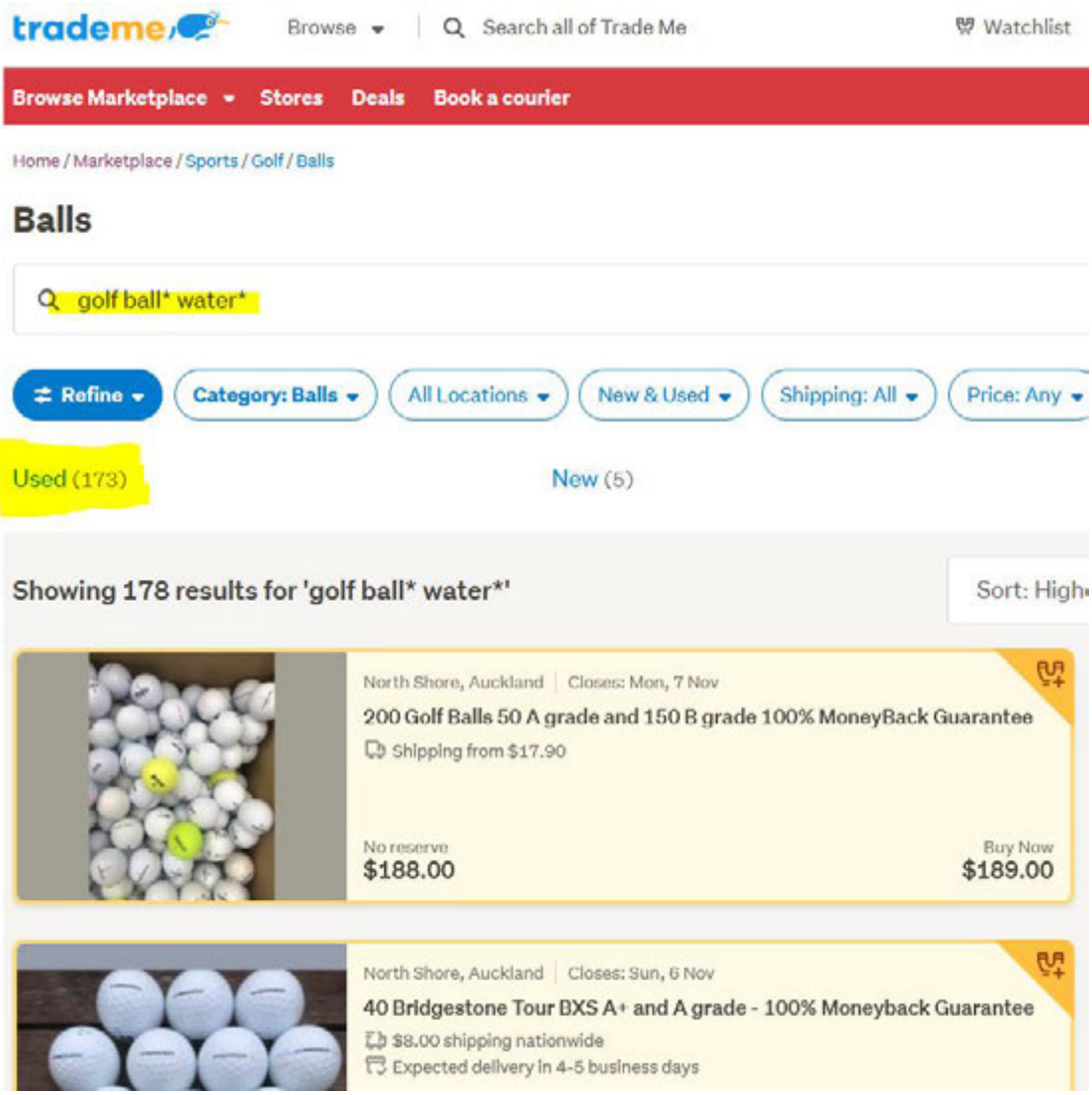


Figure 12: Trademe search results for "golf ball* water*" resulted in 173 matches for collections of balls harvested from golf course waterways.

Each listing stated "recycled from golf courses, so we in turn, can continue to clean and clear golf course waterways, so we appreciate your support.". Listings were for 50 to 200 balls.

7 Riparian Margins are Required and Meaningful Protection is Needed.

7.1 The Riparian Margin Width of the Notified Plan Is Out Of Step with Council Guidelines, Experts, Published Literature, the District Plan, National Policy Statement, Freshwater Regulations and is Absurd In The Context of a Rare Catchment. WEEDS Submits that an Minimum Margin Width of 20 M in Inland and 40 M Coastal is Appropriate.

By providing for riparian margins "up to" 10 m[32] within the wetland and watercourse management area the plan provides no minimum margin width. The wetlands and watercourses within the active recreation area do not even receive the pretence of a protection statement committing to even 0 m. The notified plan undermines and is inconsistent with the protection of natural features provided by the Hauraki Gulf Islands District Plan, National Policy Statements for Freshwater, and the Freshwater regulations.

The Hauraki Gulf Island District Plan (HGIDP) requires riparian margins of 20 m. The Freshwater regulations (2020) 10 m., ecological experts and Council technical publications recommend more than 20 m. Landcare Research describe increasing benefits to biodiversity as riparian width increases and identify optimal margin width of 30 m for a low cost restoration of fencing and natural revegetation, or between 17 m and 27 m for a higher cost revegetation program[33]. Auckland Council, in the notified plan, is out of step with recommendations of nearly all credible experts. In circumstances where the watercourses of

[32] Page 30 of the notified plan.

[33] A National Riparian Restoration Infrastructural Network – is it value for money, Eppink, Daigneault et al, Landcare Research, 2019.

the reserve are integral with and part of a rare catchment, Council has produced a plan that is objectionable and unreasonable.

There is not now and never has been any approved use of the margins or lands of the central tributary and sub tributaries for golf. Introduction of golfing activity to any of the land in the south of the reserve will require an assessment of effects on the receiving environment and compliance with the rules, regulations and statutory requirements which require margin widths of 20 or 40 m in the case of the HGIDP. Council's guidelines, and those of Landcare research, recommend wider margins; eg 30 m for a low maintenance margin.

The policies and framework of the National Policy Statement for Freshwater Management 2020[34], which Council is required to give effect to, does not provide for recreation activities within the riparian margins, wetlands and watercourses. (xxxx)

WEEDS relies on advice within Council's own publications advising that margins of 20-25 m require less maintenance, are more self-sustaining and cheaper to maintain. This should be a factor.

WEEDS submits that the plan should be amended to ensure that all riparian margins are 20 m (inland watercourses wetlands) or 40 m (coastal) in accordance with;

i. Advice from expert ecologists,
ii. Council technical publications,
iii. Hauraki Gulf Island District Plan
iv. The National Policy Statement (Freshwater) and the Freshwater regulations.

WEEDS submits that the 0-10 m margin with of the notified plan is vague, meaningless, not explained, not justified and is just absurd to the extent that it infers a predetermination and bias in Council's approach.

WEEDS submits that the plan should be amended to ensure that all riparian margins adjoining the wetlands and watercourses of the reserve are no less than 20 m.

WEEDS submits that riparian margins be fenced with keep out signage.

WEEDS submits that the wetland watercourse management area incorporate all wetland, watercourse and margins.

[34] National Policy Statement for Freshwater Management 2020

WEEDS submits that the wetland watercourse management are be reclassified as scenic, nature or science reserve to ensure protection and recognition consistent with adjoining SES areas and protected areas (see 8 on page 41).

WEEDS submits that the management plan ensure that recreational activities are configured to ensure that the preferred area of play or flight of any balls does not pass over recreational areas, and that play is directed away from wetland watercourse management areas.

Morphum describe macroinvertebrate surveys indicating significant improvements in MCI scores that are up 30-40 % in 2019 compared to 2006. Morphum say[35] "substantial riparian regeneration (both natural and via restoration) has occurred over 13 years […] this improvement in stream health is probably reflective of restoration of riparian vegetation and condition" WEEDS is pleased to see these results, and endorese the observation that the riparian margins can recover naturally. We also submit that the margins must be protected from intrusion by fences. Where active restoration is desired, WEEDS endorses active restoration carried out or directed by The Royal Forest and Bird Society, and the Waiheke Resources Trust.

However WEEDS objects to a golf club having anything to do with riparian management or restoration. Simply put the golf club have demonstrated repeatedly, even in publications in November 2022 (see 9.3 on page 51), that the club is dishonest, destructive and contemptuous of wetlands and streams, and cannot be trusted to be involved in riparian management. At Rangihoua the Golf club appear to be consistently motivated over many years to obtain more land for golf. They have a hopeless conflict of interest and should not by placed in a position of care for any wetland, watercourse or riparian margin. In the furtherance of this objective the club, to this very day, appear to be focused on draining wetlands, mowing margins, burying streams, denying responsibility and seeking to exclude the public from the reserve.

7.2 WEEDS Endorses the Importance of Illustrating and Describing the Importance of Riparian Margins in the Notified Plan. WEEDS Objects to

[35] P16 (bottom) Morphum WAR report 2021

The Description of Riparian Margins in the Notified Plan; Better Descriptions and Illustrations are Needed.

WEEDS notes the importance of riparian margins providing a protected internal environment in which the internal watercourse or wetland is enclosed by the canopy of the margin providing reduced temperature, increased oxygen levels, shelter from wind rain and predators (see Figure 13 on page 40).

WEEDS objects to the trivial description of a riparian margin provided in the notified plan and ask that a more appropriate description be provided (we will endeavor to find one for submission at a later date). The description provided focuses on the utility value to adjoining activities and development and fails to adequately capture the special benefit provided by a riparian margins adjacent to a wetland and watercourse to the aquatic and terrestrial life that benefits from water in a drought, shade from the sun, shelter form the wind and rain, shelter from predators, a healthy stream for habitat and aquatic pathways.

Filtration of sediment and chemicals is a valuable benefit of margins, but in terms of the catchment and the ecological function of margins, is but a small part of the benefits of providing for good riparian margins.

WEEDS endorses the value of an illustration of a riparian margin in the notified plan but objects to the choice of the illustration provided in the notified plan. Large open internal space are not typical Waiheke wetland or watercourse habitat. Waiheke streams are quite small, and like the wetlands, sit inside an enclosed protected space; dark, cool, shaded from the sun and the elements (see Figure 13 on page 40).



Figure 13. A Dark Enclosed Riparian Habitat Within the Rangihoua Catchment On Waiheke Island.

This image was taken upstream in a tributary flowing to the south east corner of the reserve. The image shows the dark enclosed riparian habitat sheltered from the wind and the elements. Lower temperatures increase oxygen carrying levels in the water and the absence of ducks and pond birds reduces faecal contamination. Eels

8 WEEDS Submits that A Golf Club and Associated Entities Or Persons Can Have No Role In Care, Management or Use of The Wetlands Watercourses and Margins.

8.1 Reclassification or the Management Plan Must Ensure that No Golf Club or Golf Club Associate Has Responsibility for Wetlands, Watercourses and Riparian Margins.

WEEDS endorses Council's view that golfing activity is not appropriate for wetland and watercourse management areas. WEEDS submits that the management plan must ensure that the wetland watercourse management area encompass all wetlands, watercourses and margins of the reserve (see 6.1 on page 19). WEEDS submits that the wetland watercourse management area must ensure the protection of natural features. WEEDS submits that any golfing activity must be prohibited within the wetland watercourse management area.

Members of the golfing community through their actions over many years have variously demonstrated a lack of insight, disregard, and contempt for the beauty and values of the wetlands, watercourses and margins of the reserve. Examples range from the mowing of margins, the burial under landfill of stream and watercourses (see 10.1 on page 53), resource consent applications to bury hundreds more meters of wetland and watercourse that have been found to be riddled with errors and oversight in landscape, engineering and ecology reports.

Figure 22 on page 61 illustrates a wetland watercourse margin in the proposed informal recreation area of the notified plan. That wetland watercourse margin has been damaged and reduced in extent through scarification, channelising, drainage and mowing; seemingly by people associated with a golf club in the years preceding 2008 (Geomaps viewer). Following this damage the golf club prepared plans to bury the stream under landfill and construct a pond for water storage in the vicinity of the wetland.

Letters to the Gulf News paper in recent years have advocated for the interests of a golf club and have sought to spin these activities as being "meticulous in preserving existing wetlands and land contours […] proposes to construct an additional 4800 square meters of wetland" (see Figure 14 on page 42) and "making a lake between the fifth and sixth fairways which would have enhanced the wetlands" (see Figure 15 on page 43). It is unknown whether these statements are naïve or intended to mislead; however neither is acceptable.

A recent advertisement placed in Gulf News by a golf club makes similarly misleading claims (see Figure 16 on page 44).

WEEDS submits that the golf club is an untrustworthy partner in the management of the wetlands watercourses and margins. We submit that the history of contempt for the natural features, contempt for integrity, honesty and community values disqualify the club or entities associated with it from having any responsibility for the management or restoration or management of natural features in any part of the reserve-including all wetlands watercourse and margin.



18 LETTERS Gulf News, 11 October 2018

Letters to the editor

Golf course will preserve wetlands

Thank you for your complimentary and positive comments about our golf course in last week's edition of Gulf News.

I am a regular player with a great women's group, which meets every Wednesday morning. I also thoroughly enjoy playing in the mixed club competitions on Saturday afternoons. We have a great membership, and also welcome visitors.

The Onetangi course is a beautiful environment in which to play sport with other members of our community and visitors to the island.

The presentation of the course by our green keeper is simply superb. All our members are very proud of this facility and the opportunity it provides, not only to them as members, but also to our very strong junior learning group and the very many visitors to the island who play golf here each year.

I can assure you that the club's plans for extending the course to 18 holes will be meticulous in preserving existing wetlands and land contours. The club also proposes to construct an additional 4800 square metres of wetland within the area covered by the additional holes.

Jo Underwood, president
Waiheke Golf Club

Figure 14. Misleading Claim that a golf course will preserve wetlands and create new wetlands- wetlands previously vandalised by the club.



Gulf News, 4 August 2022 LETTERS 15

Letters to the editor should be received no later than midday the Tuesday before publication and be no more than 300 words. A name and address must be supplied. All letters are published at the editor's discretion and may be reduced in length to fit space available. Email to editor@waihekegulfnews.co.nz - Editor

Golf club has protected wetlands

Is this the message that the committee, the ROSPRMPD (Rangihoua and Onetangi Sports Park Reserve Management Plan Development) Committee, wishes to send when it states in its draft (daft) plan that golf "... is inappropriate... detrimental to the restoration of the wetlands?"

Does this mean that they plan to close the course?

Detrimental to the wetlands? On the contrary, over 50 years the golf club has maintained and kept the watercourses open and weed-free. It also proposed making a lake between the fifth and sixth fairways which would have enhanced the wetlands. It was rejected. The club has helped define the wetlands, putting in "keep out" red poles. The waterways are now choked and neglected. Over the years the club has created and maintained a wonderful parkland, mown and kept (the course) free of gorse, moth plant and tobacco plant. It has facilitated a recreation, a sport. Golf has more playing members (340) than all other clubs on the island put together. It is a sport that caters for all ages, all genders and all abilities.

It would be silly to deprive so many players and social members of their club and recreation. We must see the restoration plan. I am sure the club could accommodate the plan. After all, golf welcomes hazards and challenges, so co-management would surely be the way to go. There is room for everyone according to their needs. We share with horses and walkers.

C'mon restoration committee, let's make a lake.

Grant Lilly, Rocky Bay

Figure 15. Misleading Claim that Golf Club make a lake to enhance the wetlands. The same misleading claim that a wetland/watercourse/lake will be created-in wetlands of Rangihoua previously vandalised by the club..

8.2 Advertisement of the Waiheke Golf Club, November 3, 2022 titled "Golf Club FACTS" Reiterate that there Remains an Ingrained Enduring Institutional Ignorance or Contempt of Wetlands , Watercourses and Margins.



Waiheke Golf Club

FACTS!

"We 100% support wetland protection and rejuvenation"

In fact we believe the wetlands were in better condition when we maintained them.

"We want to be NZ's most environmentally friendly club"

We have changed our spraying practises to ensure zero effects to local waterways and started planting of natives on our own accord.

"Yes we have a historic landfill site from the original Farming land owner from the 70's, Yes we have been audited by the council (early 2000's) over it and no amendments were needed due to the low environmental impact, yes we have changed as a club. Don't judge us on our past because we want a better future for the environment and community."

"Yes we want to work with local community organisations on protection and rejuvenation of the wetlands and sports park in general"

"We have formed a Māori subcommittee whom communicate with local IWI when any changes to the land are considered"

We acknowledge the original land owners and work together to respect and protect the land.

"We are establishing a community water cress garden for local indigenous community's"

So protection of local waterways is vital and our highest priority.

"We believe Golf is for everyone"

No matter your financial status if you can't afford it, We will support/assist you.

"We conduct Free Junior monthly coaching sessions to encourage youth sport involvement"

These are examples of the many things WIGC is doing to become a true community club and respecting the environment in which we occupy. We have been doing this for some time and don't seek recognition but it seems of late we have to defend ourselves from misleading information.

We welcome the whole community to come enjoy our facilities and if you require any further truthful information please visit, call or email us.

133 Onetangi Road, Onetangi, Waiheke Island. PH: 09 372 8886
Committee@waihekegolfclub.co.nz

Figure 16. Golf Club Advertisement Misinformation.

The advertisement was published in the Gulf News newspaper on November 3, 2022. Golf club has devastated wetlands and watercourses through mowing burial under landfill, drainage, channelizing and scarification. Have consent application in with council to support burial of hundreds more meters of wetland and watercourse. NZ's most environmentally friendly club mowed buried drained and channelized wetlands and watercourses. Golf club were asked by Council to remove landfill.

The club claim to support wetland protection and rejuvenation yet in 2006 have buried and diverted wetland, watercourse and riparian margin under cement aggregate, concrete debris, paint waste and household rubbish. Today the club defame a deceased individual by attributing misdeeds of the club to a farmer that previously owned the land. Hundreds of meters of watercourse wetland and margin has been variously culverted, piped or mown by

the golf club. The revenue derived from landfilling in a community reserve is not accounted for. The club has lodged consents to bury hundreds more meters of wetland watercourse and riparian margin under landfill-which would raise money for the club. Having reflected on their past actions for several years the club have not changed their ways as they suggest, they have sought to renew landfill consents.

The club claim that the wetlands were better when they “maintained them”, yet Morphum Environmental in 2021 report MCI (insect) scores were around 30-40% higher in 2019 than in 2006, with a shift from mostly pollution tolerant to mostly sensitive species across all tributaries.

The same Morphum report describes a population of native Kokopu trapped in a modified environment above the landfill placed in the reserve by the golf club. The fish, alive during the site visit, cannot migrate as part of their reproductive cycle due to the landfill dumped over wetlands and streams by the golf club.

Throughout all of this ecological vandalism the club has said, as they have in the recent advertisement, that they are improving the wetlands and watercourses.

WEEDS submits that this contempt for wetlands and watercourses as well as the failure to recognise the destructive role of the club in the management of the reserve, is another reason why all wetland, watercourses and riparian margins of the reserve be placed under the protection of the wetland watercourse management area (see 6.1 on page 19) and reclassified under a more appropriate reserve classificaton. Further, that the management of the wetland watercourse management area ensure that no golf or active recreation activity takes place within the wetland watercourse management area. The golf club have demonstrated time and again that golfing activity is not compatible with wetlands and watercourse. We submit that the club can have no role in the management of wetlands and watercourses, and that all wetlands and watercourses of the reserve be placed within the wetland watercourse management area and reclassified as scenic or nature reserve.

8.3 The Evidence and History of Significant Threats to the Natural Features in the Reserve Should be Documented with Mitigation Strategies in the Notified Plan.

We submit that the notified plan should describe and document known threats to protected natural features and cultural values from activities within the reserve.

The plan should document the history of damage to wetlands, margins and streams both within the reserve and the loss of these features in New Zealand.

Illustrations in the plan should show wetland components present on all of the watercourses within the reserves (see Resource Management Act S2, wetland).

Threats include;

- Administering body not fulfilling obligations.
- Entrenchment of a temporary reserve classification and failure to reclassify parts of the reserve to classifications appropriate for the underlying qualities and use of different parts of the site (see 6 on page 19).
- Entrenched thinking (18 holes) and inability to react to changing circumstances, past errors, evidence and new insights has many participants stuck with a fifty year old idea intended for a much bigger site trying to achieve an outcome that we know will not work and will create ongoing community acrimony and damage to the environment.
- Failure to plan, failure to recognise that there is insufficient space available for an 18 hole golf course is resulting in ongoing vandalism and destruction of protected natural features;
- Mowing of riparian margins
- Draining wetlands and riparian margins by Channelizing, piping and culverting of watercourses.
- Extensive use of herbicide in streams and the reserve.
- Failure to recognise that wide riparian margins are less labour intensive and cheaper to maintain and provide better ecological outcomes.
- Landfilling of wetland watercourse and margins.
- Where it comes to the viability and health of any wetland, watercourse or margin the Golf Club have a conflict of interest between an enduring aspiration to expand a golf course, and the importance of protecting the health and viability of wetlands, watercourse and riparian margin. It is unreasonable and demonstrably disastrous for the environment to allow any golf related person or entity to be in a role of caring for wetlands, watercourse or riparian margin.
- The administering body have a conflict of interest where they are responsible for addressing their mis management of the reserve and failure to care for the natural features.
- Officers of the administering body have a conflict of interest where they have been responsible for or associated with mismanagement of the reserve.
- Officers of the administering body who are close family members of golf club members have a conflict of interest.
- Decision makers associated with the golf club have a conflict of interest.

9 We Submit That The Plan Provide For and Ensure That The Wetland, Watercourse Management (riparian) Area is Reclassified Under The Reserves Act.

Past and present evidence shows that the wetlands, margins and watercourses of the reserve are vulnerable to vandalism, abuse and are unable to be administered with care. The wetlands, watercourses and riparian areas are not protected, are consistently under attack and are being damaged and lost; even today[36]. The reserves Act provides for the reclassification of reserves under more appropriate classifications (Reserves Act 1977 S24).

WEEDS submits that the wetlands, margins and watercourses management area, including all of the streams and wetlands, be reclassified using provisions of the Reserves Act. WEEDS submits that the natural features of the reserve are inseparable components integral with and part of a catchment that is representative of Waiheke habitat, identified as rare in the region and nationally (see 4.1 on page 4) much of which is classified as Sensitive Ecological Site either in the HGIDP or by the DOC. The HGIDP identifies the majority of recreation activities as non-complying with the conservation (tributary) areas. We submit that it is an appropriate use of the Reserves Act to ensure that the natural features receive the most appropriate Reserves Act classification which we identify as scenic, nature or scientific[37].

9.1 Weeds Endorses Reclassification in preference to the Use Of Management Areas.

WEEDS endorses reclassification of the wetalnds watercourse and margins of Rangihoua. Within this document, where WEEDS has endorsed the wetlands management area, it should be read that WEEDS submits that reclassification is the appropriate mechanism for

[36] The driveway upgrade into Rangihoua now includes a lowered watertable that is draining the upstream wetland. This draining of the wetland and deprivation of hydrology appears to be exacerbated by a new culvert pipe that is bypassing water from the wetland.

[37] Reserves Act (1977) S19 (Scenic), S20 (Nature), or S21 (Scientific)

protecting the wetlands watercourses and margins; not a management area under the umbrella of a recreation reserve classification.

9.2 We Submit that the Analysis of Classification Options By Council Was Flawed and is Incorrect.

Auckland Council workshop notes indicate that the Rangihoua OSP Management Committee were briefed on reclassification options for wetlands waterways on August 2021[38]. At that workshop five classification options were presented and ranked based on cultural, environmental and recreation impacts. Following that meeting no formal decision reclassification has been advertised for consideration of this issue however the wetlands watercourse and margins of the reserve have not been reclassified and the notified plan has been prepared in a manner that is consistent with Option 2 of the workshop notes (recreation with management zones across the reserve). There has been no published agenda, minutes or deliberation in relation to a reclassification decision and public consultation over this decision has been non existent.

At the time of the purchase of the reserve a range of qualities were recognised for the land. These qualities included two major and picturesque streams, landscape values, space for a nine-hole golf course (which would remain) and space for other recreation activities (see 13.6 on page 95).

Correspondence from the County Council Planner informs us that the reserve was purchased and classified as recreation as an ***interim measure*** (see 9.3 on page 51). The planner at the time wrote;

> *"That [recreation] classification does not necessarily adequately reflect the likely long-term development prospects of the area and as such if the classification is confirmed by Council then it should be seen as only an interim measure[39]"*

[38] Pages 13-19 and 37-44, Workshop record of the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee held on Friday 13 August 2021

[39] P2, Memo from County Planner to Planning Committee; PROPOSED CLASSIFICATION UNDER THE RESERVES ACT 1977 OF PROPERTY AT ONETANGI ROAD PURCHASED FOR THE PURPOSE OF RESERVE

The classification analysis by Auckland Council presented to the workshop in 2021 erred by assessing the impact of classification options (1-5) on values that were the same as recreation reserve values; cultural, environmental and recreation. It is no surprise that the recreation classification provided high alignment with recreation reserve values. Council simply confirmed that recreation reserve values are a good match with a recreation reserve classification and misled itself that the recreation reserve classification, or a version or it, should remain.

xxx

In Council's assessment of reclassification options presented at the 2021 workshop a flexibility assessment was applied in some situations; flexibility may be an attribute for an administrator, however it is not an attribute as a management strategy where the natural features need serious protection and the administering body is being careless or a rapacious golf club are on an irrational search to find real estate in a site that is too small; this is well established by the evidence.

Further, for option 3a/3b under the heading "recreation impacts", there is a question mark adjacent "manage recreation impacts on stream/wetland". The entry in the table presented to the workshop is a question mark, indicating that recreation impacts might be able to be managed in wetland watercourse riparian margins. WEEDS submits that the placement of a question mark here is irrational to the point absurdity and that it points to a predetermination or bias within council that recreation can occur in the wetland watercourse margin areas-council is misdirecting itself. Every shred of evidence confirms that recreation is incompatible with the wetland watercourse margins; the history of damage to natural features in the reserve, the HGIDP, the National Policy Statement Freshwater, the freshwater regulations.

WEEDS disagrees that Option 2 provides any positive attributes under the heading "Environmental Impacts"-the analysis is incorrect, particularly in light of the wording of the notified plan, the primary purpose statement, the extensive tracts of wetland watercourse margin that is omitted from the wetland watercourse management area, and the minimum riparian margin width that is provided in the plan; nothing, nil, 0 m. Again, flexibility is not an attribute and it is clear that there are no meaningful environmental benefits to the swathes of wetland watercourse and margin proposed to be excluded from the wetland watercourse management area. This is not flexibility, this is bad management, good management is

sacrificed for bureaucratic convenience, lazy management and backroom-after-the-fact-resolution of matters that should be addressed in the plan. WEEDS objects. The plan should be halted, a wetland watercourse margin reclassified, and a new plan notified.

In its reclassification assessment Council ignored the critical importance of the wetland watercourse network to the catchment, much of which is protected as SES under the district plan or by DOC classification.

Council ignored the history of mismanagement of the reserve under the status quo classification in which wetland watercourse features are demonstrably under sustained degradative attack seemingly with the support of Council Officers-there is no justification for a tick under environmental impacts under Option 2 when vast tracts of stream wetland margin are excluded from the wetland watercourse management area.

Council erred by not identifying the administrative convenience as a factor resulting in the protected features being lost due to Council's apparent desire to manage them at Council's convenience.

Council failed to consider the alignment with the Policies of the National Policy Statement for Freshwater (2020).

We submit that the appropriate approach would have been to examine the recognised intrinsic values of the site and to assess alignment of the classification options with the protection of those values. In this case the site being all of the wetlands, watercourses and riparian margins within the reserve. It is well established in the current HGIDP and the past district plan, that recreation is a non complying activity in the conservation areas (wetlands, watercourses and tributaries). WEEDS submits that Table 2 on page 51 is a more appropriate decision template that council should have used.

Values of the wetlands, watercourses and margins would include the significance of these features to the catchment at the landscape and ecological level, the significance of the catchment to the region , to tangata whenua, the values and compatible activities recognised in the HGIDP, to the policies and objectives of the National Policy Statement Freshwater and the Freshwater Regulations[40].

[40] Page 9 National Policy Statement For Freshwater Management 2020

All being mindful of the threats and vulnerabilities to these areas and the incompatibility of these areas with recreation activities-evidence by the history of damage as a result of recreation activities, and to test the alignment of the attributes, threats and facts against

Table 2: Wetlands, watercourses and riparian margins of Rangihoua; A decision matrix for identifying the appropriate Reserves Act Classification.

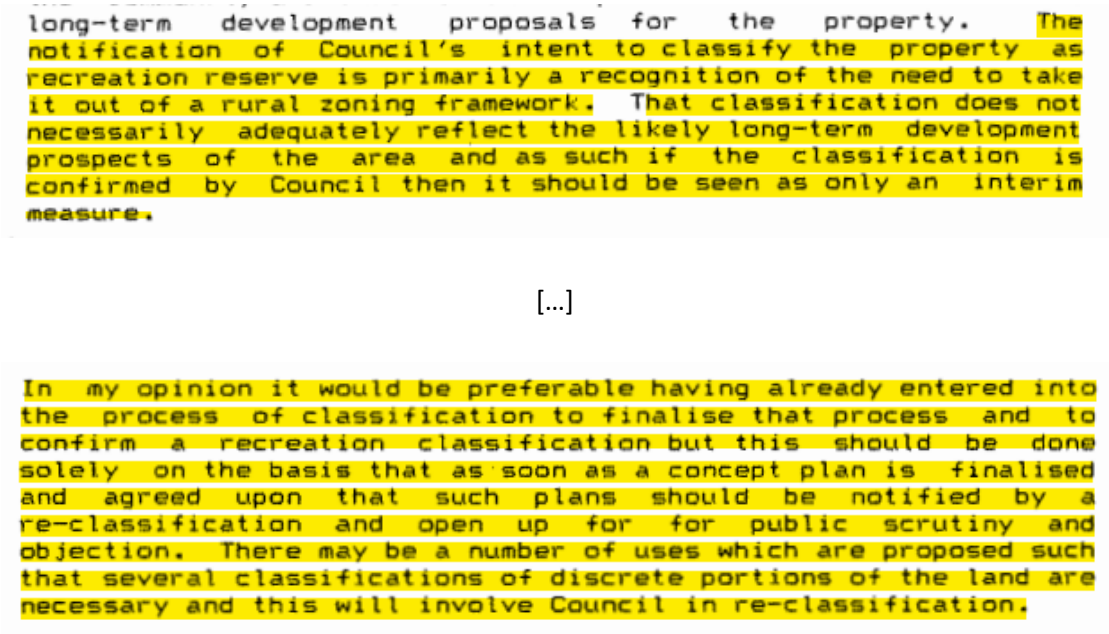
Alignment (wetland watercourse margin areas)	Values Identified by County Council.	Environmental values	Ecological Values.	Catchment Values	Landscape values	HGIDP	National Policy Statement Freshwater	Freshwater regulations	Tangata whenua values
Recreation									
Scenic									
Science									
natural									

9.3 When the Reserve Was Gazetted Recreation Was An Interim Classification.

In 1988 County Planner Barry Kaye wrote to the County Council planning committee on the subject of the "PROPOSED CLASSIFICATION UNDER THE RESERVES ACT 1977 OF PROPERTY AT ONETANGI ROAD PURCHASED FOR THE PURPOSE OF RESERVE"[41]. Mr Kaye's expectation was that the activities within the reserve would reflect an upcoming review via a town and country plan (subsequently a district plan) and that following the planning process parts of the reserve would be reclassified.

WEEDS submits that the damage that is occurring to precious wetlands and streams arises in part from an inappropriate classification-recreation. Clearly the helicopter pad and the historical society museum are also inconsistent with the recreation reserve classification. We say that Council has erred in its analysis of reclassification options for the wetlands and watercourses and that Council should reassess classification options property in a public meeting, not a workshop, and that Council must ensure an appropriate classification is provided for the values and attributes of the wetlands watercourse and margins.

[41] Memo from County Planner to Planning Committee; PROPOSED CLASSIFICATION UNDER THE RESERVES ACT 1977 OF PROPERTY AT ONETANGI ROAD PURCHASED FOR THE PURPOSE OF RESERVE



long-term development proposals for the property. The notification of Council's intent to classify the property as recreation reserve is primarily a recognition of the need to take it out of a rural zoning framework. That classification does not necessarily adequately reflect the likely long-term development prospects of the area and as such if the classification is confirmed by Council then it should be seen as only an interim measure.

[...]

In my opinion it would be preferable having already entered into the process of classification to finalise that process and to confirm a recreation classification but this should be done solely on the basis that as soon as a concept plan is finalised and agreed upon that such plans should be notified by a re-classification and open up for for public scrutiny and objection. There may be a number of uses which are proposed such that several classifications of discrete portions of the land are necessary and this will involve Council in re-classification.

Figure 17. Extracts of Correspondence from Waiheke County Council Planner Barry Kaye Writing to the Planning Committee noting that the recreation reserve classification of the Onetangi land (Rangihoua) is an interim measure.

10WEEDS Submits That The Landfill Must Be Removed.

10.1 Protected Wetland Watercourse Margin has Been Buried by Landfill, Mown, Diverted, Scarified, Piped, Channelised and Drained: Restoration should be Undertaken.

The Reserves Act (1977), S17(2)(c) declares that;

> *those qualities of the reserve which contribute to the pleasantness, harmony, and* ***cohesion of the natural environment*** *and to the better use and enjoyment of the reserve shall be conserved*

Rather than conserve and protect, Council has enabled the burial of qualities of the reserve which provide cohesion of the natural environment. We submit that Council must fulfil its obligation to ensure cohesion is conserved and the natural features are protected and preserved. Conservation of cohesion and protection of natural features will be achieved when;

1. Landfill is removed from the wetlands, margins and watercourses (see Figure 18 on page 55)
2. Culverts are removed from watercourses (see bottom image of Figure 23 on page 63 and Figure 24 on page 64)
3. Riparian margins of 20 m from the wetted edges are provided for
4. Hydrology and water flow is restored to the northern and southern tributaries.

WEEDS submits that just as it would not be considered conservation of cohesion between two locations if Auckland Transport were to close two routes and then reopen one, it is not conservation of cohesion to reduce two watercourses to one.

WEEDS submits that just as it would not be considered conservation of cohesion between two network points if SPARK were to close two independent internet feeds and then reopen only one, it is not conservation of cohesion to reduce two watercourses to one.

Aerial imagery of the South East corner of the reserve dated 2001 and 2006 illustrates the state of a wetland watercourse system[42] before and after a section was buried under landfill as seen in the 2006 image. There was, and is, no resource consent for this activity[43]. The impact of the landfill on the watercourse system, including the hydrology and extent of the wetland margins is dramatic and destructive. The wetland margins have been mowed down to the edge of the remnant stream and there is no riparian margin whatsoever. The watercourse diversion, culverts and channelizing have drained the adjoining wetland habitat clearly present in the 2001 image as well as in sketches of the reserve up until November 2001 (see 10.2 on page 61).

Council became responsible in a protective role as reserve administering body in 1989 at least fifteen years before this damage occurred.

[42] Wetland watercourse system definition used here is the complex interplay between stream, wetland and riparian margins.

[43] Council did issue a resource consent for a large landfill in the area in 2009 (check date and consent number xxx) and has relied on that 2009 consent for the 2006 landfill. However, the application for the 2009 consent has been found by Council's expert to contain errors, omissions and oversights that would result in adverse results on the environment if the work was to go ahead. The consent is not retrospective and does not provide for the diversion of a watercourse, burial of a wetland watercourse riparian margin and the associated loss of habitat.

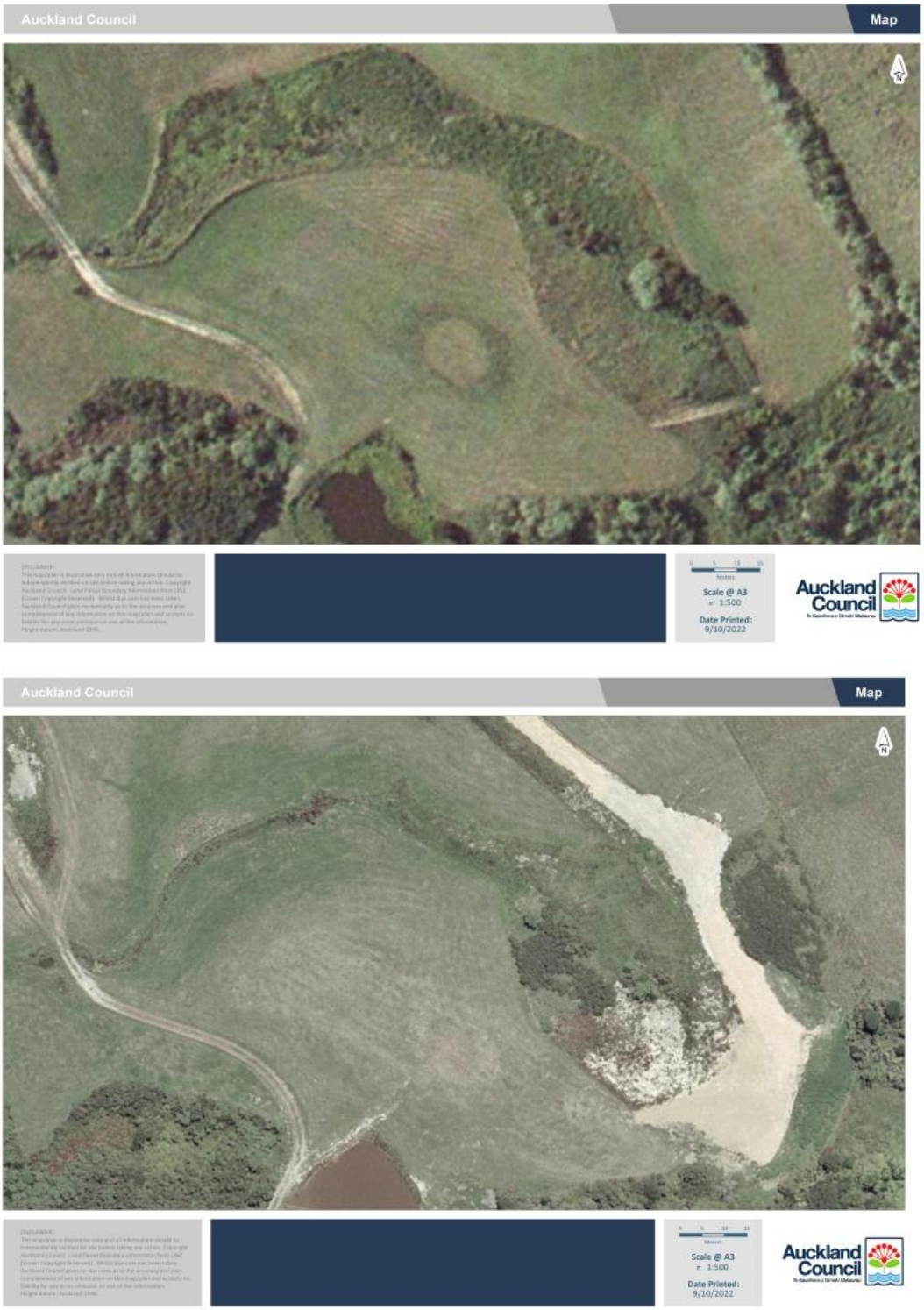


Figure 18. Buried Watercourse Wetland System in the South East Corner of the Reserve. 2001 on the top, 2006 on the bottom.

The top image illustrates the watercourse system as it was in 2001. The wetland component of the watercourse was clearly more lush and extensive in 2001 even though riparian margins appear to have been mown to the extent possible without machinery becoming bogged. The bottom image from 2006 shows hundreds of tons of cement debris and aggregate dumped over the northern tributary of the Rangihoua stream.

A Watercourse Assessment Report by Morphum Environmental describing the watercourses of the reserve was commissioned by Council and published in 2021[44]. A memorandum attached to the report dated 17/2/2021[45] focuses on the eastern streams including landfill barriers in the south east corner. The report hypothesises that landfill barriers have modified the wetland vegetative environment creating a barrier to fish passage that has left live native Kokopu fish trapped (see Figure 19) in a headwater environment. The report describes two periods in which obstructions were introduced, around 1961 and 2005/2006. Other documents held by Council make it clear that the stream was diverted after November 2001 and before 2006 in accordance with Figure 18 (see 10.2 on page 61).

WEEDS submits that provision is made for the removal of the landfill along with other barriers to aquatic organisms.

[44] Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[45] See page 87 of Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment



Point F: Natural permanent flow path of southern branch tributary. Three mature (~20cm) banded kokopu observed.

Figure 19. Image from Appendix 1 of the Watercourse Assessment Report 2021. Banded Kokopu appear to be trapped by a modified environment upstream of landfill in the Rangihoua Reserve watercourse system.

Submitters could consider ensuring that the purpose statement of the management plan provides for the protection of natural features. Further, that the remainder of the plan including the vision, goals, objectives, policy and action items ensures the removal of the landfill as well as the provision of riparian margins of at least 20 m on all streams in the reserve in accordance with expert advice, the district plan and Freshwater regulations (2020).

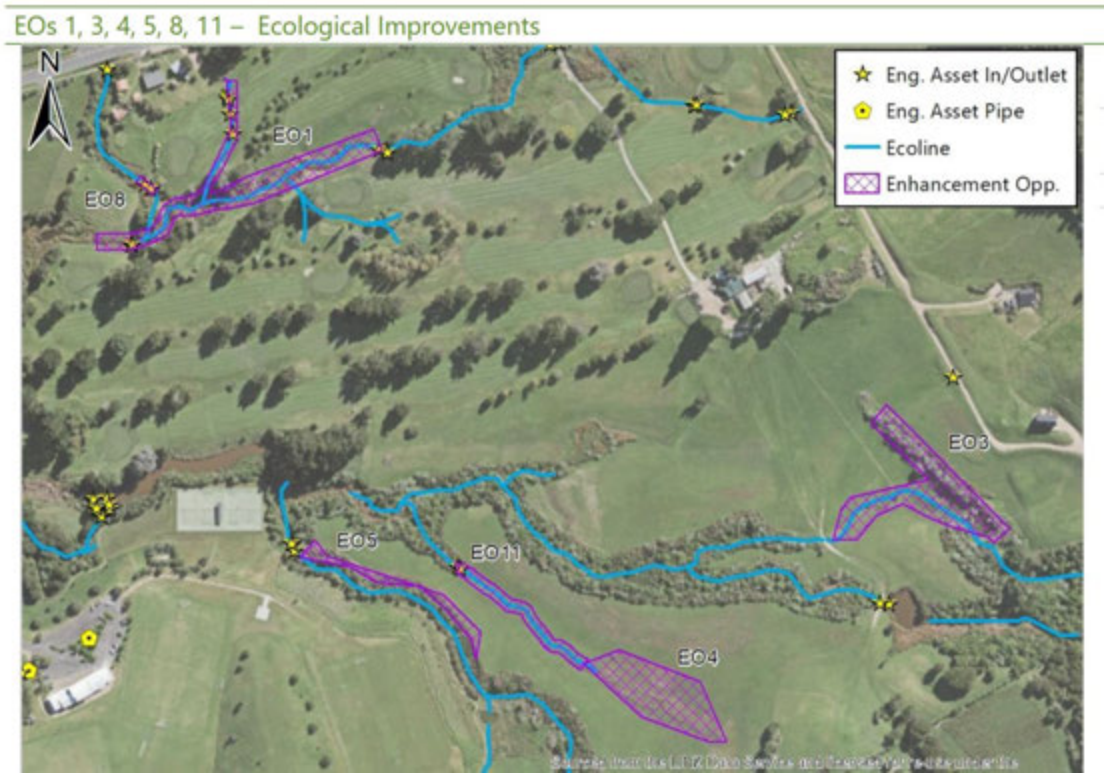


Figure 20: Enhancement opportunities identified by Morphum Environmental[46]

The figure illustrates areas identified as opportunities for enhancement identified by Morphum. In a follow up revisit Morphum identified options to reinstate the flow path of EO3[47] which would involve removal of the landfill from the margins, wetlands and watercourse.

[46] Page 31-38 Rangihoua-Onetangi Watercourse Assessment Report, March 2021.

[47] See Appendix 7, First Recommendation Page 14 of 18, Memorandum Rangihoua-Onetangi Sports Park Eastern Streams Assessment, Rangihoua-Onetangi Watercourse Assessment Report, March 2021.

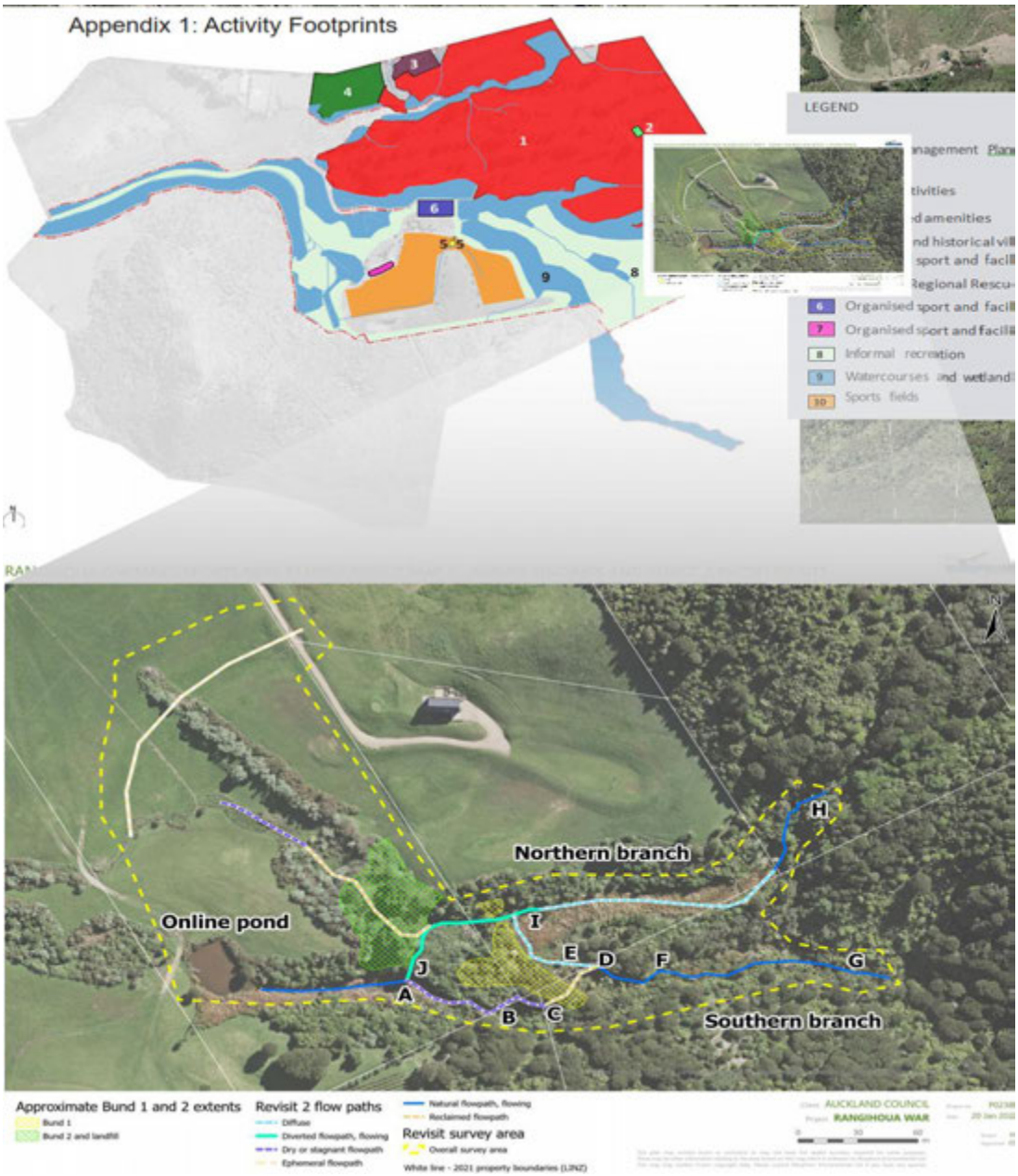


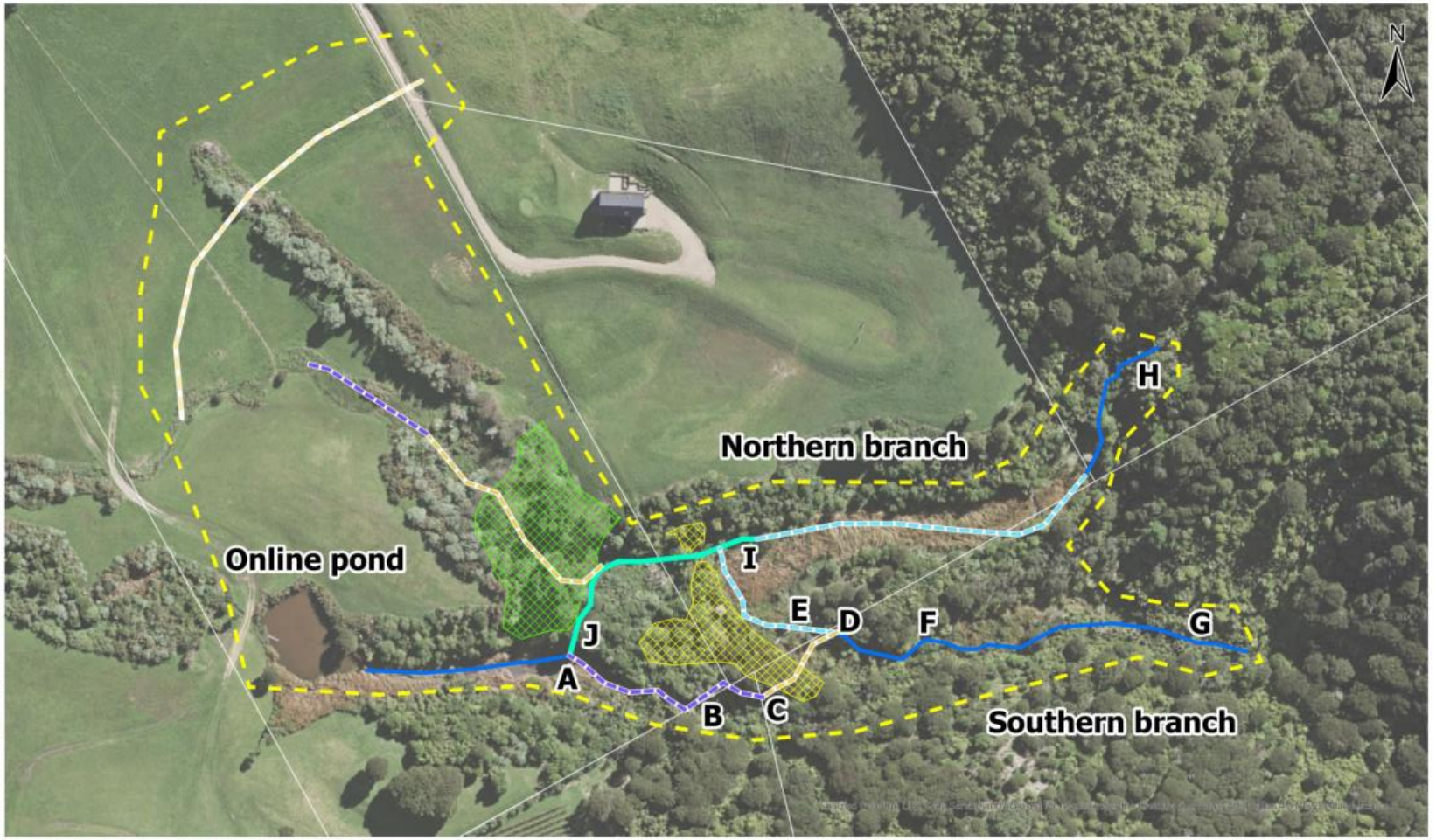
Figure 21: Morphum Photo Points and survey findings in the south east corner of the reserve illustrating location of kokopu, landfill and various modified watercourse remnants.

The upper part of the figure shows appendix 1 of the notified plan overlaid by a page from the Morphum Environmental report[48] (map 5 appendix 7). The overlaid page is in the same scale as the appendix 1 illustration. The lower part of the figure is an enlarged view of Map 5. There is a more enlarged copy following this legend. The key points are the green cross hatch which corresponds to the landfill (see Figure 18 on page 55). Point F is the location of the Kokopu fish described by Morphum in appendix 7. The various lines indicate watercourses in various states of flow ranging from natural flow path, dry or stagnant, to "reclaimed".

[48] Morphum Environmental Watercourse assessment March 2021, Appendix 7 Revisit memo: Rangihoua-Onetangi Sports Park Eastern Streams Assessment, Map 5.

RANGIHOUA ONETANGI SPORTS PARK RESERVE REVISIT MAP 5 - SURVEY FINDINGS AND REVISIT 2 PHOTO POINTS

MORPHUM



Approximate Bund 1 and 2 extents
- Bund 1
- Bund 2 and landfill

Revisit 2 flow paths
- Diffuse
- Diverted flowpath, flowing
- Dry or stagnant flowpath
- Ephemeral flowpath
- Natural flowpath, flowing
- Reclaimed flowpath

Revisit survey area
- Overall survey area

White line - 2021 property boundaries (LINZ)

Client AUCKLAND COUNCIL
Project RANGIHOUA WAR
Project no. P02384
Date 20 Jan 2021
0 30 60 m
Drawn CP
Approved CU

This plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. There may be other information relating to the area shown on this map which is unknown to Morphum Environmental Ltd. This map may contain Crown copyright data. Please consult Morphum Environmental Ltd if you have any queries.



Figure 22: Damage to wetland margins and watercourses in the south and south east of the reserve.

It should be noted that the head of the wetland watercourse in the informal recreation area (8) of the notified plan extends to the boundary. This can be seen in aerial images of 2001.

This image is similar to Figure 21 on page 59 in that it illustrates some of the damage in the south eastern parts of the reserve. This illustration also describes damage to the wetland margins and watercourse in the informal recreation area of appendix 1 of the notified plan. In the informal recreation area of appendix 1 of the notified plan there is wetland watercourse and margin that has been scarified, channelized and mown. The landfill border in orange corresponds with the green crosshatched area in Figure 21 on page 59 and the landfill in the lower image of Figure 18 on page 55. The red-arrowed line corresponds to the teal coloured line adjacent the letter J in Figure 21 on page 59; both of which show the diverted path of the watercourse that is intact in the upper photo of Figure 18 on page 55. For more details see Appendix 7 of the Morphum report (2021).

10.2 The Diversion of RAN_TRIB5_2 and the Change in Hydrology Occurred After November 2001 and Before The Aerial Image of 2006; Timing That Corresponds to the Landfill Dumping.

The authors of the Wetland Assessment Report of 2021 have expressed uncertainty over the timing of the diversions of the RAN_TRIB5_2 tributary[49]. See 10.1 on page 53 noting that[50];

> *[…] both the northern and southern branch streams of the central tributary have been diverted (see Revisit Map 5). Due to a gap in aerial imagery between 1961 and 2001, the timing of these diversions cannot be confirmed [….]*[51]

Information within Council files, including an expert report and drawings of the reserve, indicate that the timing of the change in watercourse hydrology was sometime after November 2001 and before the capture of the 2006 geomaps aerial photo. Timing that corresponds with the landfill dumping by a golf club visible in aerial images. The other sources of information are listed as follows and extracts of images from these sources are shown in Figure 23 on page 63.

1. Philip Chote's Plan for a golf course at the site 1975[52].
2. Caroline Phillips Archaeology assessment for sewerage disposal sites in 1998[53]
3. Jordan Draughting's drawing in support of an application for a machinery shed in May 1998[54]
4. Jansen Architects drawings in support of consent application for a toilet on a fairway at the north of the reserve in Nov 2001[55].

Each illustration, up until November 2001, shows intact hydrology of the northern branch. The Morphum Environmental report 2021 referred to the northern branch as RAN_TRIB5_2[56].

---

[49] See page 98 of Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[50] Xxxx this paragraph may be factually incorrect-need to check Morphum Report which was quite specific about the timing of the landfill.

[51] See page 98 of Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[52] Proposed Site Layout, Waiheke Island, Onetangi Properties Ltd, April 1975, Philip Chote

[53] Archaeological Assessment Proposed Sludge Dump Site, Caroline Philips, 1998

[54] Proposed Machinery Garage, Jordan Draughting, May 1998

[55] Upgrade of Existing Fairway Toilet, Jansen Drawing, November 2001

[56] Rangihoua Watercourse Assessment Report, June 2021

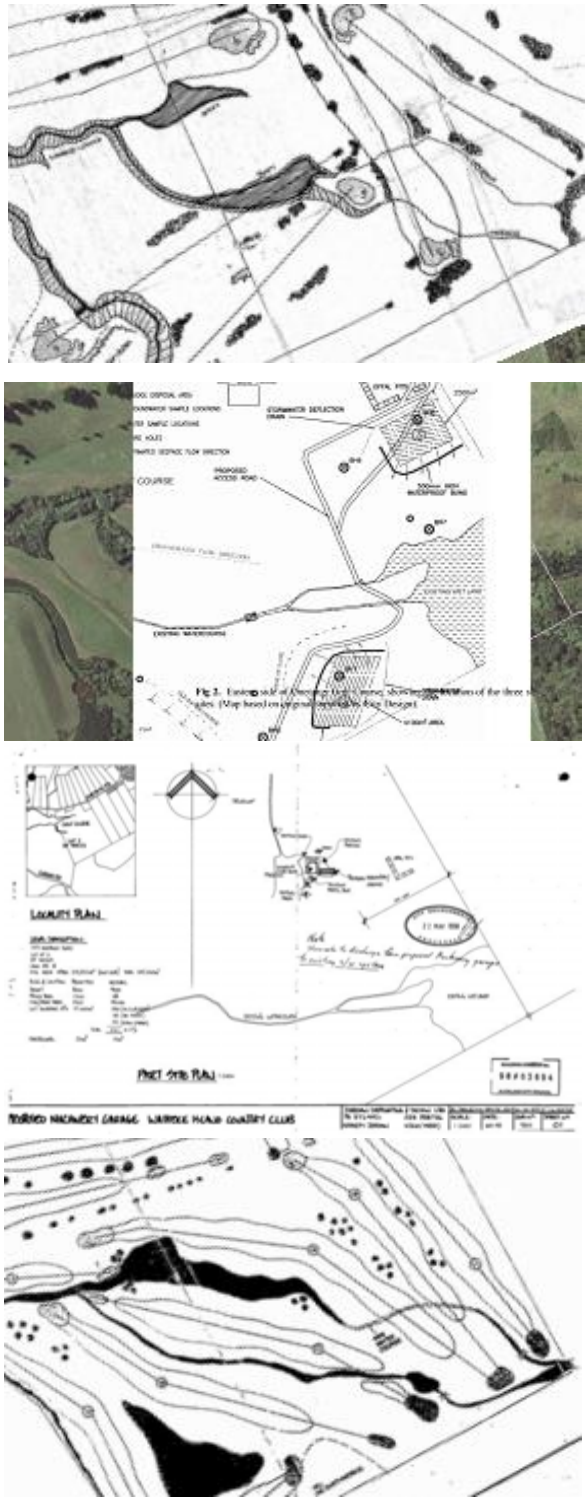


Figure 23: Sketches of the stream topology in the South East Corner as it appeared in various illustrations from 1998 to November 2001.

Sources are top to bottom; Philip Chote's golf course drawing, Caroline Philips Archaeology assessment, Jordan Draughting's consent application for a machinery shed, Jansen Architects consent application for a fairway toilet. With the exception of Chote's drawing, the drawings appear to be sketches and therefore do not faithfully match the topology of the watercourse systems> Chote's drawing more closely follows the watercourses of the reserve, all of the drawings clearly illustrate the tributary referred to as RAN_TRIB5_2 in the 2021 War Assessment by Morphum.

The 2001 drawing of Jansen Architects expresses a statement of intent to “PIPE WATER COURSE” (see Figure 24). This statement is notable because;

1. Pipe is used as a future tense verb stating an intention to do something.
2. the intent is to install a pipe, in fact some culverts were installed,
3. that there is a watercourse that connects to the upstream headwater tributary.

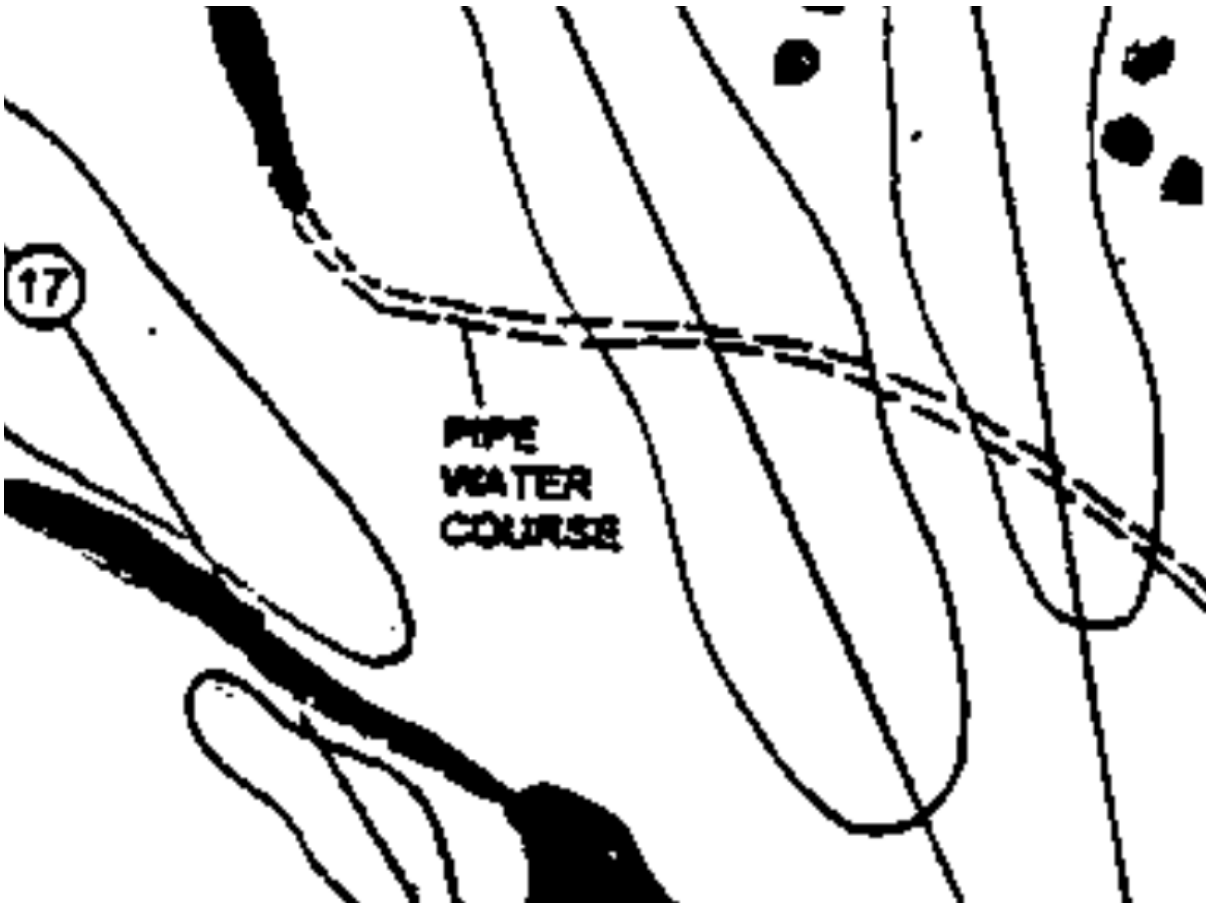


Figure 24: The Intention, Expressed By Jansen Architects for the Waiheke Country Club in a consent application for a toilet on the northern part of the park, in small print, was to "PIPE WATER COURSE".

This illustration is extracted from the bottom drawing in Figure 23.

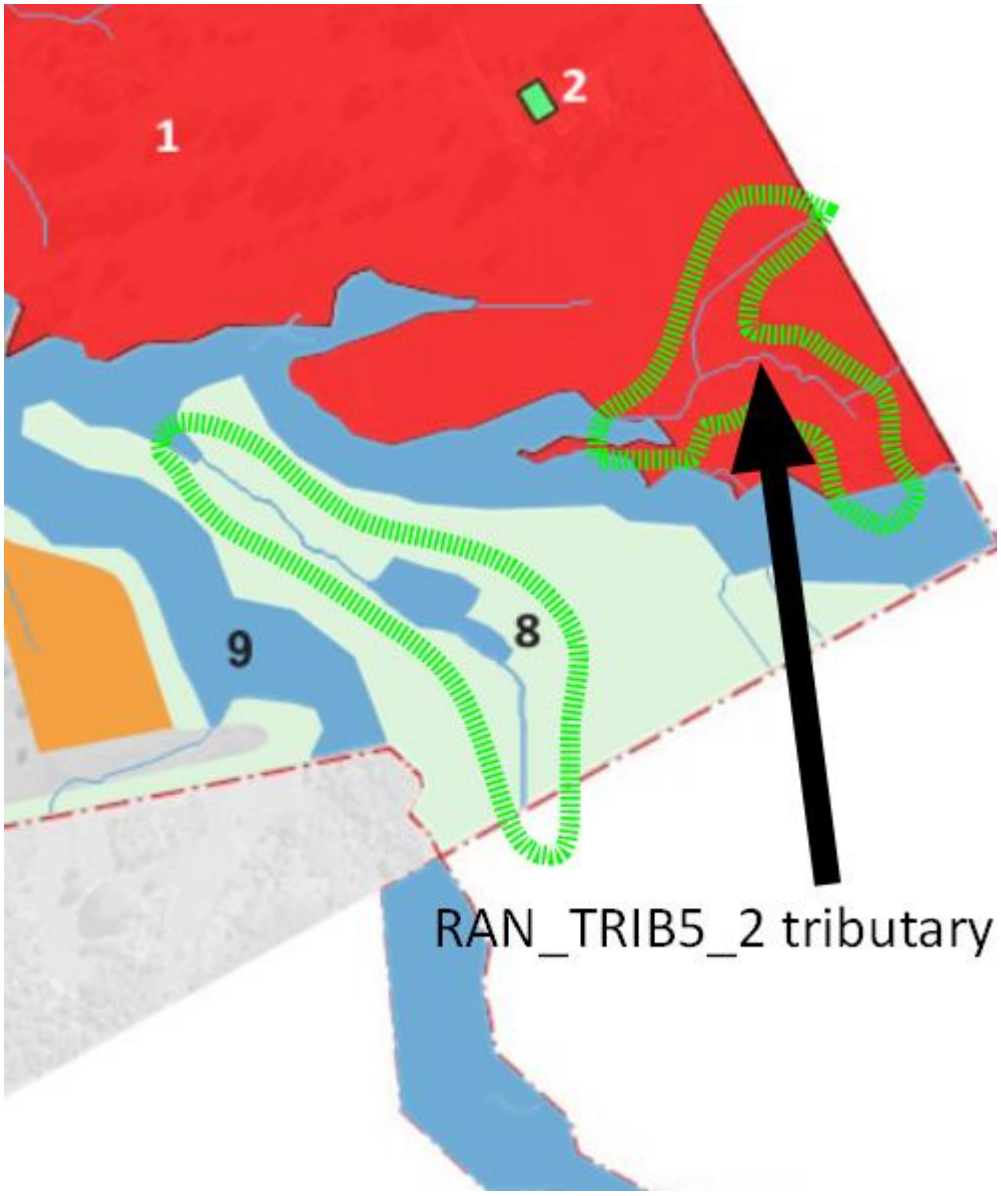


Figure 25. The Watercourse and Wetland Management Area Should Extend over Watercourse, Wetland and Margin circled in dotted green in Area 1 (golf) and area 8 (informal recreation) as illustrated above. These protected streams are not in the watercourse and wetlands management area of the notified draft plan. Image Is Adapted From Page 52 of the Notified Draft Plan.

10.3 Weeds submits that the landfill must be removed because it has caused a loss of natural features that Council has an obligation to ensure are protected and preserved, and because removal of the landfill is required for Council to

ensure that the pleasantness, harmony and cohesion of the natural environment is conserved.

Morphum identify restoration priorities for the reserve which include the wetland watercourse and margin system affected by the landfill (see Figure 20) as well as an assessment of options to "reinstate the original flow path of the southern branch of the central tributary"[57]. WEEDS infers that the original flow path referred to is the northern tributary that has been diverted by the landfill into the southern tributary. WEEDS endorses the restoration of the original flow path. This is a significant part of our submission.

The Morphum report states that "no assertion is made regarding the legal status of the bunds"[58]. We infer that the report author has not considered the modifications to the environment in the context of the purposes of the Reserves Act which require protection and preservation of the natural features, as well as conservation of those qualities ensuring the pleasantness, harmony and cohesion of the natural environment (Reserves Act S17(2)(c))

(c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:

With respect to the landfill, WEEDS says that;

- there has been a loss of wetland, watercourse and riparian margin habitat
- an aquatic path way has been obstructed.
- an aquatic path way has been diverted.
- where there were two pathways out of the south east corner there is now one.
- The landfill has caused a loss of complexity within the stream network.
- The landfill has caused the loss of a redundant pathway or backup pathway within the stream network.
- There has been a loss of pleasantness, harmony and cohesion of the natural features

WEEDS say that the loss of pleasantness, harmony and cohesion within the stream system is demonstrated by the distressed response of human observers and members of the community to the existence of the landfill, and by the evidence within the report of

[57] Page 14 of 18, Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[58] Page 8 of appendix 7 The Rangihoua Onetangi WAR

Morphum Environmental[59] who have described that degraded state of the natural environment one example of which are the Kokopu which appear to be trapped;

> *Three large banded kōkopu of approximately 20cm length (Galaxias fasciatus; […] observed in a lower pool […] showed signs of fin rot or other fungal disease, potentially indicating environmental stressors.*
>
> *[…]*
>
> *Aerial imagery and LIDAR surveys indicated that Bund 2 and the landfill may have formed a barrier to fish passage along the northern stream*
>
> *[…]*
>
> *the combined hydraulic effect of the Bund 1 and Bund 2 and diversions on the northern and southern stream branches has created a partial (if not complete) barrier to fish passage by increasing plant growth and reducing channelised flow, creating 'diffuse flow'*

The current situation in the south east corner demonstrates the importance of complexity, networks and redundant pathways within the stream system of Rangihoua.

[59]See appendix 7 of the Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

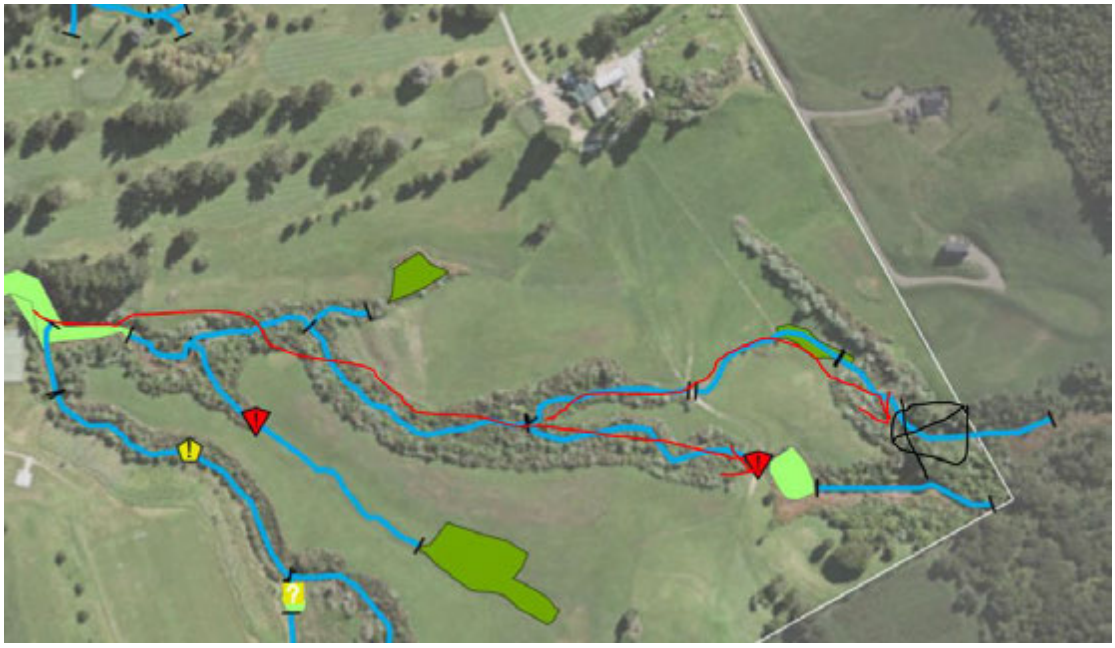


Figure 26. Upstream Migration of Fish to the Headwaters Had Two Pathways. Both have Been Blocked.

The image shows the south east corner of the reserve. The underlying image is from the Morphum WAR 2021 (Map 6 Fish passage barriers and wetlands). Upstream migration of fish would occur from to the headwaters would occur from left to right. The red pen overlay indicates possible routes that a fish could take. The lower pathway is obstructed by a culvert (the red shield icon) and the upper pathway is obstructed by landfill. Without the modifications, if one pathway was blocked, the other would be available-this is redundancy or backup done naturally. In the south east corner both upstream pathways are blocked. In the northern branch the watercourse is obstructed by a landfill (see 10.1 on page 53) and in the southern branch by an overhanding culvert pipe.

WEEDS objects to the ambiguity, or absence of any commitment, in the notified plan regarding the removal of the landfill. WEEDS submits that the plan ensure that landfill in the South East Corner will be removed. The landfill has caused a loss of habitat, loss of cohesion, pleasantness and harmony of the natural environment; properties that the administering body are require to conserve . While WEEDS endorses the removal of smaller barriers to aquatic pathways it is the submission of WEEDS that the plan must ensure the removal of the landfill.

> **conservation** *means the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations (Conservation Act (1987) S2.*

Weeds submits that the landfill must be removed because it has caused a loss of natural features that Council has an obligation to ensure are protected and preserved, and because

removal of the landfill is required for Council to ensure that the pleasantness, harmony and cohesion of the natural environment is conserved.

The Freshwater Regulations provide for restoration of Wetland, Stream and Watercourse as a permitted activity ref[60] and WEEDS submits that the plan include the removal of the landfill and the restoration of the hydrology and cohesiveness to the aquatic and riparian environment provided by RAN_TRIB5_2 and RAN_TRIB5_3 (see 10.2 on page 61) at the soonest opportunity.

WEEDS notes that the financial profit gained through the operation of a landfill in the SE corner of our recreation reserve is not accounted for within the public records of the golf club or Auckland Council. WEEDS submits that Council is responsible for ensuring that revenue generated on the reserve is applied for the purposes of the reserve (Reserves Act). WEEDS submit that council cannot plead poverty in circumstances where Council has failed to collect and account for revenue on the reserve. Removal of the landfill could be funded through a levy on the golf club who clearly have the means to raise significant funding through the operation of a nine hole course in a community reserve (see Figure 27 on page 80).

[60] Resource Management (National Environmental Standards for Freshwater) Regulations 2020

11 WEEDS Submits That the Notified Plan Is Amended To Include Illustrations and Text That Describe the Natural Features Of The Reserve As They Were When Council Became Responsible For The Protection in 1989.

11.1 WEEDS Submits that the Plan Be Changed to Ensure that the state of the Natural Features When Council Became Responsible in 1989 is Documented in Text and Illustration

The text, images and illustrations of the notified plan do not record the state of the natural features as they were when Council became responsible for their protection as well as preservation and ensuring pleasantness, harmony and cohesion of the natural environment in 1989 (Reserves Act (1977) S17.

The text and illustrations should be modified to describe the natural features as they were when Council became responsible for protection of natural features in 1989 (see 10.1 on page 53, 10.2 on page 61, Figure 25 on page 65, Figure 6 on page 23, Figure 7 on page 24, Figure 8 on page 25).

The notified plan does not acknowledge the negligence of Auckland Council where the Council and its predecessors have not fulfilled obligations to protect and preserve wetland, margin, watercourse and habitat. Council should acknowledge past failures as a mean to identify future risks and vulnerabilities, and to populate a schedule of restorative actions required.

WEEDS submits that;

Council must ensure the protected status of natural features that have that have been buried, mown, channelized, vandalised, culverted, and scarified. Landfill placed over wetlands and streams in the south east corner must be removed entirely from the site,

Where wetlands, watercourses and margins have been drained, culverted, channelized, mown and buried, generous riparian margin widths must be provided to provide for the restoration and expansion of those features as they recover.

Where Council have placed a burden on private landowners adjoining the reserve by locking up land as Significant Ecological Sites (SES) and restricting options for the use of that land, Council has not done it's share by ensuring the protection of the natural features within the land that Council administers at Rangihoua.

12 The Notified Plan Omitted Fundamental Details Of The Nature Of Golfing Activity Intended For The Reserve. WEEDS Submits That Evidence Provides Must Guide The Way.

12.1 WEEDS notes Inconsistencies in Rounds Played Data and Utilisation Levels at Rangihoua.

WEEDS notes that there is contradictory information in the report of NZ Golf dated 2013. It is unclear how many rounds were played on Waiheke. Information has been sought by LGOIMA request.

WEEDS also notes that various figures are quoted for course utilisation by different parties without any standardised definition cited, other than NZ Golf who provided a definition that did not provide details on rounds lost due to weather, and was inconsistent with some of the metrics published. None of the rounds played information is verified or audited and this is of concern.

12.2 The Existing Nine Hole Waiheke Course Has Low Utilisation Levels.

Course **Utilisation** is the number of rounds played as a percentage of the capacity (supply)[61]. An analogy would be the average number of seats occupied on a bus. In 2013 NZ Golf reported that the average course utilisation in Auckland was 23%. Utilisation ranged from a maximum of approximately 40% (Remuera and Pakuranga) to a minimum utilisation of 1% (Maxwells) followed by 4% (Awhitu)[62]. Waiheke provided 1% (or by inference 8699 rounds) of the 869 868 rounds played in Auckland with a course utilisation of 10 %[63], [64].

[61] P46, Auckland Golf Facility Strategy, New Zealand Golf, Prepared by O'Connor Sinclair, July 15, 2013

[62] P46, Auckland Golf Facility Strategy, New Zealand Golf, Prepared by O'Connor Sinclair, July 15, 2013

[63] P65, Auckland Golf Facility Strategy, New Zealand Golf, Prepared by O'Connor Sinclair, July 15, 2013

In the absence of an update on the 2013 study we can look at other indicators for changes to course utilisation. One such indicator is the membership subscription and green fee[65] data. Both are likely to correlate with club utilisation. In the case of Waiheke, since 2012, membership and green fee income levels[66] were fairly static up until 2019. During 2019-2021 both metrics increased overall by approximately 29 % compared to the 2012 figures. The 10 % utilisation of the Waiheke Course reported in 2013 may therefore have increased by approximately 29 % which might infer 13 % utilisation today.

In 2022 the Waiheke Golf Club reported 8479 and 7586 total rounds played for 2020 and 2021 respectively[67]. These rounds were a mix of nine and eighteen holes. We assume, that treating an 18-hole round as a nine round played twice, this equates to 12.2 thousand and 10.4 thousand nine hole equivalent[68] rounds played in 2020 and 2021 respectively. If the methodology of counting rounds played was similar to what NZ golf used in 2013 these numbers are up approximately 40 % and 19 % respectively from figures reported by NZ Golf in 2013. This increase in rounds played is generally similar to the increase in subscription (29 %) and green fees (28 %) in the period 2012-2021. The club also reported increased membership which is reflected in the subscription income. In its submission the club enthusiastically stated that

> *Over summer we might get as many as 100 people per day (as non-members) over an 8–10-week period. We are at the point we have had to put marshals out on the course to help to maintain a pace of play and keep our guests happy[69].*

---

[64] WEEDS notes inconsistencies in the figures of the NZ Golf report.3 and submit that Auckland Council should be reviewing utilisation data to better understand need..

[65] Green fees are what non members pay to use a golf course for a round of golf. Membership fees encompass various membership classifications including junior, senior, ladies, social etc.

[66] Adjusted for inflation using the Reserve Bank Inflation Calculator (www.rbnz.govt.nz/monetary-policy/about-monetary-policy/inflation-calculator)

[67] Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

[68] Figures provided by Waiheke Golf Club include a number for 18 hole rounds. Our calculation is based on an 18-hole round being two nine-hole rounds. If our assumption is incorrect then our figures have overstated the utilisation levels.

[69] Pg 4 Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

It should be pointed out that at 100 non-members people per day the course would exceed the annual number of non-member rounds claimed by the club in under 16 days. WEEDS submits that enthusiastic claims of heavy utilisation cannot be relied on and need to be carefully verified against other verifiable sources of data-of which there are very few or none at all. High utilisation levels do not provide justification for an expansion. The club could implement a booking system like many other clubs. Increased utilisation would be grounds for celebration and cause to implement resource management strategies. Not a reason to damage the precious natural features of Rangihoua with an expansion of the course.

With respect to membership increases since 2019 the submission of the club was that;

> *One of the things that has happened is with covid a significant amount of people who used to come here for the weekend now have moved here full time. So, we have a quite a few members who used to be members at another club or who are members at two clubs*[70].

The golf club say that increased membership levels at the club are due in part to a significant number of players who were already playing regularly at the Waiheke Course. While this change in club membership will enhance membership statistics it is unlikely to represent a significant increase in utilisaiton.

12.3 The Existing Nine Hole Course Represents An Oversupply of Golf Capacity On Waiheke.

Another way of looking at the appropriateness of any increase in the number of holes on the Waiheke course is to look at the number of Auckland residents per nine holes of public golf course. Auckland Council golf courses provide 207 holes[71] for 1.72 million residents. Or, more than 74 000 people for every nine holes of golf across Auckland. In contrast, the course on Waiheke, of nine holes, is associated with a resident population of less than 10 000 residents and represents a significant oversupply of golf for the resident population. It is

[70] Pg 3 Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

[71] Draft Auckland Council Golf Investment Plan, , page 6 Figure 1, 21 October 2019 Version .

unsurprising that a NZ Golf report in 2013 found that the nine-hole course on Waiheke is among the least utilised courses in Auckland.

Looking to the future, Auckland Council estimates that the resident population of Waiheke[72] will increase from less than 10 000 today to 11 555 in 2043. Council's forecasting tools also generate an "equivalent population" number of visitors and residents of 27 646 in 2022, and 46 744 in 2043. WEEDS submits that;

1. the resident population of Waiheke is already oversupplied with golf holes by a factor of at least 7 with respect to Auckland,
2. the land was purchased for the recreational needs of the people of Waiheke
3. the forecast visitor numbers are irrelevant and increased tourism is not supported by many Waiheke residents.
4. Visitors to Waiheke value other qualities of Waiheke such as the clean green bush, beaches and ecology in preference to golf.
5. the forecast 'equivalent population' remains grossly oversupplied with golf even to 2043.
6. Auckland Council has rejected the option, previously suggested by WEEDS, that Rangihoua Reserve be incorporated into the regional parks network. For this and other reasons, WEEDS submits that regional demand for golf should not be met by expanding the Waiheke Course.

The over supply of golf holes on Waiheke does raise questions over the accuracy of claimed utilisation levels of the Waiheke Course. The utilisation levels claimed by the Waiheke Golf Club seem a little high for the resident population at Waiheke. The golf club make a link between recent increased levels of membership and covid[73]. Both increased membership and utilisation levels could be transient effects associated with COVID.

WEEDS submits that a prudent administrating body would ensure a robust needs assessment and utilisation analysis was carried out before contemplating any expansion of this underutilised course that represents an oversupply of golf to the resident and visitor population both now and into the distant future.

Comparative analysis with other Auckland Clubs, subscription income, green fee data, as well as a submissions from the club itself indicate that utilisation of the Waiheke Course may

[72] Waiheke Residents Visitors Summary by way of LGOIMA. Note that Auckland Council has stated that these estimates are rendered obsolete by the COVID pandemic and should not be relied on.

[73] Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

possibly have increased to 13 % in 2022[74]. Compared to the 23 % average utilisation of Auckland courses in 2013, Waiheke, with a nine hole course remains well below average and one of the least utilised courses in Auckland.

Under the circumstances of low utilisation and oversupply of rounds, WEEDS submits that it is unreasonable to prioritise valuable land for the expansion of golf course at the expense of other recreational uses and precious natural features. The submission of WEEDS is that the nine hole format is appropriate for Waiheke.

12.4 World Class Golf Architect Tom Doak Provides an Answer Where There Is A Small Site And Vulnerable Natural Features.

We submit, based on comparative data, the lack of available space in the reserve and the published advice of course designers like Tom Doak, that expanding the footprint of the existing nine-hole course and reconfiguring the existing tees and nine greens is a more reasonable option for golf in the reserve. Doak has built some of the top ranked courses in the world; in New Zealand. While Doak has not described the Rangihoua site, he has described the requirements for a golf course and has described a situation that is similar to Rangihoua based on area, wetlands and watercourses.

The club have the potential to construct a spacious and attractive course situated in beautiful recovering landscape at a site of great significance to the descendants of Tainui and Te Arawa, Ngati Paoa and other New Zealanders. The golf club can only do this if they step right away from wetlands watercourse and riparian margin a there is a realisation that the environment of the area is special, rare, requires significant restoration, and is very culturally significant.

Any reconfiguration of the existing area allocated to golf must occur only after removal of the landfill, restoration of 20 m riparian margins and protection of wetlands and watercourses all of which should be included in an expanded wetland watercourse management area that is reclassified under the reserves act.

---

[74] Could be Covid Pandemic related as golf courses a healthy open area for social recreation while social distancing, population increase, could be a paperwork exercise in response to the low issue being flagged in submissions to the draft plan in 2019, could be cheap fees to attract extra members.

WEEDS has previously submitted[75] that the Waiheke Golf Club have demonstrated in words and actions that there is insufficient room in the reserve for an expansion to 18 holes without excluding the public, excluding horse riders and burying large tracts of wetland watercourse and riparian margin.

WEEDS endorses the advice of Tom Doak that;

> *A good course and practice facility will generally require a minimum of something near 150 acres, and **even more if there are extensive wetlands** or steep hills which cannot be fitted into the scheme of the course*
>
> *[…]*
>
> *A modest club with a small membership might squeeze 18 holes onto as little as 90 to 100 acres, by employing such design tricks as double fairways a la St. Andrews, or crossover holes a la Old Prestwick. Because of reduced safety margins, however, such features will restrict play […]*

> *[…]If a property holds golfing interest, but sufficient acreage for 18 holes cannot be secured, other types of courses can be considered: a regulation-length 9 holes, a "precision" or " executive" layout of less than full length, or a course consisting entirely of par-3 holes*
>
> *The 9-hole layout must be the first option considered, as golfers have always resisted*

[75] 2019 submission to the subcommittee responsible for the draft management plan.

courses which do not allow them to unleash their full strength with a driver, an inherent part of the thrill of the game. Moreover, 9 good holes are much better than 18 cramped ones. A really well-designed course should lose no interest the second time around, even in the same afternoon, as such great courses as Whitinsville, Massachusetts, or Royal Worlington & Newmarket, England, exemplify[…][76]-Tom Doak.

The site boundary of the Rangihoua reserve is 132.2acres. The area of the site in 1975 when an 18 hole course plan was drawn by Philip Chote[77] was 158 acres. Since that time land has been subdivided into private ownership (10 Ha/24.7 acres) and parts of the site have been utilised for other activities including football, tennis, museum, horse riding, helicopter etc.

The existing nine hole course on Waiheke occupies approximately approx. 20 Ha (49 acres). The combined area of the informal recreation area(8) and the golfing activities area(1) of appendix 1 in the notified plan barely encompasses 70 acres by the time wetland, watercourse and minimal margins are excluded (Geomaps). If an 18 hole course is still being contemplated, which, contrary to the wording of the notified plan, appears as if it might be the case (cross ref xxx), the point needs to be made that there is

simply not enough space available in the reserve to provide for 18 holes. Complicating any notion of an 18 hole course is the fact that the site is bisected by a pleasant and harmonious complex network of watercourses, wetlands and riparian margins which are beautiful, fulfil an incredibly important ecological function, and should be celebrated, protected and

[76]Pg 14-Pg 15 The Anatomy of a Golf Course, Tom Doak.

[77] Site and course Layout Philip Chote 1975

developed rather than treated like unwanted garbage as appears to be the case now. Noting of course that the margins and watercourses have been under sustained attack and require restoration to their protected state. We reiterate our submission that the 18 hole idea is irrational, unreasonable and will be catastrophically destructive to the habitat. We endorse the view of Tom Doaks that an exciting, interesting 9 hole layout, on an expanded course in harmony with the wetlands and watercourses is a really good way forward both for the club, other members of the community with an expectation of using the reserve, and the natural features of the reserve.

The average area of nine-hole public courses in Auckland is 52.88 acres, and for 18 hole public courses is on average 105.76 acres[78].

In 2007 the president of the Waiheke Golf Club complained that there was not enough space in the reserve for bridle trails and walkways.

> *[…] The land available for the 18 holes is already barely enough you take any area for the provision of bridle paths or walkways and there is simply not enough land for the Golf Course to work.[…]*[79]

The club sought to exclude the walkways from a community reserve[17]. In the following year plans were drawn up to bury hundreds of meters of stream and wetland under landfill.

WEEDS submit, based on comparative utilisation and supply data, the lack of available space, the sensitive precious natural features that extend across the reserve playing a critical ecological role in a rare catchment, and the published advice of course designers like Tom Doak, that the overwhelming solution for golf in Rangihoua is Doak's nine holes in a new tee and green layout placed sensitively and in harmony with nature.

WEEDS submits that having ensured that all wetland and watercourse within the reserve is encompassed and protected by the wetland watercourse management area, the existing nine holes could be relocated around the restored natural features of a new golfing activity area 1 that would be modified in footprint in accordance with 6.1 on page 19 and Figure 7 on page 24.

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[78] Derived from information in the Draft Auckland Council Golf Investment plan 2019

[79] Email Waiheke Golf Club President Tony Pope to Golf Club Solicitor John Collings May 16 2006.

The plan could provide options to reconfigure the existing tees and nine greens to provide a course on a larger footprint that is more attractive and interesting to play than the existing course, and a course that WEEDS could endorse as designed and constructed around nature, that retains interest and challenge for a golfer when played twice [80].

WEEDS submit that the golf club have demonstrated the ability to raise funding which can be applied to the course reconfiguration (see Figure 27 on page 80). There is no excuse in claiming that the club do not have the funds to provide for a course reconfiguration.

STATEMENT OF FINANCIAL POSITION
AT 30 SEPTEMBER 2021

	Note		2021
CURRENT ASSETS			
Bank Accounts and Cash on Hand	(8)	11,097	
Term deposits	(9)	450,000	
Debtors		10,051	
Stock		17,347	
Total Current Assets			488,495

Figure 27. Extract from 2021 Waiheke Golf Club Financial Return showing $450 000-00 on term deposit

That, expanding the footprint of the existing nine-hole course and reconfiguring the existing tees and nine greens in a staged and planned manner is the reasonable and the most logical option for golf, for the environment and for the harmony of the wider community in the reserve.

WEEDS reiterate its submission of 20 m riparian margin should be provided on all wetlands and watercourses, all of which should be included in an expanded and protected wetland watercourse management area.

WEEDS notes with regret that advocates of the old 18-hole course appear to be rigid in their thinking, unable to move past a time when the site was in private ownership and the area for an 18 hole course was nearly twice the area available today.

[80] Bottom P14-P15 The Anatomy of a Golf Course, Tom Doak,

WEEDS also submits that the reconfigured nine hole approach is compatible with ensuring that the wetland watercourse management area encompasses all of the wetlands and watercourses within the reserve.

13 Ambiguity, Insufficient Clarity and Definition, Elements of a Cloaked Plan, Corrupting Influence Is Unreasonable, Destabilising and Unfair to Submitters and Raises Concerns of Predetermination and Bias.

The notified plan is vague, inconsistent, and lacks basic details. Hunts with hounds and runs with the hares.

From vision through objectives, policy and actions the plan requires amendments to ensure protection of natural features and cultural values as well as to give effect to a revised primary purpose.

Council must address past failures to protect, preserve wetlands, riparian margins and watercourses and conserve cohesion in the environment. Council has carelessly neglected Reserves Act and Conservation Act responsibilities. Council should accurately record in the plan the state of the wetlands and watercourses when Council became responsible

13.1 The Notified Plan Has Hallmarks of Protecting and Preserving Options For A Future Golf Course At The Expense of Ensuring Protection and Preservation of the Precious Natural Features of Rangihoua. Natural Features Should Be Protected Today.

The Reserves Act S17 provides;

> *[…] areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside,"[…]*

The notified plan states[81];

> *"the council considers that the watercourses and wetlands and informal recreation management areas should no longer be considered appropriate locations for expansion of golfing on the reserve"*

and;

> *"to limit the future expansion of golf activities to within the activity footprint as shown in Appendix 1, and as set out in the management intentions" […]*

In the informal recreation area, the notified plan further provides that the desired experience will include an emphasis on[82];

> *[…]experiencing ecological enhancement including of the wetland as habitat for native fauna[…]*

One would reasonably expect that the wetlands watercourse management area would include all of the wetlands, watercourse and riparian margins within the reserve, including the informal recreation area 8 as well as the golfing activity area (1). In fact the notified plan excludes selected wetland watercourse and margin form the wetland watercourse areas without any reference or thought to the purpose of the reserve, the HGIDP or the Freshwater Regulations and National Policy Statement for freshwater.

Further investigation reveals that the notified plan instead, with great fidelity and with no explanation or purpose, preserves and protects options for the golf course layout provided for in a discredited and conditional 2013 document dated (see Figure 28 on page 86).

WEEDS notes with concern, alarm and confusion that Council may not have disclosed an intention to use the informal recreation management area (8) as a reservation for future golf. After all, the notified plan states that this area is for informal recreation. Cryptically, the notified plan also states words to the effect that golf is not appropriate for the wetland

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[81] Pg 14 notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

[82] Pg 15 notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

watercourse **management area.** WEEDS submits that there is no excuse for not excluding golf from all wetlands, watercourses and riparian margins.

Had Council given effect to the obligation to protect then the wetland and watercourse area would have extended over the wetlands and watercourses. Instead, it appears that where the notified plan should preserve and protect natural features for the enjoyment of future generations, the plan is written to preserves the egregiously degraded state of wetland watercourse margin features to preserves options for the future expansion to an 18 hole course. This is unreasonable, contrary to the purpose of the reserves Act which requires protection of natural features, and

The maltreatment of protected natural features in this manner is inconsistent with the purposes of the Reserves Act and Resource Managing Act. The Reserves Act (1977) S3 and S17 do not provide for the protection and preservation of land for the future use as golf course. The reserve site is too small for an 18 hole course, underutilised in its present form (see 12.2 on page 72) and already represents a gross oversupply of golf for the visitor and resident population (see 12.3 on page 74).

By reproducing this discredited lease boundary Council appears today to remain predetermined, biased and zealously focused on preserving options for an irrational course expansion as set out in a 2013 lease rather than taking a serious look at better ways of managing the reserve. WEEDS objects. In fact is may be worse that the above, because there is a real appearance Council may be cloaking its own predetermination and bias under the appearance of a notified plan that superficially could be considered reasonable if some adjustments were made.

We submit that Council must look at verified evidence and needs based options while protecting threatened, rare, endangered habitat that is uniquely representative of Waiheke and New Zealand. If the informal recreation area is going to provide for enhancement of natural features, then that is what should be done, and the natural features placed with the wetland watercourse management area.

With respect to the golfing area 1, WEEDS submits that all of the wetland watercourse and riparian margins (to 20 m) be included in the wetland watercourse management area. No case has been made to exclude the wetlands watercourse and margins (WWM) from the wetland watercourse management area and WEEDS has submitted extensive reasoning to ensure that these areas are protected to the fullest extent possible.

WEEDS submits that all of the wetlands, margins and watercourse within the reserve, including the wetlands, margins and watercourse within the informal recreation and golfing activity management areas, be placed within the wetland watercourse management area.

WEEDS submits that the wetland and management area be reclassified[83] under the reserves to a more protective classification such as scenic, nature, or scientific (see 8 on page 41).

WEEDS submits that the objectives and policy of the wetlands and watercourse management must be modified to ensure with absolute clarity that the natural features are protected and that there should be no encroachment of recreational activities into these areas.

[83] Reserves Act (1977) S24 or S24A

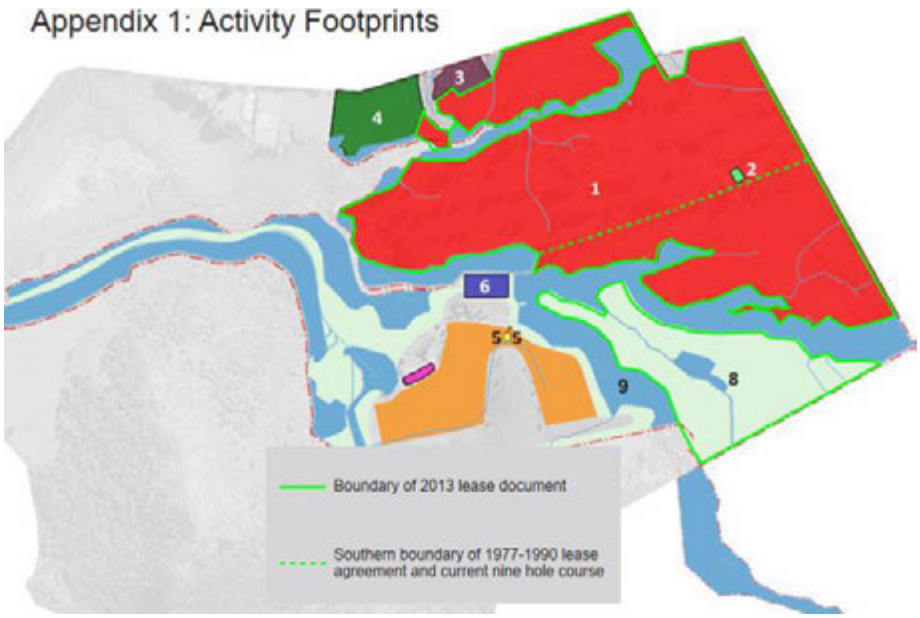


Figure 28: The Notified Plan: Protects and Preserves Footprint of a 2013 Lease Document.

The figure illustrates, in the solid green border, the footprint of the lease agreement that was to provide for the expansion of a nine hole course to 18 holes in a 2013 lease document. It can be seen that the lease bouindary perfectly matches area 1 and area 8 of the notified plan. The dotted green line indicates the southern extent of the 1977 lease and the current nine hole course. The figure illustrates that the enlarged golfing activities area to the south preserves the footprint of the 2013 lease. Further, the informal recreation area (8) also preserves, precisely, the footprint of the 2013 lease document. Notably, none of the wetland, margins and watercourses within the extended golfing area or the informal recreation area has been included in the wetland watercourse management area despite both being wetlands and watercourse areas, and both identified as valuable enhancement opportunities. It is difficult not to infer that the intent of Council is to protect and preserve options for a golf course expansion rather than to protect and preserve the natural features and cultural values.

13.1.1 The Notified Plan Should Have Disclosed That The Informal Recreation Management Area (8) may be contemplated as future expansion area for a golf course.

WEEDS submits that the notified plan, in accordance with the request of a former golf club president sitting at the decision makers table (see 13.8 on page 96), appears to preserve options to expand a course to the 18 hole footprint of the 2013 lease. As such, the notified plan could be thought of as stage 1 of a 2 stage plan to expand a golf course to 18 holes. If true, the notified plan is contradicting itself by saying that golfing activity will be limited to the golfing activity area (1). The notified plan has not disclosed fundamental information and misleads decision makers, submitters and the Minister of Conservation. Further, the Reserves Act, while providing for the conservation of cohesion, harmony and pleasantness

of the natural environment, and for the protection of natural features for the enjoyment of future generations DOES NOT provide for the conservation and protection of options to expand a golf course for future generations.

13.1.2 The Notified Plan Appears To Have Has Misled Submitters and Decision Makers About Informal Area (8).

At Page 14 the notified plan states; upon expiry of the club's current occupation rights, this plan proposes to limit the future expansion of golf activities to within the activity footprint as shown in Appendix 1, and as set out in the management intentions in Objective 7, policy 1 and 3 on page 25. WEEDS submits that there are no occupation rights for a golf club. Council is misdirecting itself, the golf club, decision makers and members of the public who will be misdirected that a golf club is being hard done by through the loss of "occupation rights". That is not true.

see 6.1 on page 19 and see 13.1 on page 82.

WEEDS submits that by not ensuring that the wetlands watercourse management area encompasses the wetlands watercourse and riparian margin in the informal recreation area and in the golf activity area the notified plan, Council is not disclosing its intentions and is failing to ensure the protection of natural features while protecting and preserving options to expand an underutilised today golf course at some unstated time in the future. Council should have notified such an intention, if it is true, so that submitters could object and comment. This practice is contrary to the purposes of S17 of the Reserves Act. (1977) which does not provide for the protection and preservation of natural features in a degraded state to preserve and protection options for the future expansion of an underutilised golf course.

13.2 The Notified Plan is Misleading by Claiming that A Golf Club Had Occupation Rights For 18 Holes; this is False.

The notified plan makes the claim that a golf club has had rights of occupation to an area for an 18 hole course.

Statements within the notified plan to the effect that a golf club have ever had rights of occupation to an area for an 18 hole course are false. Submitters have been misled in the same manner that submitters were misled in 2013 when notification of a proposed expansion of a course from nine to 18 holes over wetlands streams and watercourse asked submitters if they supported the lease for an existing 18 hole course?. There was no lease then and there was not 18 hole course. There are no rights of occupation today; the golf club are trespassing in the reserve.

These statements illustrate Council's ongoing bias and reluctance to provide for the rights and aspiration of all of those members of the community beyond a small group with a self-interest in playing golf. Many members of the community had their own aspirations and expectations for the reserve and do not want any expansion of a nine-hole golf course.

Those people had a lawful expectation of consultation regarding the use of a reserve that was purchased for the people of Waiheke by the Waiheke County Council with rate payer funds.

It should not need to be said that the reserve was purchased to provide for a nine hole golf course, which would remain (see 13.6 on page 95).

So, to reiterate, statements to the effect that there is or was an occupation right to an 18 hole course are offensive and have not been substantiated by Council.

The statement ignores Council's failure to fulfil its obligations under the Reserves Act, Resource Management Act, Hauraki Gulf Marine Park Act, Treaty of Waitangi etc or to give effect to the reasons the reserve land was purchased by the County Council and the ratepayers.

13.3 Council Misleading Itself and Demonstrating Predetermination Giving Weight to Outcomes based on Flawed Rejected Decisions Of Previous Decision Making Entities While being blind to Other Lawful Decisions. If Council Going To Rely

on Past Decisions It Should Rely on Lawful Decisions.

Information provided in LGOIMA response 8260259658 contains expressions of a view by Council officer(s) that support for an 18 hole course is consistent with previous decisions of council and for that reason the 18 hole proposal of the golf club had enhanced credibility (paraphrasing from memory). The notion of entrenching a past decision of a previous decision maker is rejected by WEEDS, however, if officers are going to cite the previous decision of decision making entities then Council should be fair and consistent in this approach and not repeatedly promote a golf course expansion.

The first decision of council with respect to the reserve was to receive a report identifying that land and its uses (see 13.6 on page 95). On the recommendation of that report the land was purchased for a nine hole golf course (see 13.6 on page 95). See also the submissions of Waiheke County Decision makers Sandra Lee and Janet Hunt who both made submissions to the 2012 Rangihoua Lease Hearing Panel.

Reserve management plan of 1995 never completed, contemplated significant damage to wetlands and watercourses.

Decision to sign lease in approx. 2008 and 2013 did not comply with Reserves Act Process. In the first instance no lease has the prior consent of the Minister of Conservation.

Decision to issue 2013 Lease was made by officers in the interregnum period. No delegation, not lawful decision maker. Consents, on which the lease is conditional, have expired, found to contain errors and oversight in landscape, engineering and ecology reports. Consents have expired and cannot be renewed. 2013 lease was not renewed 2017, no prior consent for renewal in 2017, and

Decision of 20xx Local Board requested answers from the CEO on fundamental questions in relation to the 2013 Lease document-no answer ever provided.

Notion that an 18 hole golf course has been approved, ever, is not true. By expressing for a

13.4 Incorrect Information Should Not Be Relied On.

13.4.1 Advocates of an expanded golf course have complained in submissions to the management planning committee that previous hearings have authorised an expansion to 18 holes and that A Management Plan is Unreasonable Because It Threatens Established Plans.

Council documents[84] note that advocates of a golf course expansion to 18 holes rely on a previous management plan (circa 1995) as well as two lease documents that would enable the expansion of a course to 18 holes. WEEDS submits that the old draft plan and the conditional lease documents are irrelevant. The 1995 management plan was never completed or ratified. Further, after 27 years new people, circumstances, insights and threats to the environment require that a plan is completed properly.

In the preparation of two previous lease documents a Golf club has enjoyed free reign without due process required by the Reserves Act. The club have been provided lease documents that offer an expansion to 18 holes. However the community that purchase the reserve for a nine hole golf course were not consulted at all, or were misinformed about the nature of the proposal. For example, the expansion of a course from nine to 18 holes over wetlands and streams that would be buried was simply advertised as *authorising the existing 18 hole lease*.

Prior to the un notified signing of a lease document in approximately 2008/9 a golf cub were advised by Auckland City Council, through their solicitor John Collings , that the terms of the lease are subject to the policy of a future management plan;

> *[…] There is no current management plan however it is entirely likely a management plan will be developed at some stage during the term of this lease. It is important to council to ensure that the terms of this lease are able to accommodate any policies of that management plan as and when it might be adopted. It is worth remembering such a plan is only adopted after a consultative*

[84] See LGOIMA response 8140010732 (word search for 1995)

process and the members of the golf club along with all other members of the community would have the ability to submit on any or all proposed policy at the concept and draft stages. […][85]

Notwithstanding that an expired lease would be an irrelevant consideration, that there was no lease, and that a management plan would determine the terms of a lease, having made it explicitly clear that any lease would be subject to the terms of a management plan, it is unreasonable for Council today to be subjecting a management plan, and submitters, to the false claim that there is or was a right of occupation for an 18 hole course. That is not true.

13.4.2 That there is a lease; that is not true

The notified plan contemplates expansion of the nine hole golf course however no reasons are advanced to justify this expansion except, we infer, the false and misleading claim that there were occupation rights for an 18 hole golf course.

The lease documents have previously been challenged by the Hauraki Gulf Enhancement Society Incorporated (In Liquidation). The first lease agreement was prepared without any public consultation whatsoever, or the prior consent of the Minister, in 2008/2009. The second lease was advertised as authorising an existing lease for an 18 hole course. There was no existing lease and the proposal was to extend a course from nine to 18 holes and entailed a revenue-generating landfill over protected streams and wetlands; none of which was disclosed in the advertising. Several Conservation Ministers expressed concern about these arrangements and in 2017 the Minister of Conservation withdrew powers delegated to Auckland Council and required the preparation of a management plan. Council cannot bypass its obligations to give effect the purposes of the Reserves Act by issuing a memorandum of understanding (MOU). Such a notion is simply absurd and Council might as well do away with all reserve processes relying instead on MOU agreements.

It is concerning that Council, yet again, in the notified plan have trafficked in innuendo by saying that that a golf club had occupation rights in the reserve for an 18 hole course and that those rights expired at a date corresponding with the final expiry date of a 2013 lease document. That is not true. There are no occupations rights, the golf club are trespassing in the reserve.

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[85] Auckland City Council Solicitor Sally Grey writing to John Collings, Golf Club Solicitor May 8, 2006.

The 2013 document has never been approved at a business meeting of the Waiheke Local Board decision maker, and neither had boundaries been agreed by the Local Board when the document was signed by officers acting outside their powers in the interregnum of 2013. The decision maker did not renew the lease at its expiry in 2017. Over and above the aforementioned issues, conditional consents have expired and cannot not be renewed due to errors, oversights and omissions in landscape reports, engineering reports and ecology reports.

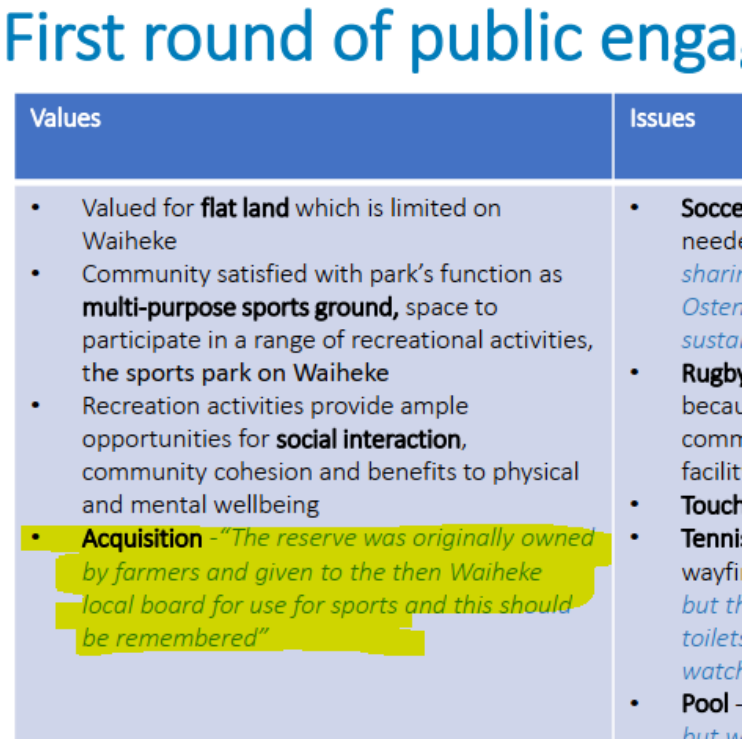
Clause 2 of the lease also notes that the lease will not extend beyond the final expiry date.

13.4.3 Representatives of the golf club demonstrate a cynical approach to protection and preservation of Natural features and treat public with contempt.

One example being the golf club submission that described the creation of a pond in the informal area 8 as a wetland restoration, when in fact existing wetland margins and watercourse of area 8 have been previously mown, scarified and channelized by the club who then sought a consent to bury them using landscape engineering and ecology reports that are now known to contain errors omission and oversight. Another example is a former president of a golf club dismissing “dried up old wetlands” in the back of the reserve in one year, then when the game is over becoming a caring proponent of wetland restoration; if it gets an 18 hole golf course.

On November 3, 2022 a golf club published an advertisement in the Gulf News Paper making more false claims (see Figure 16 on page 44).

13.4.4 The Reserve Was Donated to Council By A Farmer For Recreation.



First round of public enga

Values	Issues
• Valued for **flat land** which is limited on Waiheke • Community satisfied with park's function as **multi-purpose sports ground,** space to participate in a range of recreational activities, the sports park on Waiheke • Recreation activities provide ample opportunities for **social interaction**, community cohesion and benefits to physical and mental wellbeing • **Acquisition** -*"The reserve was originally owned by farmers and given to the then Waiheke local board for use for sports and this should be remembered"*	• **Socce** nede *sharir Oster susta* • **Rugby** becau comm facilit • **Touch** • **Tenni** wayfi *but th toilet watch* • **Pool** - *but w*

Submitters have made the claim that the land was donated to the Council for sports[86]. That is not true.

The reserve was purchased following an offer made on the open market by the County Council to the private landowner. The County Council, having identified several benefits, purchased the land using ratepayer funds. The purchase was for the recreational use of the people of Waiheke, the preservation of a nine hole golf course (which would remain; not 18), and a picturesque stream system and landscape (see 13.6 on page 95).

13.5 The notified plan Lacks Clarity, Certainty and Detail, Leaves out Key Elements For Resolution Away From Submitters. The Notified Plan May

[86] LGOIMA response 8140010732.

be Cloaking a Long Term Plan that Was Not Disclosed.

There is no excuse for the omission of key elements from the plan. Examples include and are not limited to;

1. the details of the type and extent of natural features of the reserve at the time Council became responsible for their protection and before wetlands, watercourse and margins were damaged.
2. the absence of specification and detail of riparian margin width on wetlands and watercourses in both text and illustration,
3. the differentiation between natural and artificial induced wetlands in circumstances where regulatory advice is that induced wetlands are natural wetlands except for specific circumstances that do not apply in Rangihoua[87], [88].
4. the misclassification and resulting omission of large tracts of wetland from the plan, particularly where protected wetland and watercourse has been channelized, drained and mown.
5. details of the proposed golf course configuration which are not provided at all,
6. details of hole and green layout which are not provided at all,
7. active recreation design principles to minimise impact on natural features and public health.
8. The extensive non-compliance with the Hauraki Gulf Island District Plan, the National Policy Statement on Freshwater and the Freshwater regulations. These plans and documents were drawn up following extensive consultation; there is no justification for ignoring them.
9. The notified 'plan' has concerning indications that it is cloaking the provision for an unreasonable golf course expansion within a vague plan that purports to protect natural features but in fact fails to do so to the extent possible.
10. Wetlands in the north side of the reserve which are not included in the wetland layer of appendix 1 on page 52 of the notified plan; why are the not classified in appendix 1, and why are their extent diminished in in the wetland and watercourse illustration on page 32 of the notified plan.

WEEDS objects to Council ignoring its own district plans, National Policy Statement (freshwater) and the freshwater regulations. These plans have been established after significant consolation. Council has failed to ensure consistency with these plans, has been vague as to its intentions, and among the confusion created is wrong to think it can obtain informed feedback from submitters.

In the notified 'plan' Council has not produced a plan. It is a vague and non-specific document that has omitted many key elements and sought to leave those elements for

[87] Defining Natural Wetlands Ministry for the Environment 2021

[88] Vegetation Tool Wetland Delineation, Clarkson, Landcare Research, 2013

resolution by officers and selected self-interested/conflicted users of the reserve at a later date without the input and submission of concerned submitters. This is unnecessary and unreasonable.

Council has squandered a valuable opportunity to obtain feedback from the community by failing to provide a clear, concise, well laid out plan with sufficient information for meaningful feedback as required under the Reserves Act S41, the Local Government Act and the LGOIMA.

The plan should be overt and absolutely clear and without ambiguity. Instead WEEDS and its members have found that they have to decipher what appear to be a hidden plan for preservation of golf course at the expense of wetlands, vague and non-specific language, and hidden agendas. WEEDS objects to this corruption of a democratic process.

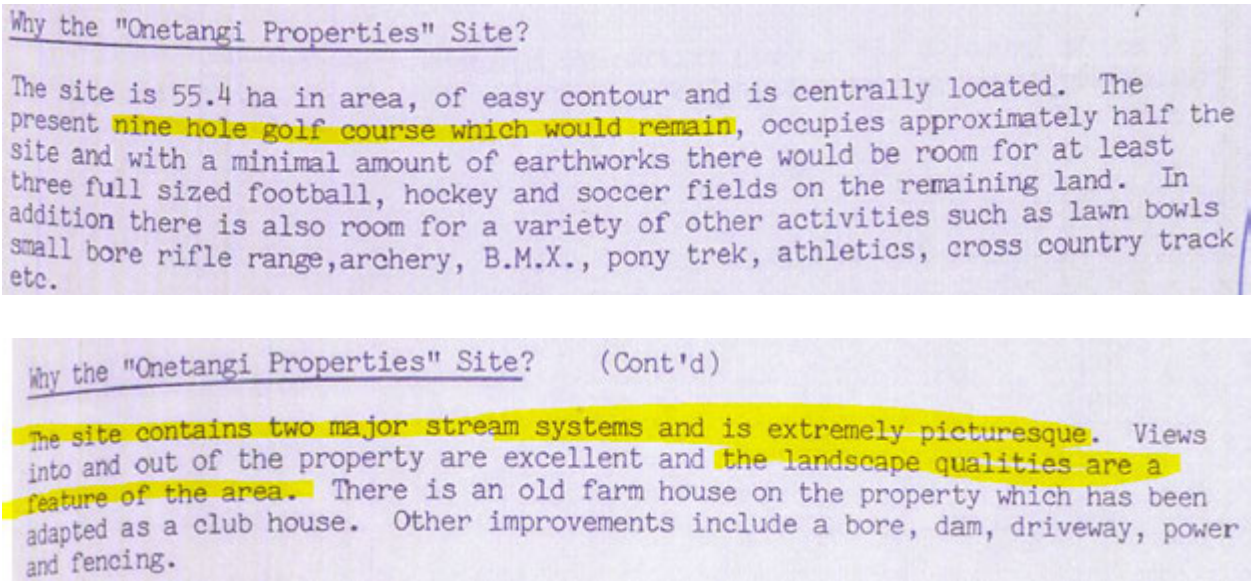
WEEDS submits that the plan should be amended and notified again with all of the issues within this submission addressed.

13.6 Plans(s) within A Plan Alarming Indicative of Predetermination, Bias, lack of Clarity, Lack of Fairness, Misdirection

13.7 The Reserve Land Was Purchased for Two Hundred and Twenty Thousand Dollars For The Long Term Recreational Needs Of Waiheke Island.

The County Council purchased the land using ratepayer funds contributed by all of the ratepayers of Waiheke.

In a report dated December 5, 1983 the Chief Technical Officer of the Waiheke County Council (WCC) advised the Chairman and Councillors of his recommendation on the purchase of an Onetangi Property[89] which he described as follows;



Why the "Onetangi Properties" Site?

The site is 55.4 ha in area, of easy contour and is centrally located. The present nine hole golf course which would remain, occupies approximately half the site and with a minimal amount of earthworks there would be room for at least three full sized football, hockey and soccer fields on the remaining land. In addition there is also room for a variety of other activities such as lawn bowls small bore rifle range,archery, B.M.X., pony trek, athletics, cross country track etc.

Why the "Onetangi Properties" Site? (Cont'd)

The site contains two major stream systems and is extremely picturesque. Views into and out of the property are excellent and the landscape qualities are a feature of the area. There is an old farm house on the property which has been adapted as a club house. Other improvements include a bore, dam, driveway, power and fencing.

Figure 29: The Reserve Land Included Many Attributes Recognised By The Waiheke County Council, Including Major Streams Systems and Landscape Qualities.

On December 13, 1983 Onetangi Properties Limited advised the County Clerk that the company accepted the WCC offer of $220 000-00 for the purchase of the land[90]. On Dec 19, 1983 Min 1169 of the WCC records confirmation of the offer to Onetangi Properties for the land "FOR THE LONG TERM RECREATIONAL NEEDS OF WAIHEKE IS" [91]. In 1989 the site (referred to here as Rangihoua Reserve or Rangihoua) was gazetted as Recreation Reserve under S17 of the Reserves Act (1977).

13.8 Ongoing Conflict of Interest, Bias and the Threat of Corrupt Influence.

A Waiheke Local Board (WLB) Member, former president and current member of a golf club, has in public declared a conflict of interest and can be seen standing aside from decision

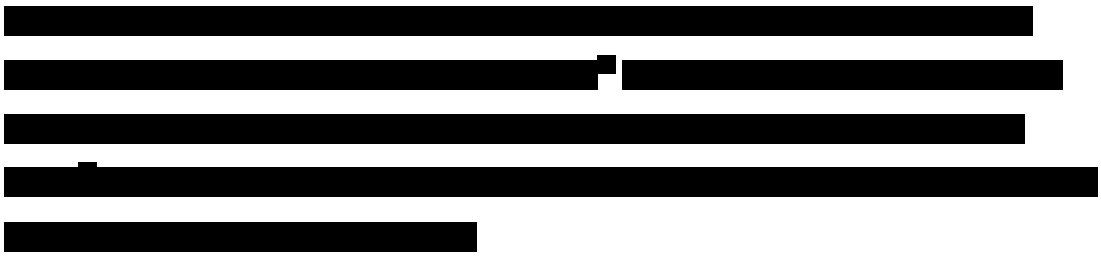
[89] Memo to Chairman and Councillors Waiheke County Council, Chief Technical Officer, December 5, 1983.

[90] Letter Onetangi Properties Limited to County Clerk Gargiulo accepting offer of $220k for purchase of land. Dec 13, 1983

[91] Minute 1169, Waiheke County Council, Dec 19, 1983.

making in public meetings with respect to Rangihoua reserve. However, published minutes show that in workshops closed to the public the WLB member has taken a different course of action and provided the golf club with a representative at the decision makers table where he has advocated for the club and identified the proposed informal recreation area (as it appears in the notified plan) as a place for the further future expansion of golf course[92]. Appendix 1 of the notified plan shows that the management areas preserve the key elements of a proposal that the conflicted and predetermined WLB member Mr Upchurch has requested preservation of the informal recreation area as future expansion for golf) see 6.1 on page 19.

It is also concerning that the Golf Club itself has previously identified the Rangihoua Reserve Onetangi Sports Park Management Planning subcommittee Chair as somebody that would look after the club[93]. The chairperson has been promoted in local body elections by members of the golf club and has stated that she is a big supporter of the former golf club president[94]. The chairperson had an influential role as chairperson of the Rangihoua plan subcommittee that produced the notified draft plan after 3.8 years behind closed-doors in workshops.



Members of the golf club have repeatedly sought the involuntary exclusion or removal of elected decision makers that the golf club perceive as not pre-determined in favour of a course expansion[97]. In at least one instance the chairperson of the WLB in the term to 2022 has facilitated and helped deliver that outcome.

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[92] Pg 5 Workshop record of the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee held on Friday 24 September 2021

[93] Waiheke Golf Club Newsletter, September 2016.

[94] Statement on social media, August 18, 2016.

[95] Copy of Waiheke Golf Club About Webpage identifying James Tinnion Morgan as president.

[96] Copy of World Bank webpage with URL.

[97] Waiheke Local Board Members Paul Walden and Shirin Brown.

14Other Matters.

14.1 Informal recreation area (8) requires clear signposted access.

14.2 WEEDS Would Facilitate Access to Seeds and Seedlings within The Catchment if Needed for Active Restoration of Riparian Margins.

With respect to selection of species used in the planting of riparian margins, in order to preserve continuity, integrity and fidelity within the environment, WEEDS endorses the use of species that are normally found within the catchment. WEEDS can help identify and access these species and offers to do so.

14.3 Alternative wording for parts of the plan is submitted in a separate document accompanying this submission.

WEEDS notes that in doing this work it became apparent that

WEEDS submits that the reserve be transferred to the regional park network.

14.4 WEEDS Submits That A Better Name For The Reserve Could Be Found.

WEEDS submits that there must be a better name than Rangihoua Reserve Onetangi Sports Park.

WEEDS has used the name Rangihoua Reserve found in early descriptions of the reserve. Rangihoua has seemed appropriate mindful of significance of the site in our history, and in particular to the history of the Ngati Paoa descendants of Te Arawa and Tainui canoes.

14.5 WEEDS Rely on the Submission made to the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee in 2019

WEEDS Rely, in full, on the WEEDS Submission made to the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee in 2019[98]. All of the submission points are relied on as if they are incorporated into this objection and comments.

WEEDS notes that comments within LGOIMA response 8140010732 indicate that some of the 2019 submissions points were considered as out of scope. WEEDS submits that all of the submissions were in scope and that Council needs to be mindful of its obligation to ensure that those qualities of the reserve that contribute to the cohesion of the natural environment shall be conserved (Reserves Act S17(2)(c)).

14.6 Occupation to be by Licence to Occupy; Not Lease.

The issue of whether occupancy of the reserve is by lease or licence has implications for Council's ability to manage the reserve, protect the natural features, and for public access. Council should not be putting itself in a position where it excludes itself, Ngati Paoa or members of the community fulfilling their role as kaitiaki (in the case of Ngati Paoa), caregivers, custodians, or monitors of protected natural features, Council from managing natural features and the community from community land.

WEEDS submits that access to public land should be maintained at all times for public health emergencies, such as during the COVID pandemic, so that people can exercise in the fresh air in a public open hygienically spaced and safe manner.

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[98] WEEDS submission 2019 to the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee.

The 2010 Regional Parks Management Plan for Auckland contains sensible objectives and policy addressing the nature of occupancy arrangements for reserves[99]. It is most efficient to quote from the Regional Council Plan;

WEEDS submits that a licence to occupy provides sufficient occupancy rights for any group wishing to use of the reserve, including for golf (see 14.6 on page 100).

WEEDS submits that irrigation facilities buried within the grounds of the reserve and do not warrant the use of a lease.

WEEDS submits that there has not been a lease since 1990 and issues that have arisen would not have been prevented by a lease.

Further, that there is no evidence in the history of the reserve that a lease is necessary. There has been no lease to a golf club since 1990.

WEEDS submits that in the event that a lease is issued that the rent be at a commercial level.

WEEDS submits that any income derived from the reserve be applied, in accordance with Reserves Act S78 for "the purposes of this Act". The purpose of the reserves act is provided in S3 and includes;

[…]providing, for the preservation and management for the benefit and enjoyment of the public[…]wildlife; or

(iii) indigenous flora or fauna; or

(iv) environmental and landscape amenity or interest; or

(v) natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:

[…]

ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape

[99] Pages 166-169, Regional Parks Management Plan Volume 1, Auckland Regional Council, August 2010

WEEDS submits that the financial returns of a golf club occupying a part of the reserve show that hundreds of thousands of dollars are held in an interest bearing account having been leveraged off the back of our community reserve which they have enjoyed the use of at no cost while causing great damage to protected natural features. Any occupancy agreement should include a rent component to be allocated to the removal of the landfill in the reserve.

13.5.4 Leases

Objective 13.5.4:

To avoid further alienation of regional park land by no longer entering into leases.

Policy:

13.5.4.1 Grant licences rather than leases, with the exception of leases granted to Watercare Services Ltd.

13.5.4.2 Liaise with existing lessees to ensure that the terms and conditions of the leases are adhered to, and to discuss issues of mutual concern.

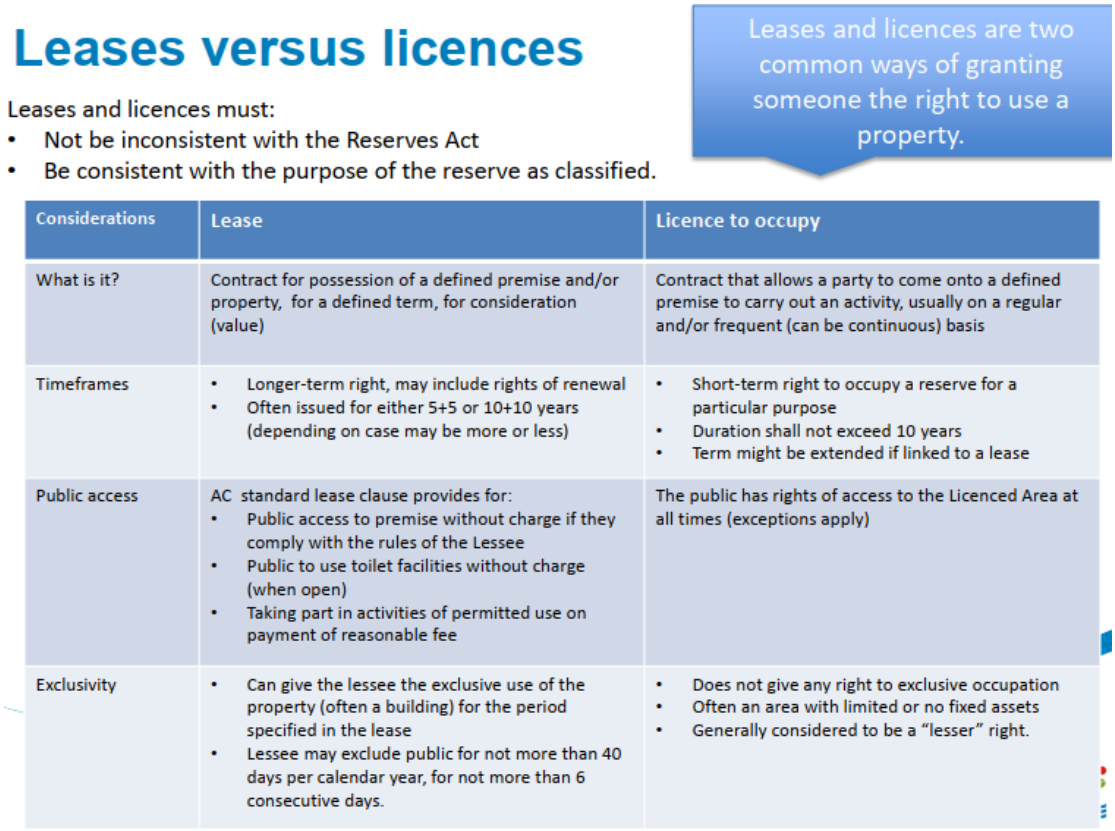
Explanation:

Leases grant a proprietorial right over the land covered by a lease agreement. This enables the lessee to carry out activities as of right when provided for under a lease without further reference to the council, and to restrict public access to the leased land where appropriate. This situation is not considered to be appropriate in regional parks that are owned by the public and managed to provide for the needs of the people of the Auckland region. Given this, the council will not enter into any new lease agreements.

There are a number of existing leases on regional parks. These include golf courses, restaurants, community organisations, charitable trusts, commercial forestry and metropolitan water supply catchments. Many of these have historic origins that pre-date the land being vested for regional park purposes. The metropolitan water supply catchments carry out essential functions in perpetuity for the public good.

While the council does not intend to approve any new leases, it is obliged to administer the existing leases in terms of the conditions of those leases. The council will not enter into any new lease agreements, but will instead grant limited rights of occupation where appropriate under a licence.

Rangihoua is not a regional park however the same rationale for using licences rather than leases applies.



Leases versus licences

Leases and licences must:

- Not be inconsistent with the Reserves Act
- Be consistent with the purpose of the reserve as classified.

Leases and licences are two common ways of granting someone the right to use a property.

Considerations	Lease	Licence to occupy
What is it?	Contract for possession of a defined premise and/or property, for a defined term, for consideration (value)	Contract that allows a party to come onto a defined premise to carry out an activity, usually on a regular and/or frequent (can be continuous) basis
Timeframes	• Longer-term right, may include rights of renewal • Often issued for either 5+5 or 10+10 years (depending on case may be more or less)	• Short-term right to occupy a reserve for a particular purpose • Duration shall not exceed 10 years • Term might be extended if linked to a lease
Public access	AC standard lease clause provides for: • Public access to premise without charge if they comply with the rules of the Lessee • Public to use toilet facilities without charge (when open) • Taking part in activities of permitted use on payment of reasonable fee	The public has rights of access to the Licenced Area at all times (exceptions apply)
Exclusivity	• Can give the lessee the exclusive use of the property (often a building) for the period specified in the lease • Lessee may exclude public for not more than 40 days per calendar year, for not more than 6 consecutive days.	• Does not give any right to exclusive occupation • Often an area with limited or no fixed assets • Generally considered to be a "lesser" right.

Figure 30. Screen capture from LGOIMA response 8140010732.

IN the first instance WEEDS would prefer that Council manage any golf course land. Council could subcontract management to a golf club. Golf club could lease clubroom and operate a club. The second preference of WEEDS would be to use of licences as a means to provide occupation rights for large tracts of land. WEED objects to the use of a lease.

14.7 WEEDS submit that the Park Management Practices Prohibit Glyphosate Use In The Reserve.

WEEDS submits that the notified Plan prohibit the use of glyphosate in the reserve. WEEDS notes that vegetated riparian zones adjacent watercourses are frequently dead indicating use of herbicide. This practice is destructive of valuable riparian habitat that hosts invertebrates and is provides cover for aquatic vertebrate to lay eggs. Members of the community are also concerned that glyphosate is a carcinogen despite the fact that it is approved by the EPA. A rebuttal of the EPA's reasoning (called "Carcinogenicity of glyphosate: why is New Zealand's EPA lost in the weeds?") has been authored by six NZ experts in the NZ Medical Journal [4]. Children should not be playing on fields contaminated with this stuff.

1. The International Agency for Research on Cancer (IARC) classified glyphosate as 2A (probable human carcinogen) in 2015 [1]
2. Bayer, while continuing to deny that their product Roundup causes cancer, has so far agreed to settle nearly 100,000 U.S. lawsuits for $10.9 billion USD [2]
3. Jurisdictions that have legislated against glyphosate so far include Austria, Belgium, Czech Republic, Denmark, France, Italy, the Netherlands, Malawi, Thailand, Sri Lanka, Oman, Kuwait, United Arab Emirates, Bahrain, Qatar, Saudi Arabia, St Vincent and the Grenadines, Bermuda, many cities and counties in the USA – and Germany has passed a law phasing out its use, pending a total ban by 2024 [3]

[1] https://www.iarc.who.int/featured-news/media-centre-iarc-news-glyphosate/

[2, 3] https://www.carlsonattorneys.com/news-and-update/banning-roundup

[4] https://assets-global.website-files.com/5e332a62c703f653182faf47/5e332a62c703f6a2202fcb30_Douwes%20FINAL.pdf

14.8 WEEDS Endorses Forest And Bird Comments Expressed In Gulf News November 3, 2022.

Draft Rangihoua park plan needs more action, says Forest and Bird

Public submissions for Waiheke's long-awaited Onetangi Sports Park Management Plan will close next Wednesday 9 November at 5pm.

In the meantime, both the local Hauraki Islands branch of Forest and Bird and the Waiheke Golf Club, which has a nine-hole course on the sports park, are raising concerns about aspects of the current draft.

"Further modification or development of the riparian zone should not be allowed, except for biodiversity restoration purposes and future recreational use should be adapted as necessary," says Forest and Bird committee member Julian Watts.

"The plan doesn't dive deep into the specific actions Auckland Council will take to address these issues.

"Te Rangihoua [the day of renewal] needs healing and renewal. As it stands, the plan does not provide the help it needs for this to happen," he says.

"The Rangihoua wetland system is part of a complete ecotone [ecological sequence] that runs from the saline wetland with mangroves of Pūtiki Bay, through salt marsh and salt meadow to freshwater wetland with Machaerina sedgeland and raupo reedland, to kanuka scrub, taraire-tawa-kohekohe and kauri-podocarp-broadleaf forest on Trig Hill."

"Such sequences are acknowledged as being rare, both regionally and nationally."

In past times, infill and drainage, clearance of habitat along streams and wetland corridors and creation of man-made structures, such as perched and blocked culverts, have damaged the connections between the upper and lower catchment in the reserve, Julian says.

"Artificial ponds and two large dams in the upper central tributary block the movement of freshwater species such as migratory fish [tuna eels]. These need to migrate to and from the sea to complete their annual breeding cycle."

This made Rangihoua wetlands a weak link in this ecological sequence, he says.

The issues are fixable but the plan "doesn't provide an adequate framework for this to happen, despite Auckland Council's own ecologists recognising the park's importance as a priority area for protection and restoration".

The draft's focus on the next five years should identify the extent of riparian margins for vegetation enhancement of up to 10m along the edges of watercourses throughout the reserve and undertake planting with appropriate indigenous species while removing pest plants, he says.

"In effect, this means restoration from water's edge to 10 metres. Both expert advice and Auckland Council's own guidelines recommend a continuously planted corridor with a bare minimum of 10 metres to protect water quality and at least 20 metres width for it to be self-sustaining and support a flourishing ecosystem, including cover and shade for native fish and birds."

In section six of the plan, Auckland Council said they would develop a plan to identify the best options for the removal of barriers to fish passage and to identify a budget for the progressive removal of those barriers from the coast and upstream to the headwaters.

This raises a second major concern for the Waiheke conservation group.

"Auckland Council should already be taking active steps to remove barriers to native fish passage, based on the information which is already available in the detailed Watercourse Assessment Report prepared by Morphum Environmental in 2020," Julian said.

"Instead, the plan proposes to carry out various further investigations once the plan is approved and does not commit to any serious actions until at least five years beyond that."

"This will be of no benefit to the population of banded kokopu stranded above the dams in the upper catchment and unable to complete their migration and breeding cycle."

Julian said that Forest and Bird want to propose a riparian zone set back of at least 20 metres along both banks of all watercourses and wetlands to allow the re-establishment of riparian vegetation, as opposed to the 10 metres originally stated on the plan.

"This should continue the successful work of the Waiheke Resources Trust's Love Our Waiheke Wetlands programme, in partnership with tangata whenua." • *Silvia Massa*

Figure 31. Copy of views of Forest and Bird Protection Society Expressed in Gulf News, November 3, 2022 are endorsed by WEEDS.

From: Lynette Reed
To: Rangihoua Onetangi RMP
Subject: Submission on draft Rangihoua Reserve Management Plan
Date: Wednesday, 9 November 2022 8:45:24 am

Rangihoua Protection & Enhancement Society Inc supports the submission made by Wetland Ecological Environmental Defence Society Inc (Weeds).

Rangihoua Protection &
Enhancement Society Inc

Lynette Reed
Secretary

#E25

From: Roger Bryant
To: Rangihoua Onetangi RMP
Cc: RES Local Board Waiheke
Subject: Submission RR&OSP RMP.
Date: Wednesday, 9 November 2022 2:16:21 pm
Attachments: Submission Draft RR&OSP RB 08 11 22.odt
WI Community S&F RB 08 11 22.odt

Attached please find my submission on the Draft Rangihoua and Onetangi Sports Park Reserve Management Plan. Hard copies will be delivered to the Waiheke Service Centre. Thank you = Roger Bryant.

Roger Bryant, 31 Hamilton Road, Surfdale, Waiheke Island. 1081

Submission: Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan.
Address: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142.
Waiheke Local Board, 10 Belgium Street, Ostend, Waiheke Island 1081.
Email: rangihouaonetangirmp@aucklandcouncil.govt.nz

Contact details:
Full Name: Roger Frank Bryant
Contact phone number: [redacted]
Email address: [redacted]
Postal address: [redacted]

I would wish to attend a hearing and speak in support this submission. I would consider making a joint case with others.
No I am not a trade competitor of the Auckland Council.

Background:
I am a resident of Waiheke Island and a ratepayer for nearly 50 years and make this submission in my own right. Hard copies of all quotes can be provided at a hearing or on request.
For a decade from 2006 I was the Community Development spokesperson for the Waiheke Island Community Planning Group Inc. during the review of the Hauraki Gulf section of the Auckland District Plan; this lead to my membership of the Waiheke Island Council of Social Services (now Waiheke Community and Development.) My concern then and now is the role of the citizen and ratepayer in the making of both government and local government regulations.
I am a Life Member and former President of the Waiheke Sports Club Inc., former Member and Vice-President of the Waiheke Island Country Club, now known as the Waiheke Golf Club Inc. and have represented both organisations in the past at hearings of the Waiheke Local Board and the Auckland City Council. Currently member of Onetangi Residents Association Inc. and groundsman for much of that time. Retired Treasurer of Direction Matiatia Inc., Associate member of the Waiheke RSA Inc. and member of SURF and Food Forest volunteer.

Feedback:
As I was finalising this submission, I received an invitation to make a verbal submission to the panel for the Hearing of Submissions on the Draft Waiheke Local Parks Management Plan (WLPMP) to be held on 22 November.
In my feedback to the WLPMP, dated 15 May 2022, I wrote:

"I originally made a submission on the Waiheke Local Parks Management Plan & Rangihoua Onetangi Sports Park Reserve Management Plan on 20/02/2019 which I attach as attachment 1.
I strongly object that exceptions have been made for the Rangihoua Onetangi Sports Park and Whakanewha Regional Park on the grounds that these two main parks are crucial to any management plan for parks and reserves on Waiheke Island.

In a submission on the Proposed Plan Change 22 to the AUP (OIP) and Plan Modification 12 to HGI Plan: Sites and places of Significance to Mana Whenua dated 18/04/2019 and attached as

attachment 2 and I quote:
"The way in which the Onetangi Sports Park rmp is being treated as a separate plan from the plan for other reserves is a matter of concern as all, particularly recreation reserves, should be treated in the same manner as, being a small community, we should make the best use of an integrated plan for all. Only one plan is needed if the aim of the planning is "to ensure that park use and development reflects how local residents use and value their parks."
In this I am reminded of the last paragraph of the submission of Claudia Lapp, former President of the Waiheke Riding Club to the hearing on 12 12 2012: "I would like to challenge everybody involved in this process, to consider honestly one's own interests and the ones of other parties, and then strive for the best possible outcome for **everybody** in our community."

And in my conclusion I made the following statements:

10/03/2022. Editorial Gulf News "And the homework for tonight is..." On missing the original closing date (*since extended):*
"This is what I might have said: The parks were bought for their special values and their integrity was to be protected in perpetuity for the benefit of all Aucklanders. The document threatens to downgrade the classification of large parts of the most important conservation parks in order to enable greater development and commercialisation for visitors. The draft's new classification 1b would result in over-development of these areas and should be rejected."
11/05/2022. NZ Herald Opinion: "We need a new vision for Auckland's regional parks" by Kit Howden. Quote: "Citizens need to be brought on a journey focused more on a broad vision of all our open space and parks. This will highlight how they are being integrated or managed and help ingetting community support and concensus." Also concludes with a quote from Dame Anne Salmon: "We need 'a new look at more egalitarian, participatory approaches' and to bring all people of Auckland and Aotearoa along on the journey.

And in conclusion:
To follow on from Kit Howden's opinion piece we do need a new vision on the way we treat our parks whether they be regional or local. For far too long the Auckland Council and its predecessors have shown scant regard for the citizens and ratepayers in their statutory plans and procedures. No consideration is given to the needs and wants of our local communities, what these reserves were purchased for or donated for nor for future planning.
I have taken a few relevant copies from my own archives which to me show how little, if anything, has had the least effect on statutory procedures.
We should be at present at the stage of looking to the future after the Covid pandemic has run its course and how we can best use our community assets for the benefit of the community. A more practical approach will be needed, not statutory guidelines from experts and consultants, so that everybody works together to provide basic needs and wants.
By ommitting the Rangihoua Onetangi Sports Park and Whakanewha Regional Park from the list of local reserves/parks a big gap is left in the credibility that this plan will achieve the aim of providing "a policy framework to manage use, protection and development of the parks on Waiheke."

With reference to the Purpose of the Rangihoua Reserve and Onetangi Reserve Management Plan (RRORMP) I find this draft document fails in that it only considers part of the Rangihoua Reserve and omits the area in scope of the Rangihoua and Tawaipareira Management Committee (TQR) which may be part of the WLPMP. On an island and in such a small community it is vital that any reserve plan considers all parks and reserves and the needs and wants of the community.

It is all well and good to "provide partnership opportunities to protect …... the spiritual and cultural values of Ngati Paoa and other mana whenua and ignores "partnership opportunities"

to those in the community who would use the recreational areas for active and passive recreation and sports as well, available to all members of the community working together.

The Maunga part of the reserve is not only of high ecological importance but of high spiritual significance and I can remember that in the initial meetings with user groups, when the sports pavillion was being planned, that the first item listed in wants/needs concerned the preservation/conservation of sites of historical significance in the whole area.
The policies as laid out in Objective 2 should apply to the whole area and all other parks and reserves on the Island whether land or marine. In particular the management of Rangihoua/Tawaipareira does not seem to have worked with conflicting uses of the different areas, such as a Waste Recovery Centre and a skateboard park.

Concerning Objective 3, I am concerned that for many years the "sport and community use cosistent with the Reserve Act classification ..." has not been followed. I pick up on 2 points from an article in the Gulf News, 1 March 2012, Conservation Minister raises Rangihoua park lease issue:

1. consider completion of a management plan for the reserve prior to making any further significant decisions on its recreational use.
2. The management plan process is a good mechanism to involve the community and all interested parties in determining the most appropriate mix of uses for the reserve.

WLB chair "pointed out that the the Minister had stopped short of *requiring* the council to take the course she was suggesting" and said "the former Auckland City Council had ceased the practice of generating management plans for the island's reserves."

So 10 years later no progress has been made and we have arrived at the ridiculous situation where the community has carried on rewardless and all the council has produced is volumes of paper irrelevant to its residents and ratepayers which show a lack of understanding of the needs and wants of the people and what they have done and are still doing.

To show how the community has been divided I refer to 2 full page advertisements in the Gulf News. Firstly, on October 27, by the Rangihoua Protection and Enhancement Society Incorporated which is more concerned with the ecology of the reserve than recreational benefits. I find it strange that, judging by it's annual returns, this society has no income, no expenses and no assets and yet can afford a full page advertisement.
On the other hand on November 3, the Waiheke Golf Club also in a full page advertisement produces the FACTS! which, as a former member I can verify from my own experience. Great that the club is restoring watercress gardens which were destroyed by run-off from the drains of Onetangi Road. Glad to see that juniors are still being coached and that two of the juniors I looked after feature among competition winners.

So how can we all achieve the purpose of this rmp "with certainty about the purpose and management of the reserve." Firstly there must be open governance which listens to the community and involves people. All this legislation, mostly behind closed doors, should be changed to advise all people working together, giving respect to the different needs and wants of a multi faceted community.

Affordability in a time of recovery from the covid epidemic is very problematic when we take heed of Mayor Brown's latest response that “12% rates rises (are) unacceptable and won't happen.” But he “planned to keep rates low (and) parks in good shape.” In the NZ Herald on November 8 2022 page A3; the Mayor “has indicated that in a drive to find savings he's willing to cut funding to the 21 local boards, although he is keen to give the boards more powers and more say over how they spend their funding allocations. So how can we make best use of our parks and reserves?

Firstly we must learn from the lessons of the past, both good and bad.
Secondly, instead of regulatory statutory documents, non-statutory documents such as Essentially Waiheke must become statutory. Reports such as Young Persons which was not prepared by the council must be heeded as there are too many reports on reports on reports on glossy paper which only go to make the officers' or consultants' look good. Some council research is necessary namely the mapping of high water levels over the next 50 years.
Thirdly we must work with schools and higher education especially in out of school activities and community use of facilities.
Fourthly we must understand the requirements of government Acts especially the newly revised Incorporated Societies Act and the Reserves Act which are concerned with leases and reserve land.
Fifthly we need to bring back the volunteers and work out how to make the best use of them.

Attached below is my basic assessment of facilities and activities current on the Island and could be used as a guideline in the formation of any management plan. This is a work in progress and open for alterations and further comment.

The council's role in this should be advisory not regulatory and the maintenance of our parks, reserves and playing fields by the team is very much appreciated. It would also help that the issuing of leases was made easier and I would like to see a return to the days of the Waiheke County Council when there was a clause saying that the purpose of the lease was to assist the leasee not to hinder them (or words to that effect). The local board should be sent a copy of the minutes of a group's annual general meeting or an annual report. Assistance in the running of First Aid training for sports injuries and courses for coaches would be most welcome.

The only way matters such as this can reach an amicable solution is for all parties to sit around the table, put their own points of view and listen to what others have to say.

He Tangata He Tangata He Tangata

Roger Bryant
8 November 2022.

NB. A copy of this submission will be used in my presentation to the Waiheke Local Board Hearing of the Draft Waiheke Local Parks Management Plan to be held on 22 November 2022.

A basic assessment of Community Services and Facilities on Waiheke Island. R Bryant 8/11/22.

Waiheke Island Ammenities and Facilities, the good and the not so good:

Good: Medical Centres
Residents' Associations
Churches
Piritahi Marae
Marine Reserves
Red Cross
Whakanewha Regional Park
Enclosure Bay Reserve
Forest & Bird
Bird Rescue
WICommunity & Development (WICOSS)
W Budgeting Service
Schools: Hall, Recreation Centre,Swimming Pool
W Adult Learning
W Citizens Advice Bureau

NSG: Community Housing
Lack of volunteers
old Oneroa Bowling Club
Te Toki Reserve
Marinas
Art Works
Tewaipareira
Matiatia

Sport & Recreation:

Groups: Association Football
Rugby Union Football
Rugby League Football
Netball
Tennis
Cricket
Waka Ama
Lawn Bowls
Golf
Horse/Pony Riding
Softball
Sailing/Boating
Dirt Track
Skate Boarding
Mountain Biking
Croquet

Problems: Finance
Coaching
Travel costs
Sports Injuries

What has happened to?
Senior Citizens
Oneroa Bowling Club
Lions
W Combined Churches Council
Grey Power

Community Groups:
Art Works
Library
Early Childhood
Resource Centre
Coast Guard
Voluntary Fire Brigade
St John's Ambulance Volunteers
WISCA

Do we need/want?
MENZ Shed

Forest & Bird
Catherine Mitchell Cultural Society
Historical Society
Over 40's
Community Gardens
WRSA
Masonic Lodge
Upcycle

Parks and Reserves used by the community:

Allison Park: Resource Centre, Croquet

Blackpool: Piritahi Marae, Pony Club, old Blackpool School

Surfdale: Youth Centre, SURF Food Forest, Toy Library

Ostend Domain: Rugby League, Netball, Touch Football, Softball, Boating Club

Ostend Reserve: WRSA, Catherine Mitchell Cultural Society, Ostend Market (Saturday a.m.)

Tawaipareira: Skate Board Park, Waste Recovery Centre (Tip)-commercial use.

OSP/Rangihoua: Rugby Union, Association Football, Tennis, Cricket, Frisbee Golf, Mountain Biking.

Additionally there are many fine beaches for water based activities, good walking tracks and some cycle ways.

The future may be something of a problem with concern for the effects of climate change and here we must rely on council reports on matters such as future high water levels especially on the mangroves and low lying reserves. We do need to take greater care of our many small streams and look at storm water run-off and easements. Reserves such as Blackpool, Surfdale, Ostend Domain and Tawaipareira would be vulnerable.

From:	Jacquie Lindsay
To:	Rangihoua Onetangi RMP
Cc:	Amanda Scobie; Zaelene Maxwell-Butler
Subject:	SUBMISSIONS ON BEHALF OF NGĀI TAI KI TĀMAKI TRUST - DRAFT RANGIHOUA RESERVE AND ONETANGI SPORTS PARK RESERVE MANAGEMENT PLAN 2022
Date:	Wednesday, 9 November 2022 2:54:42 pm
Attachments:	FINAL Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan Submission - Ngāi Tai ki Tāmaki.pdf

Kia ora

Please find attached the Ngāi Tai ki Tāmaki submission on the Draft Rangihoua & Onetangi Sports Park Reserve Management Plan 2022.

Please forward any pātai to the undersigned

Thanks

Mauri ora

Jacquie Lindsay

Te Hononga – integrated Services

[redacted]

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Tapuwae o Nuku · Tapuwae Ariki · Tapuwae o Tai

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NGĀI TAI KI TĀMAKI

Tapuwae o Nuku · Tapuwae Ariki · Tapuwae o Tai

TO THE AUCKLAND COUNCIL - REGIONAL SERVICES AND STRATEGY
TE KAUNIHERA O TĀMAKI MAKAURAU

SUBMISSIONS ON BEHALF OF NGĀI TAI KI TĀMAKI TRUST
IN RELATION TO THE
DRAFT RANGIHOUA RESERVE AND ONETANGI SPORTS PARK RESERVE
MANAGEMENT PLAN 2022

To Auckland Council (Te Kaunihera o Tāmaki Makaurau)

1.0 INTRODUCTION

1.1 This submission has been prepared by Ngāi Tai ki Tāmaki ("Ngāi Tai") who have ancient ancestral, cultural, and Treaty Settlement interests in Waiheke Island / Te Motu Arai Roa, and is in response to AUCKLAND HAVE YOUR SAY.

2.0 REASONS FOR THE SUBMISSIONS

2.1 Ngāi Tai are the tāngata whenua of Tāmaki Makaurau, the original inhabitants and iwi of Tāmaki Makaurau, and exercise Mana Whenua, Mana Moana, Manawa throughout Tāmaki Makaurau.

2.2 The isthmus between Te Waitematā, Te Mānukanuka and Tīkapa Moana was and remains known as Tāmaki Makaurau, often translated as 'Tāmaki of a hundred lovers' or 'Tāmaki desired by many'.

2.3 Ngāi Tai acknowledge each iwi/hapū (Mana Whenua) have their own traditions on their cultural and spiritual association to Tāmaki Makaurau.

2.4 In the context of Tāmaki Makaurau, the accounts of Mana Whenua are best placed to identify their relationships with their ancestral lands and taonga:

(a) The Waitangi Tribunal in the *Tāmaki Report* stated:[1]

> "… The best source of information on custom will often not be found in a historical report, but in a conversation with matatau Māori, whose scholarship is grounded in whakapapa."

2.5 The Mana Whenua o Tāmaki Makaurau Collective Redress Deed ("**the Collective Deed**") provides redress for the Tāmaki Collective, recognising the traditional, historical, cultural and spiritual association of Mana Whenua with maunga[2] (volcanic cones), motu[3] (islands), and lands[4] within Tāmaki Makaurau.

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1 Waitangi Tribunal *The Tāmaki Makaurau Settlement Process Report*, (Wai 162, 2007), p. 47.

2 Through the transfer of 14 maunga to the Tāmaki Collective, on conditions that they are held in trust for the common benefit of the iwi/hapū of the Tāmaki Collective and all other people of Auckland.

3 Through the transfer of four motu (islands) to the Tāmaki Collective for a one month period, after which the Tāmaki Collective will vest back the motu to the Crown for the benefit of all New Zealanders. Three areas on Rangitoto will vest in the permanent

2.6 The Collective Deed describes the relationship of Ngā Mana Whenua o Tāmaki Makaurau with the rohe as follows:[5]

> "Ngā Mana Whenua has a centuries old spiritual, ancestral, cultural, customary and historic relationship with Tikapa Moana, the Waitematā and Manukau Harbours, the motu of those seas, and the whenua, waters, and indigenous flora and fauna within the Tāmaki Makaurau Region.
>
> Ngā Mana Whenua has an inter-generational responsibility as mana whenua and kaitiaki under tikanga Māori to preserve, protect, manage and utilise those taonga for all generations."

2.7 In any Resource Management Act 1991 ("**RMA**")/resource consent application context, the responsibility lies with the applicant to appropriately address all matters that are a result of the activities for which their application covers, including cultural effects.

3.0 WĀHI / MOTU / WHAKAPAPA

Te Waitematā

3.1 Te Waitematā Harbour is of great spiritual, cultural and historical significance to Ngāi Tai.

3.2 As stated, in Part 10 of the Collective Deed, the Waitematā Harbour is of extremely high spiritual, ancestral, cultural, customary and historical importance to Ngā Mana Whenua o Tāmaki Makaurau.

3.3 In the Collective Deed, the Crown committed to on-going negotiations with the **13 iwi/hapū** of Ngā Mana Whenua o Tāmaki Collective regarding the Waitematā Harbour. To our frustration, those negotiations have not yet commenced, and no specific redress has been provided to Ngā Mana Whenua o Tāmaki Makaurau because of this commitment. Having to deal with Management Plans, Area Plans, Resource Consent applications in this environment without any certainty about these negotiations is prejudicial to our Mana Whenua interests and highlights the lack of active protection on behalf of the Crown.

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ownership of Ngā Mana Whenua o Tāmaki Makaurau: the summit, and two sites at Islington Bay.

[4] Through:
- Co-governance arrangements for public conservation land.
- Geographic name changes.

[5] Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed: Documents Schedule at [2.5]-[2.6].

3.4 Ngāi Tai also have claims to Te Waitematā Harbour under the Marine and Coastal Area (Takutai Moana) Act 2011 ("**MACAA**") which remain unresolved.

Mauri

3.5 It is important to understand that Ngāi Tai have unique world views and values as they relate to the natural environment and taonga.

3.6 To Ngāi Tai, mauri is fundamental to our world view and values system as it is the life force and essence of all things. Mauri represents the wellbeing and connectivity of all things. The connection between life forces is inextricable. Accordingly, the interrelationships require mutual support as the degradation of one aspect impacts the overall wellbeing and life force of another.

3.7 Mauri includes the purest form of the environment and is at its strongest when it is untouched. Related tikanga often focuses on sustaining mauri to ensure that the balance was maintained between humans, the environment and the spiritual realm. A key objective for Ngāi Tai is to ensure that the mauri of our environment is preserved or enhanced for future generations.

3.8 The importance of mauri is viewed by Ngāi Tai as critical in maintaining mana whenua, mana tāngata, and kaitiaki status that we hold as a part of exercising rangatiratanga across the rohe.

3.9 At times, the emphasis on mauri can focus effects on the physical aspects of the environment, which can be subsumed or conflated with the assessment of physical effects more generally. Approached in this way, a focus on mauri does not fully capture the impacts that activities have on the environment in a holistic sense, particularly the effects on Ngāi Tai as the people connected to the area. To properly assess mauri, the aspects outlined above must be recognised, taken into account and provided for.

Consultation and Engagement

3.10 Ngāi Tai remain concerned to the effects the lack of genuine engagement and acknowledgement from Auckland Council / Waiheke Local Board has upon the mauri of our tūpuna whenua and the wairua of our tūpuna.

3.11 Ngāi Tai remain concerned for the spiritual, physical, and mental well-being of its people where the refusal of Auckland Council / Waiheke Local Board to respectfully acknowledge Ngāi Tai existence is evident.

4.0 Statutory Considerations

4.1 The RMA, as the overarching document controlling the use and development of natural and physical resources, clearly identifies that there needs to be provision for, and recognition of, cultural / Ngāi Tai values.

4.2 It is the position of Ngāi Tai that the Application is contrary to Part II of the RMA, specifically Sections 6(e), 7(a) and 8. These sections state:

> **6 Matters of National Importance**
>
> In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:
>
> …
>
> (e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga:
>
> **7 Other Matters**
>
> In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—
>
> (a) kaitiakitanga: …
>
> **8 Treaty of Waitangi**
>
> In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

4.3 As the Management Plan is relevant to Waiheke Island / Te Motu Arai Roa and is within the coastal environment, the New Zealand Coastal Policy Statement 2010 ("**NZCPS**") is also relevant for consideration. It is also the position of Ngāi Tai that the current Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan are contrary to the NZCPS, particularly Objective 3 and Policy 2 which state:

Objective 3

- To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:

    - recognising the ongoing and enduring relationship of tāngata whenua over their lands, rohe and resources;

    - promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;

    - incorporating mātauranga Māori into sustainable management practices; and

    - recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.

Policy 2 The Treaty of Waitangi, tangata whenua and Māori heritage

In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:

a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;

b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;

c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;

d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available;

e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has

a bearing on resource management issues in the region or district; and

i. where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and

ii. consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;

f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:

i. bringing cultural understanding to monitoring of natural resources;

ii. providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;

iii. having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaitai or other non-commercial Māori customary fishing; and

g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:

i. recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and

ii. provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.

4.4 The statutory direction as it relates to mana whenua matters in both the RMA and NZCPS has been provided for in the Regional Policy Statement ("**RPS**") section (Section B) of the Unitary Plan. It is the position of Ngāi Tai that the Application is contrary to Mana Whenua provisions of the RPS contained in Section B6 - Mana Whenua of the Unitary Plan in particular **[emphasis added]:**

B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and Participation

B6.2.1 Objectives

(2) The **principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation** in resource management processes.

B6.2.2 Policies

(1) **Provide opportunities for Mana Whenua to actively participate** in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:

(a) **recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga**; …

(c) **provides for timely, effective and meaningful engagement with Mana Whenua** at appropriate stages in the resource management process, including development of resource management policies and plans; …

(e) **recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga**; …

(g) recognises and provides for mātauranga and tikanga; and

(h) **recognises the role and rights of whānau and hapū to speak and act on matters that affect them**.

B6.3. Recognising Mana Whenua values

B6.3.1. Objectives

(1) **Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making**.

(2) The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.

B6.3.2 Policies

(1) **Enable Mana Whenua to identify their values** associated with all of the following:

(a) ancestral lands, water, air, sites, wāhi tapu, and other taonga; …

(d) historic heritage places and areas; and

(e) air, geothermal and coastal resources.

(2) **Integrate Ngāi Tai values, mātauranga and tikanga**:

(a) in the management of natural and physical resources within the ancestral rohe, including:

(i) ancestral lands, water, sites, wāhi tapu and other taonga; …

(iii) historic heritage places and areas.

(d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.

(3) Ensure that **any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values**.

(6) **Require resource management decisions to have particular regard to potential impacts on** all of the following:

(a) the **holistic nature of the Ngāi Tai world view**;

(b) the **exercise of kaitiakitanga**;

(c) mauri, particularly in relation to freshwater and coastal resources;

(d) customary activities, including mahinga kai;

(e) sites and areas with significant spiritual or cultural heritage value to Ngāi Tai; and

(f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.

B6.5. Protection of Ngāi Tai cultural heritage

B6.5.1. Objectives

(1) The **tangible and intangible values of Ngāi Tai cultural heritage are identified, protected and enhanced**.

(2) The **relationship of Ngāi Tai with their cultural heritage is provided for**.

(3) The **association of Ngāi Tai cultural, spiritual and historical values with local history and whakapapa is recognised, protected and enhanced**.

B6.5.2. Policies

(1) Protect Ngāi Tai cultural and historic heritage sites and areas which are of significance to Ngāi Tai.

(2) Identify and evaluate Ngāi Tai cultural and historic heritage sites, places and areas considering the following factors:

(a) Mauri: …;

(b) Wāhi tapu: …;

(c) Kōrero Tūturu/historical: …;

(d) Rawa Tūturu/customary resources: …;

(e) Hiahiatanga Tūturu/customary needs: …; and

(f) Whakaaronui o te Wa/contemporary esteem: ….

(8) **Encourage appropriate design, materials and techniques for infrastructure** in areas of known historic settlement and occupation by the tūpuna of Ngāi Tai and Ngāi Tai.

4.5 The above provisions, particularly the objectives and policies of the RPS, are at the forefront for Ngāi Tai and our view of this Management Plan. The specific requirements set out above have not been addressed in the preparation of the Management Plan, particularly:

5.0 CULTURAL ENGAGEMENT / CONSULTATION AND CULTURAL EFFECTS

5.1 Ngāi Tai does not consider that this Submission requires us to provide our whakapapa in part or in full to evidence our interests on Waiheke Island / Te Motu Arai Roa.

5.2 Additionally, because of this lack of effective engagement there has been no dialogue with Ngāi Tai regarding intangible cultural values and the effects of the proposal on these values.

5.3 While there have been short comings in the consultation/engagement process to date, Ngāi Tai is open to active and effective participation in the ongoing process, including effective and meaningful consultation/involvement going forward.

6.0 CUMULATIVE EFFECTS

6.1 While the concept of cumulative effects in the context of the RMA is well tested and well understood, cumulative effects in the Māori world view are significantly different. The Māori world view on cumulative effects is that the extent of effects should be considered from pre-settlement and not simply an incremental addition to an already modified environment that is present post-settlement. Ngāi Tai did not choose to give up our whenua, in most cases it

was forcefully taken from us. Despite this, the mauri, the kōiwi, the kōrero tuku iho remains.

6.2 In the Māori world view, the cumulative cultural effects aspect of the proposal is significant as Ngāi Tai consider the cumulative effects in their totality since pre-settlement days. The progressive degradation of the natural environment of Tāmaki Makaurau has been driven by the Pākehā urge for industrial development with minimal consideration of, or provision for, the needs and interests of Ngāi Tai.

6.3 Over many centuries, hapū of Ngāi Tai established numerous settlements on and around the shorelines, pā headlands, maunga and major rivers of Tāmaki Makaurau. Many were substantial long-term settlements; others were occupied seasonally or temporarily while resource gathering or gardening. Pā defended with ditches and palisades were constructed at strategically located sites, including the volcanic cones and on coastal headlands.

6.4 The natural environment of Tāmaki Makaurau has been progressively destroyed overtime by European industrial intervention. While the physical cultural/traditional sites of Ngāi Tai are no longer present, Waiheke Island / Te Motu Arai Roa in particular still holds significant ancestral and cultural value to Ngāi Tai.

6.5 Te Waitematā Harbour was once the site of numerous settlements and traditional mahinga kai and kai moana sites which have been progressively destroyed to give way for development. While, through this process the cultural / traditional sites along the coast line have been replaced with Pākehā development, the coastal area (including the area related to the Application) still holds significant value to Ngāi Tai.

6.6 Ngāi Tai acknowledge the Plan Change to the Auckland Unitary Plan and a Plan Modification to the Auckland Council District Plan – Hauraki and Gulf Islands, under the Resource Management Act 1991 and consider the site to be significant. We consider that the lack of defined sites of significance to Ngāi Tai specific is simply because the progressive development and degradation of this area has wiped out the physical remains of the cultural sites. However, the mana and mauri of these sites is still present and needs to be recognised and provided for.

6.7 The progressive development of Tāmaki Makaurau, and across Waiheke / Te Motu Arai Roa has significantly eroded the cultural values and interests associated with the area and this degradation and cumulative effect has never been appropriately acknowledged nor has it been appropriately mitigated.

6.8 Due to the lack of engagement with Ngāi Tai, we view that the Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan does not sufficiently account for the cumulative effects associated with the Plan as viewed through a cultural lens.

7.0 CONCLUSION

7.1 The fundamental issue with the Draft Management Plan is the lack of consideration and respect for Ngāi Tai. We are the oldest iwi of Waiheke Island / Te Motu Arai Roa and indeed of Tāmaki Makaurau. One of the earliest European Settlers of Waiheke Island was Thomas Maxwell who was gifted whenua from his father-in-law Tara Te Irirangi, a gifting to acknowledge the marriage of his daughter Ngeungeu Te Irirangi to Thomas Maxwell and to acknowledge the respect and appreciation for bringing his daughter Ngeungeu home to Tāmaki Makaurau. The references throughout the Draft Management Plan *"of Ngāti Pāoa and other mana whenua"* is disrespectful and tramples the mana and mana motuhake of Ngāi Tai.

7.2 Ngāi Tai cultural values and interests, and in turn, any effects on these, have not been adequately provided for. Not only is this deeply disrespectful to Ngāi Tai and the relationship we have with the land and coastal waters, but it is also inconsistent with the provisions of the overarching statutory documents.

7.3 Where others have lodged a similar submission, we will consider making a joint case with them at any hearing on the applications.

Date: 8 November 2022

[redacted]

Zaelene Maxwell-Butler
Aukaha Pākaekae
Ngāi Tai ki Tāmaki Trust

Contact Email Address: [redacted]

#E27

From: Nikky Fisher
To: Rangihoua Onetangi RMP
Subject: Submission Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan
Date: Wednesday, 9 November 2022 2:59:09 pm
Attachments: Submission Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan.pdf

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Ngati Maru Submission attached

Nga mihi
Nikky Fisher



Ngā Puke ki Hauraki ka tarehua
E mihi ana ki te whenua
E tangi ana ki te tangata
Mai Ngā Kuri o Wharei ki Mahurangi
Tikapa te Moana
Hauraki te whenua
Marutuahu te tangata
Ngāti Maru te iwi
Tihei mauri ora!

Date: 9 November 2022

To: Auckland Council
rangihouaonetangirmp@aucklandcouncil.govt.nz

Tēnā Koe,

This submission is in relation to the Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan created by Auckland Council, Ngāti Maru Rūnanga is opposed in part to this plan.

The grounds of our submission are:

- The use of "Ngāti Paoa and other mana whenua" is not tika and offensive.
- Ngati Maru and Te Patukirikiri are also mana whenua of Waiheke and it is disrespectful to be referred to as "other mana whenua" when you specifically name one iwi, and our related iwi of Ngati Paoa.

We wish to be heard at the appropriate hearing relating to our submission.

Nāku noa, nā

Nikky Fisher
For Ngāti Maru

#E28

Patukirikiri Iwi Inc
[redacted]

Date: 9 November 2022

To: Auckland Council
rangihouaonetangirmp@aucklandcouncil.govt.nz

Tēnā Koe,

This submission is in relation to the Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan created by Auckland Council, Ngāti Maru Rūnanga is opposed in part to this plan.

The grounds of our submission are:

- The use of “Ngāti Paoa and other mana whenua” is not tika and offensive.
- Te Patukirikiri and Ngati Maru are also mana whenua of Waiheke and it is disrespectful to be referred to as “other mana whenua” when you specifically name one iwi, and our related iwi of Ngati Paoa.

We wish to be heard at the appropriate hearing relating to our submission.

Nāku noa, nā

Nikky Fisher
For Te Patukirikiri Iwi

#E29

From: James Tinnion-Morgan - President WGC
To: Rangihoua Onetangi RMP
Cc: [redacted]
Subject: submission by Waiheke Golf Club
Date: Wednesday, 9 November 2022 4:32:20 pm
Attachments: RMP response for WGC 011122 inc appendices.pdf

Dear Sir/Madam,

Please see attached the submission by Waiheke Golf Club.

If you wish to contact me directly on any issues please feel free to email or call me direct.

best regards

James

James Tinnion-Morgan
President
Waiheke Golf Club
Waiheke Island
Tel: [redacted]

Waiheke Golf Club
[redacted]

ATTENTION
To whom it may concern

Date: 1st November 2022 *Doc Ref: RMP response for WGC 011122.docx*

Dear Sir/Madam,

RE: Te Mahere Whakahaere 2022 mō Te Papa Rāhui o Rangihoua me Te Papa Rēhia ā-Hākinakina o Onetangi **- Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan 2022**

As an overall statement, we (Waiheke Golf Club) believe that incorrect process has been applied by Auckland Council in the manner of its consultation with critical stakeholders in the Rangihoua Reserve and Onetangi Sports Park. Although prior committees and presidents of the club were included in some manner of consultation during 2021 (the final session being with Flat Fish on 19 March 2021), there has been no consultation with this present committee and president – which confirms that until this was notified by the Waiheke Local Board on 29th July 2022 there had been well in excess of 14 months since any communication or consultation had been entered into.

Further to this lack of quality consultation, we would suggest that at the hearings prior there were a number of suggestions under the Reserve Act made to the panel that would have provided guidance and opportunity for the drafting of this Reserve Management Plan (RMP). We cannot see where, if at all, these submissions have been considered by the team developing this RMP.

With a process that basically was dictated by the Minister of Conservation, Eugenie Sage, in late 2017; this means that there has been nearly 4.5 years of work and during this period - limited liaison, communication or consultation with one of the key stakeholders.

On behalf of the golf course, we consider that the purpose of the reserve management plan is not at odds with our own goals and objectives for the future development of the golf facilities; however we consider that the vision and purpose statement that we will present in this proposal is for the greater benefit of all people in Waiheke and will

provide a greater opportunity for the use of the land than in the RMP which has been merely designated as informal use.

We summarise a series of notable items as follows:

- We would ask that the Local boards retain all decision-making responsibility over parks and reserves in their areas.
- WGC is committed to supporting the restoration of the wetlands within the golf course and support native tree planting and enhancement of bird species as well as effective pest management.
- Our Waiheke community is enriched in so many ways through access to golf and the golf course.
- Golf courses are engaging many who were once considered low participation groups - through strong advocation for women, youth, beginners, casual players, differently abled and competitive golf.
- People are playing golf more often and benefitting from the positive outcomes such as community, connection, companionship, fitness, (and employment opportunities)
- Golf attracts people across all age groups and fitness levels. It is fun and accessible to all.
- Broad use and access to the Waiheke golf course grounds and the facilities is enabled; and we support the use by walkers and cyclists on the tracks around the course and already welcome groups that wish to participate in planting days.

Key issues of utilising the land for informal recreation:

Over the last 8-12 months we have observed only a small number of people accessing the land for planting days, which we firmly support and want to assist in – and have offered as much to the group. Other than this, we have informed council through the local board that the only other use seems to we have from a series of people racing motocross bikes through the area.

It is worth noting that the area itself is very poor from a passive surveillance point of view as it is accessed only through the back of the sports park area or through the golf course car park. As such the CPTED (Crime Prevention Through Environmental

Design) assessment for the land would be exceedingly low under their criteria as follows:

- **Natural Surveillance** - Criminal or anti-social activity tends to be reduced when the perpetrators perceive a risk of being observed.
- **Natural Access Control** - Design strategies that decrease the opportunity for crime by increasing the effort required to approach a target.
- **Management** – Land and property is maintained to eliminate the "broken window" factor in the environment.

Our proposed golf course expansion plan would be able to provide the best use of the land and the best opportunity to provide the management and access to the land – coupled with the surveillance required to be effective in providing the passive surveillance needed. In doing so we would facilitate multi-sport activities and provide expanded opportunities for native planting.

Information about WGC membership and our place in the community

In August 2022 we asked all members to complete a survey that can provide a strong context of the people who participate in activities in the golf club and the broad range of communities that we serve. This survey was completed by 206 members, which represents just over 50% of the total membership of 410 people. This also represented the highest membership that the golf club has ever had in its early 50 years history.

Membership Status:

- 94% of people playing are full time individual playing members
- 6% are corporate members

Gender:

- 18% of the members are Female
- 80% of the members are Male
- 2% of the members are Neutrois

Age Range:

- 7% of the members are under 40
- 8% of the members are 40-50
- 14% of the members are 50-60
- 32% of the members are 60-70

- 32% of the members are under 70-80
- 7% of the members are over 80

Ethnicity

- 92% of the members are New Zealand European
- 7% of the members are Māori
- 2% of the members are non-European other

Our place in the community:

The golf club is at the heart of our community, and we regularly run events for fundraising and local support to our arts and music community that are hosted at the golf club. We have done since opening in 1973 and will affirm that the golf course and its clubhouse are open to all and regularly see morning teas and coffee mornings for mother and child groups throughout the year.

Most recently we ran a charity day for cancer council, which was called the "Putting For Pete Fundraiser". Through attendance by members and guests, and the wonderful array of prizes and donated auction items we received we were able to raise more than $35,000 on the day. In the new year we are presently working on a similar event for the Westpac helicopter – which we hope to get a series of professionals to join us for and develop an annual pro-am competition. All in the name of our place and participation in the 'Community'!

Our Vision for the future of Waiheke Golf Club:

Attached in the appendices is a supporting vision statement and layout that will best reflect the present plans we have to develop to an 18-hole golf course. We have partnered with Kura Golf Course Design for the purposes of developing this vision and would welcome the opportunity to sit with the local board, Ngāti Pāoa and Auckland Council to develop this further in collaboration (mahitahi).

Kura Golf Course Design was formed by international golf course designer, Kristine Kerr in February 2008. Kura specialises in the golf course design and masterplanning of new championship courses within high profile golf resort and residential developments. The Principal, **Kristine Kerr**, has designed with professional golfers and leaders in the field of masterplanning and golf course architecture including Gary Player Design, Nelson Haworth and EDAW.

Kristine is the first female member of the Australian Society of Golf Course Architects, and a present independent board member of the NZPGA. She is passionate about golf and the creation of memorable golf courses which are strategic in design, challenging and fun for all golfers. With involvement in course design from the palm plantations of Borneo and the lakes of northern Italy, to the rural plains of North Canterbury, New Zealand, Kristine offers a depth and variety of experience combined with a versatile approach to the unique qualities of each project and site.

Through this vision we will illustrate that we want to become NZ's most environmentally friendly golf course which aligns with the island morals and values. We have also formed a Mana Whenua sub-committee whom we consult with if any changes to the land are to occur in which they consult local Iwi for permission. We are creating a local water cress farm for the local indigenous community to use so wetland protection is very high on our agenda. We acknowledge the Kaitiakitanga of the land and want to work together to respect the use and development of the land and the facilities for the whole of Waiheke.

"We 100% support wetland protection and rejuvenation"- In fact we believe the wetlands were in better condition when we maintained them.

One of the things that we find for our golf course is that we have a majority of the wetland areas have been neglected - following the council's decision to restrict the golf course from providing any maintenance of the areas; and instead bringing this into the council activities. We hear that there is a proposal for wetland restoration in with council, that will hopefully be proceeding soon. We have already created certain opportunities for improvement to the ecosystem on our course. We want to clarify that all of the wetlands around our course are outside our lease area. As noted, they all used to be part of it, but those areas were removed from the lease in the most recent version and we were told we weren't allowed to do anything to them. As such we have seen these areas neglected by council and strongly request that the works be undertaken immediately so that we can remove the invasive species of plants that have proliferated since we stopped maintaining them ourselves.

Futureproofing of Waiheke Golf Club:

The RMP has unduly created a limitation on the ability for the golf course to develop to an 18 hole facility and as such we consider it has robbed the island of the opportunity to futureproof for further generations. We have seen Waiheke grow at around 1.5-2% per annum for the last 10 years and we presently have a population of approx. 9,400 people as of June 2022. With the Auckland region estimating that the

population would grow beyond 2 million people in the early 2030's; all expectations would be that Waiheke will continue to see steady growth too.

With this growth of the island population, the ability to serve the community and the increased access to golf on the island will be more important than ever – and the RMP essentially dictating that this facility must be limited to the capacity that is available today is inherently wrong. Added to this, the limitation of the golf course as an incorporated business to grow and develop to support expanded tourism opportunities to Waiheke would go against the needs of the island to try and bounce back from what has been a significantly challenging time for all Waiheke businesses.

Finally, we assert that the WGC and the golf course are wholly financed and maintained by members (and a small number of FTE's), and believe it is the best maintained park for what it costs the rate-payers on the island.

Yours sincerely

[redacted]

James Tinnion-Morgan
Club President
Tel: [redacted]
Email: [redacted]

See overleaf for appendices

Appendices:

APPENDIX 1: Waiheke Golf Club 18-Hole Vision Document
APPENDIX 2: Waiheke Golf Club 18-Hole Vision "New 9" Layout

1. Introduction to the Vision

Destination Golf Course and Environmental Concept

Waiheke Island is widely regarded as a gem in the Hauraki Golf / Tīkapa Moana, as a residential island and sought-after tourist destination with beautiful beaches and landscapes, recreation activities, bush walks, wineries, restaurants and cafes.

Waiheke Golf Club, currently a small 9-hole golf course, proposes to expand onto adjacent underutilised land to become an 18-hole golf course that will better cater to the golfing needs of residents and visitors, and aim for better management and of the land. Waiheke Golf Club seeks to be one of New Zealand's leading golf courses in environmental management and sustainability.

Refer to attached Plan: Waiheke Golf Club – 18 Hole Vision "New 9" Layout

This Vision Concept document identifies points by which the expansion of the Waiheke Golf Club can positively enhance its local environment and its sustainability. This includes by stewardship of the land, integrating natural features found at Waiheke Rangihoua Reserve and Onetangi Sports Park, and creating habitats and biodiversity of flora and fauna on Waiheke.

Included are

- GOLF NZ Statistics regarding the growth of golf in Auckland and benefits to the economy
- Case Study examples of other courses in New Zealand that have successfully integrated wetlands and waterways and have undertaken activities that develop the natural beauty of the land and environmental and educational benefits.

2. Golf's Contribution to New Zealand's Economy, Health and Well-Being, Inclusion and Diversity:

Golf has been a significant sport in New Zealand, having first been played in Dunedin in 1871. Thus 2021 marked the 150-year anniversary of the sport in this country.

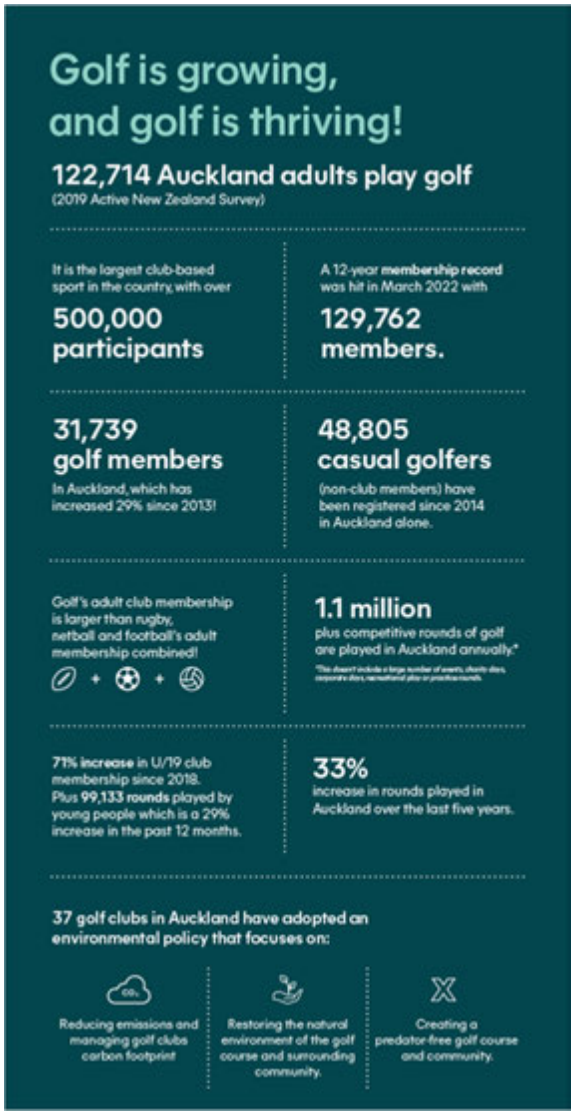
According to industry figures pre-covid in NZ:

- around 61,000 international visitors play golf in New Zealand annually - contributing over $425 million to the economy
- with over 80% of golf tourism spend on accommodation, dining, shopping, travel and other forms of entertainment.
- golf tourists spend on average 24 per cent more than other overseas holidaymakers.
- As a sector, golf employs 2,000 Kiwis
- is the most popular club-based sport for adults with 500,000 golfers.

Golf tourism to New Zealand pre-COVID was growing with New Zealand being viewed as an extremely desirable destination for high-net-worth international visitors.

Inclusion and Diversity: Golf New Zealand won the Leadership in Diversity and Inclusion category at the annual New Zealand Sport and Recreation Awards 2022 organised by Sport NZ. The award recognised significant progress made by Golf New Zealand in launching a new strategy for women and girls titled 'Our Ambition', a Disability Action plan which received funding from Sport NZ, and establishing a landmark partnership agreement with the New Zealand Māori Golf Association

Golf New Zealand set out the growing and thriving of golf in Auckland as follows (source: GOLFNZ website https://www.golf.co.nz/club-support-services)



3. Destination Waiheke Golf

Providing an 18-hole golf course on the island would add to the appeal in terms of sporting experience:

18 holes of golf is the typical offering of a standard golf course, with a par of 70-72 being expected and variety of hole lengths, orientation and challenge. It is the variety, and the key word being 'experience', that is achieved by 18 holes and creates a destination that golfers will travel to.

For Layout, refer to attached Plan: Waiheke Golf Club – 18 Hole Vision "New 9" Layout

Strategically located, the enhancement of Waiheke Golf Club can better meet the needs of the segment of high-net-worth tourists, as touted by the government as being those to attract. This is considered to be highly complementary to other offerings on the island, where golfing visitors would require accommodation, transport and hospitality services.

Benefits: From a golf club point of view the main benefits expansion with access to the additional land will be to provide an 18-hole golf course. This may require some adjustments to the existing 9 holes to create environmental benefits.

Additional benefits will be to the:

- maintenance of the land and the protection of the values of the land
- use of the land for the purposes of community sport and recreation: such as walking and cycling plus planting opportunities
- stewardship of the land in partnership with Ngāti Pāoa and Auckland Council,
- protection of the wetlands and small streams,
- appreciation of natural features by visitors and enhancement of them to provide long term outcomes for all.
- Potential Employment opportunities for maintenance staff, clubhouse staff, golf professional

Expanding to 18 holes onto the adjacent land therefore offers greater capacity to cater for members as well as visitors all year round, to improve the quality of the course, sporting, sustainability and business benefits that cannot be achieved on the 9-hole layout.

Facilities

Behind the existing clubhouse is an area of land that could be used for a new, modern clubhouse.

a. **Future Clubhouse**

A new Clubhouse on the elevated hillside behind the existing clubhouse could provide facilities for not just golf, but a clubroom for the tennis and surf clubs also and potentially squash.

b. **Golf teaching facilities** – indoor 'range', simulators and more space for outdoor pitching areas and putting practice greens – fun for beginners, training and practice for more accomplished golfers. Grow the game and provide for year-round facilities for the people of Waiheke and visitors.

c. **Squash courts –** a new clubhouse could incorporate squash courts.

4. Waiheke Golf Course "Environmental" Opportunities

Golf Courses are globally becoming leaders in combining sport with environmental enhancement and management. **See "Golf Environments" below for explanation.*

This is measurable, and may be achieved by the inclusion, maintenance and management of such activities:

- Waterways and wetlands –, habitat creation, Carbon sequestering, potential stormwater management and flood attenuation
- Pond margin planting
- Native tree planting
- Habitat creation
- Biodiversity – bees, fauna, birds
- Pest eradication – flora (weed species) and fauna
- Specific golf turfgrasses for Waiheke climate
- Best practice applications of fertilisers, pesticides
- Resources for maintenance
- Historic and cultural references
- Community engagement and education

These can lead to financial sustainability by balancing nature with resources.

Education potential is another possibility with other golf courses having education days for local schools and community groups. See one example attached at Remuera Golf Club.

4i. Golf Environments

GEO – Golf Environment Organisation is a global body that internationally recognises and promotes measurable standards (including those above) of environmental stewardship of golf courses, promoting best practices in maintenance, operations, and playability (quality of the golf course), all ultimately leading to sustainability of golf facilities.

Around 5 New Zealand golf courses are GEO Certified, with Remuera Golf Club in Auckland being a leading subject example.

It is the Waiheke Golf Club's aspiration to develop methods and best practices to attain this certification, and we would seek councils' endorsement and support in providing the very best facilities possible for Waiheke.

Where the majority of golf courses however are not certified, they still follow environmental recommendations and good / best practices, as they typically seek to be responsible custodians of the environment. Best practice methods can also be cost-effective and resource saving.

5. Proposed Plan: 18 Hole Vision "New 9" Layout Plan (3 November 2022)

The "New 9" Layout Plan included with this document shows the new 9 holes winding through the existing landscape, maximising the natural elevation changes, minimising the moving or removal of earth for the formation of the new golf holes and integrating wetlands and waterways to create an exceptional environment.

We have proposed the full integration of the wetlands into the design of this area of the golf course expansion and included significant increase in the opportunities for the development of additional wetland and new native planting.

Overleaf, we have provided a sketch of the proposed integration of the golf holes with the wetland and riparian planting, which supports and enhances the watercourse and vegetation and enables the following:

- improved visibility of waterways that can assist in the enjoyment of the place, whilst keeping them clean and beautiful.
- safety / security of pathways; public accessibility for multi-sport functions such as walking and cycling.
- buffer planting that may be in the form of low planting, visible habitat creation, development of native planting opportunities with the wider community.

As noted in the RMP Desired experiences and emphasis, we note the following elements that we consider our vision provides additional alignment with:

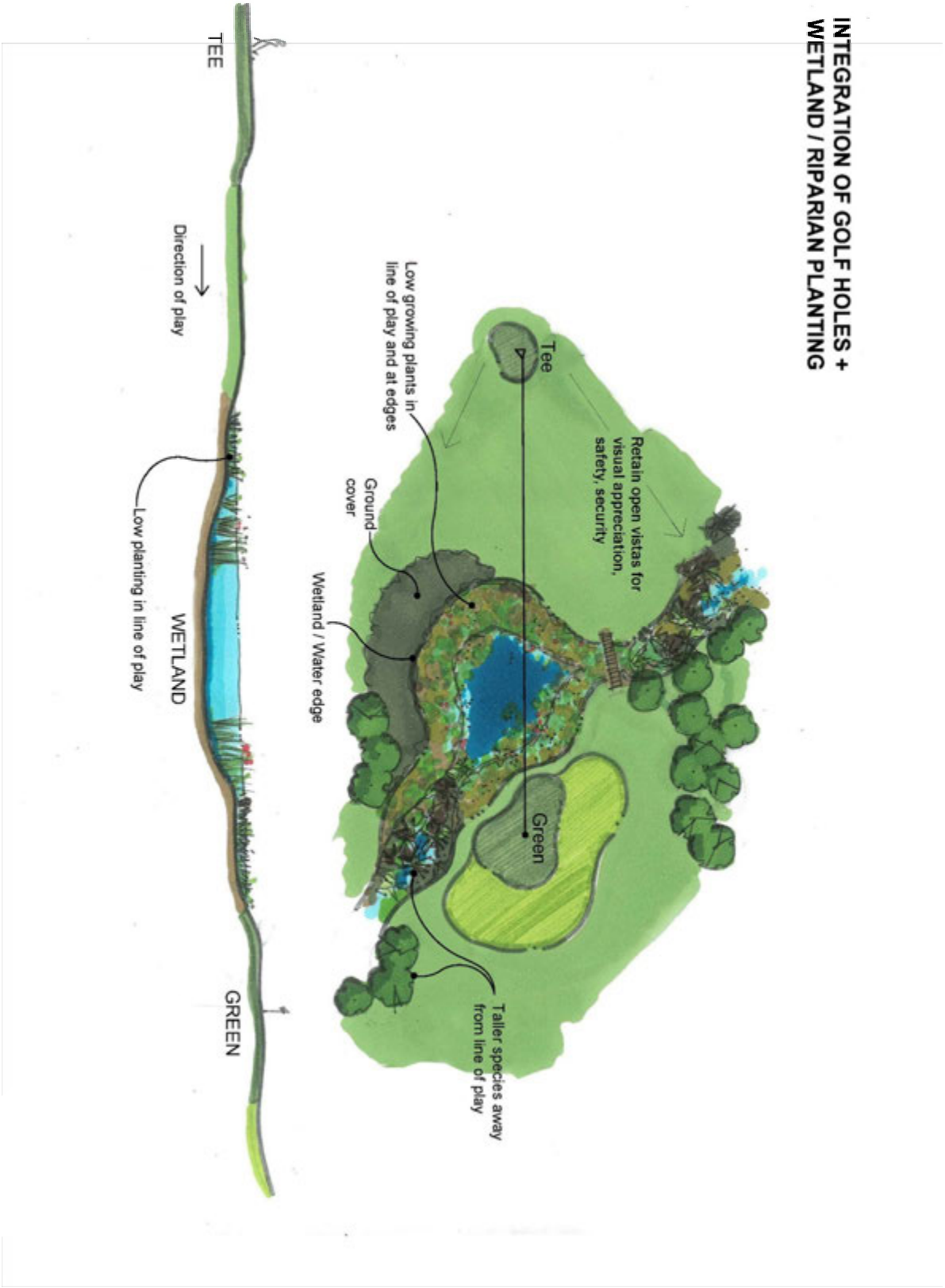
a. "Active Recreation and Sport": *Desired Experience*: emphasis on active recreation and sport – integrating sports codes wherever possible and development of multi-use facilities, while being respectful of nature (in particular the wetland ecosystem). **At the proposed expansion of the golf club, walking and cycling tracks are shown.**

b. "Watercourses and Wetlands: *Desired Experience*: emphasis on improving water quality and enhancing biodiversity (planting, removing barriers to fish passage and monitoring ecosystem health), with limited provision for pedestrian access". **This is proposed to be achieved by increasing planting and creating areas of habitat. On this site this could mean a habitat for migratory birds on their way to the mainland. For safety and security and appreciation of their beauty, visibility of waterways could be enhanced**.

c. Cultural: Emphasis on strengthening the sense of place and cultural identity throughout the reserve". **This can be incorporated into the Waiheke Golf Club site with cultural references and incorporating landscape design to create a cohesive identity for the golf course and site.**

d. "Access and Pathways: *Desired experience*: emphasis on safe circulation and access for all park users…while protecting cultural and natural values. Access for people of ages and abilities is a focus". **Pathways are shown for good access, with the aim of providing access to the natural landscape an developing a [plan, in association with the council and mobility impaired groups, to develop facilities suitable for all ages and abilities.** We would add that the **opportunity for areas of "informal recreation" that have been designed with CPTED in mind can provide for community interaction, multiple activations and experiencing ecological enhancement including of the wetland as habitat for native fauna.**

INTEGRATION OF GOLF HOLES + WETLAND / RIPARIAN PLANTING



6. CONCLUSION: Improved Environment and broader Benefits for change:

Waiheke Golf Club seeks to create a destination golf course that will draw people to Waiheke for golf as a main function, and which we know from discussions with local businesses will provide a significant benefit to the island economy beyond that of the golf course.

We consider that the benefits of expansion will be

- **Economic for the golf course** – both in provisioning for jobs in the golf course due to the expanded capacity and facilities, additional return for the increased number of visitors that the facility can accommodate
- **Economic for the island** – as noted previously the opportunity for golf tourists to be attracted to the island will see increased spends in the restaurants, vineyards and accommodation as they historically have spent up to 25% more than other tourist types
- **Environmental** – enhancement and expansion of the wetlands and native planting for the enjoyment of golfers and walkers/cyclists that use the trails
- **Sustainable** – utilising the expanded palette of techniques available to increase the biodiversity of your golf course, limit your use of pesticides, source food from local providers, reduce water usage, and invest in better waste management.
- **Educational** – we can provide for an expanded junior programme by developing the teaching bays and practice areas as well as providing the full 18 holes to accommodate more access for diverse groups.

The expansion of the golf course will provide the island with an invaluable asset that is not achievable without access to the additional land.

7. Case Study examples:

Following are 4 examples of golf courses in New Zealand that have successfully integrated wetlands, waterways, nature benefits, historic / cultural recognition, education opportunities and community and conservation advocacy engagement.

1. Remuera Golf Club, Auckland City
2. Omaha Beach Golf Club, Rodney District
3. Pegasus Golf and Sports Club, Canterbury
4. Wairakei Golf and Sanctuary, Taupo

Not included as a case study, but another relevant example is Clarks Beach, Pukekohe – where the Auckland Council sub-group “Golf is Green” has helped clear and create wetlands, trapping and pest eradication.

EXAMPLE 1: REMUERA GOLF CLUB, Auckland City

Remuera Golf Club is a leading proponent of golf course sustainability, in terms of environment, operations and education, providing involvement for local schools and community.

Along with working alongside Auckland Council, Spencer Cooper, superintendent at Remuera is on the **Golf is Green,** sub-group of Auckland Council with DOC and Auckland Golf (governing body for golf in Auckland with mandate to improve golf sustainability in Auckland and the harbour area).



- Waterways incorporated into golf course
- Pond margins planted
- Unmaintained rough in out of play areas
- Stormwater – Council "Healthy Waters Team"– approached golf club to attenuate stormwater and create habitats



- Habitat creation
- Out of play areas 'naturalised'



- Biodiversity work at golf club – trapping, eradicating rabbits – see Case Study
- Bee keeping – Remuera has an apiary, producing and selling their own brand of honey
- Bird feeding at Clubhouse
  - Kaka have recently made their home at the golf course, exciting members and visitors



- **Funding**: Auckland Council have provided funding and support for Remuera's GEO (Golf Environment Organisation) Certification and tree planting
- Involvement of local schools
- Education of sustainability practices with notices to neighbours regarding activities undertaken.

EXAMPLE 2: OMAHA BEACH GOLF CLUB, Rodney District



- More wetland areas are being created with remodelling of golf holes and incorporated into the strategy of the golf course



- Combination of grassed lake edges for golf playability and Lake margin planting
- Habitat creation



- Wetland planting and native bush integrated into golf course





- Native bush, wetlands, birdlife abounds
- Boardwalks through native bush and new boardwalks through newly planted wetlands in golf re-modelling

EXAMPLE 3: PEGASUS GOLF + SPORTS CLUB, Canterbury

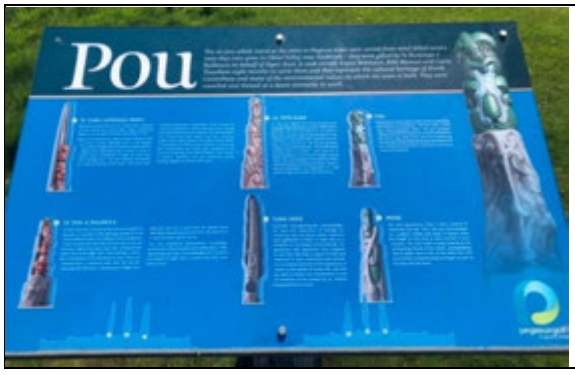
Located adjacent to Kaiapoi settlement, during the clearing of land for construction of the Pegasus Golf Course, for the first time in NZ team of archaeologists were on site full time, and a cultural advisor provided advice on the treatment of items and findings of cultural and historic significance.



- Integration of wetlands into playing strategy of hole
- Creates sense of place
- Habitat creation
- Variety of flora species



- Areas with evidence of previous habitation including middens were left untouched and / or recognised and celebrated as appropriate.



- Signage for cultural celebration and awareness in appropriate areas

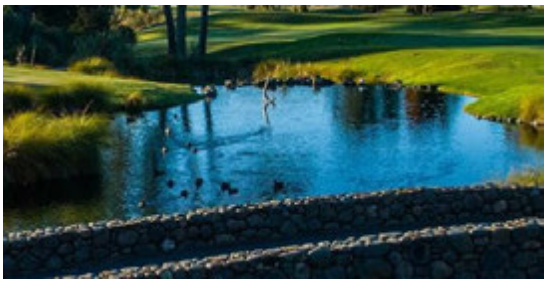
EXAMPLE 4: WAIRAKEI GOLF + SANCTUARY, Taupo

Wairakei is a privately owned golf course and sanctuary:

- Golf course set within 180 hectares of native flora and fauna.
- predator free sanctuary for wildlife with 5.5km predator fence around the perimeter



- extensive waterways through the golf course
- planted margins on waterways



- birdlife in the waterways
- wetland planting – pond margins



- Home to over 40 species of birds – endemic, native and introduced
- Includes creche for kiwi chicks
- 3 takehe pairs and karearea (NZ falcon), which nest and raise chicks
- Working with DoC since 2012 to develop conservation and restoration opportunities for native birds and wildlife to thrive

Golf Waiheke

Waiheke Golf Club

18-Hole Vision
"New 9" Layout Plan

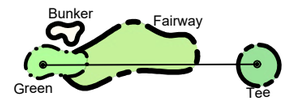
3 November 2022

SCORECARD
Hole 10-18

Hole	Length	Par
10	135	3
11	260	4
12	455	5
13	280	4
14	118	3
15	370	4
16	465	5
17	105	3
18	280	4
	2438	**35**



LEGEND



- Walking / Cycling (875m)
- Existing Wetland (2810 M²)

Conceptual Opportunities for New Planting:

- Extend Wetland (3650 M²)
- New Planting (9550 M²)

Note: These areas may be increased during detailed design but need to be balanced with maintenance

Proposed boundary planting

Proposed Walking / Cycling Track

N

0 50 100 Meters

1:2000 @ A3

Kirkpatrick Kerr KURA GOLF COURSE DESIGN

From: Luke & Vanessa Reynolds
To: Rangihoua Onetangi RMP
Subject: Feedback on Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan
Date: Wednesday, 9 November 2022 4:39:16 pm

Ko Ngā Pona Toru a Peretū raua ko Kohukohunui raua ko Te Moengahau-o-Tamatekapua oku maunga
Ko Te Marae o Tai raua ko Te Waitematā raua ko Tīkapa oku moana
Ko Ngai Tai Ki Tamaki raua ko Waiohua raua ko Te Ahiwaru oku iwi
Ko Vanessa Reynolds ahau

I have lived on Te Motu Arai Roa / Waiheke for 20 years with my two tamariki born and raised here.

Ngai Tai Ki Tamaki trace descent from our Te Tini o Maruiwi ancestors who first lived in Tamaki pre the great waka arrivals, and then intermarried with founding ancestors from the Tainui waka. Our people have always had a presence in the waters of Te Marae o Tai, Te Waitematā and Tīkapa Moana and on associated whenua. Both the Tainui and Te Arawa waka traveled through these waters and lands, making landfall at various places.

Although Ngai Tai Ki Tamaki primarily identify as a Tainui iwi, I along with my whanaunga take a direct line of descent from Huarere, the grandson of Tamatekapua of the Te Arawa waka, through the marriage of our tupuna Te Rangitawhia to Huna, and the marriage of our tupuna Manukaihongi to Puku of Ngati Huarere. Ngai Tai rangatira who also take this line of descent include Hori Te Whetuki, Tara Te Irirangi, Honatana Te Irirangi, Nuku, and Ngeungeu (the first).

The Arawa waka made landfall in the Rangihoua inlet around the mid 1300's. This area was then named Te Rangihoua – the day of renewal, after the re-lashing of the waka before returning to the moana and eventually making final landfall in Maketu. Some of the Te Arawa waka members remained on Waiheke, making the land surrounding Rangihoua their home, including the lands of Kuakarau. Some accounts suggest that Huarere was amongst those who remained or returned, constructing the first pa on Te Putiki o Kahumatamoemoe, named for his uncle the explorer who was prominent in naming many places from as far North as Kaipara to as far South as Rotorua. Huarere's descendents became known as Ngati Huarere, with most pa on Waiheke considered to be of Ngati Huarere construction. Ngati Huarere lived at the pa on Te Putiki o Kahumatamoemoe, until it is said that Tarakumukumu of Waiohua fled from Tamaki to take refuge among his Ngati Huarere whanaunga, bringing the attention of Kapetaua who set fire to the pa. From that time on other iwi took residence at the pa, however the Ngai Tai/ Waiohua ancestress Parekaianganga had by that time settled at Kuakarau where her descendants lived for 6 generations.

Te Rangihoua estuary moves out into Putiki Bay and Te Waitematā beyond. Te Putiki o Kahumatamoemoe connects with other ridgeline pa, incuding Hoporata pa to the north and lesser known pa to the east including one which remains in a high level of preservation, and another which has been destroyed. From these sites Maunganui with it's pa in the southeast is also visible. It is easy to consider the

extended settlement in the area and the line of site connection once utilised between pa. From these vantage points the maunga of Peretū, Kohukohunui and Moehau are visible. As mana whenua, tangata whenua, I am proud to own a significant piece of land within this ridgeline, with a view of all maunga, Te Putiki o Kahumatamoemoe, Maunganui, Peretū, Kohukohunui and Moehau. My ability to hold ahi kā on this whenua is profoundly humbling and fulfilling.

The stories of Hauraki, the stories of Te Motu Arai Roa and indeed the stories of Te Rangihoua and Te Putiki o Kahumatamoemoe are many and varied, and belong to many iwi. I ask that these stories and very importantly these iwi names be documented and recorded forevermore in the history/ herstory of The Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan, and indeed the history/ herstory of the wider motu. It is also crucial that ongoing consultation occurs with all mana whenua and tangata whenua, allowing cultural values to be expressed and kaitiakitanga to be carried out by all in the best interest of the mauri of the whenua and maona. This is not to diminish nor highlight the importance of values or stories of one iwi over the other, but serves to respectfully include all who have an interest.

Kia whakatōmuri te haere whakamua

Ngā mihi mahana,

Vanessa Reynolds

From: Sandy Baker
To: Rangihoua Onetangi RMP
Subject: Rangihoua Reserve. 18 hole golf course needed. [redacted]
Date: Wednesday, 9 November 2022 4:48:44 pm

As a ratepayer I have had the benefit of living on the edge of 2 council reserves in South Auckland. Both of my properties backed into council reserves. Both were well maintained and used by the residents at The Gardens in Manukau

I now live on Waiheke Island and live beside a council reserve. However this is not being maintained. Honeysuckle have strangled native trees and the weeds are so high the dogs would get lost in the long grass. A disgrace and a terrible eyesore.

The wetland areas around the golf course since the council made the decision the golf club and its members were to stop looking them are in a disgraceful condition. Honeysuckle haven, gorse galore and those tobacco plants have taken hold raping the raupo that were thriving in these designated wetlands. Another example of this local board not being able to maintain the reserves they own. There is an area at the back of the golf club that the golf club needs so to extend the course to a standard 18 hole course. This land is currently being mowed by the council. However the land is rarely used by anyone.

I propose the golf club acquires this land which would relieve the council having to look after this area and then can spend more time looking after the reserves dotted around Waiheke and to relieve them of the cost of looking after this land that is not used to full potential. Hardly anyone knows it's there!

The club would extend this under utilised area into a 18 hole golf club which will be used for many hours a day, would generate revenue for the businesses of Waiheke and give those ratepayers that are members and the non members who play regularly a well utilised resource. Golf clubs are the vehicle to a beautiful green space and there is plenty of room to share this space with walkers, joggers, bike riders, dog walkers, visitors to the island.

Golf brings revenue to businesses. People stay longer and spend at restaurants and vineyards and this activity goes on all year which would support those businesses on the island that traditionally struggle over the winter months. Having had a business for over 7 years winter is always a time of stress and anything we can do to support and relieve that stress will be welcomed by all businesses in the island. Golfers have golf holidays however Waiheke being a holiday destination misses out on this potential business. Many weddings are here on the island and many times people come out in large groups, including non golfers. With 18 holes the golf club can host this tourism along with satisfying the needs of their members need to play.

Without an 18 hole golf course I will be wishing to move off island in future to a town that can give me this facility in my retirement years. Tairua is a small town and it has a country club with an 18 hole course and they do not have the population we have here.

Waiheke's population is growing along with golf membership nationwide. We need this valuable beautiful resource here too.

I wou

Sandy Baker
[redacted]

#E32

From: Sian Manning
To: Rangihoua Onetangi RMP
Subject: Rangihoua draft plan
Date: Wednesday, 9 November 2022 5:01:51 pm

My name is Siân Manning, I support the submissions of WEEDS and the forest and bird. I would like to see bridle trails through the park expanded and those in contest demarked. I would like to speak to my submission please. Thank you, Siân Manning.

#E33

From: Rae Spurdle
To: Rangihoua Onetangi RMP
Subject: Rangihoua Reserve Management plan
Date: Wednesday, 9 November 2022 8:10:14 pm

I am concerned that Horse Riding as a sport, for predominantly women, is being sidelined in this plan.

A primary concern is this document's lack of commitment to connecting the current small areas of 'bridle paths' into a network that will facilitate the ongoing use of horses as a historic and contemporary mode of transport. People should be able to access bridle trails by bridle trail, the opportunity to impeded by having to use vehicles to transport horses to an area because there is no access via a network.
Bridle paths are mentioned as being in the 10 year plan,

The grounds that the Waiheke Island Riding Club occupy is marked 'Sporting Activities eg Riding' as is the Football Club's grounds 'Sporting activities eg Football' why is our position as a club differentiated in this way? The Golf Club's grounds appear to be differentiate as for 'Golf Club' specifically.

I believe that bridle paths are an integral part of the park, I envisage cooperative use of the entire park between sporting codes, including walkers, as can be seen in other sports grounds initiatives such as Rabbit Island in Nelson or Otorohanga's sports park which is able to gain lottery grant support because of the large membership of the park as an entity.

I think it is important that Tangata Whenua have leadership and that they are heard as the specific people who whanau to this place as seperate from the concept of Mana Whenua. I think historic information about the park as a site of the re-lashing of significant waka from the great migration.

The Museum is an undervalued resource and I would like to see it woven into the information provided within the park as our post colonial heritage is also valuable.

I believe that the ongoing management of plant and animal pest species is of critical importance and must be continued in order to create a sanctuary like space

Sincerely

Annie Spurdle

[redacted]

#E34

From: Ben Walden
To: Rangihoua Onetangi RMP
Subject: Rangihoua submissions
Date: Thursday, 10 November 2022 10:21:14 am
Attachments: 20221003-WEEDS-AC-submission to notified Rangihoua Management Plan.pdf

---

To Auckland Council,

I endorse the submission of WEEDS.

Sincerely,
Ben Walden

Objections and Comments of the Wetlands Ecological Environmental Defence Society Incorporated (WEEDS) (DRAFT).

On The

Notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan 2022.

Under The Reserves Act (1977) S41(6)

Representatives of the society request to be heard in person by the administering body.

October 2022.

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2 Abstract.

The reserve contains precious natural features and is an important component of a beautiful and rare catchment that is representative of Waiheke Island Habitat and ecosystems. Within the catchment are protected blocks of land and registered sensitive ecological sites that are interdependent with the reserve for cohesion, pleasantness and harmony of the natural environment. The Rangihoua catchment, with the reserve, has been identified as rare in the region and in New Zealand. An extensive sequence of ecotone transitions extend from Taraire-bush headwaters through small waterfalls, raupo wetland, mosaics of estuarine, saline and freshwater wetlands to Putiki Bay and beyond. Natural features within the reserve have been damaged in the period during which Auckland Council and its predecessor organisations have been responsible for the protection of those features and for ensuring that the pleasantness, harmony and cohesion of the natural environment is conserved. We look to Auckland Council to fulfil its statutory obligation by restoring the damaged features, removing landfill entirely and providing for ongoing protection. WEEDS submits that the wetland watercourse margins be identified and reclassified under a more protective Reserves act classification.

Contrary to statements in Council documents, there has never been occupation rights for an 18 hole course in the reserve.

Philip Chote prepared a plan for an 18-hole course on private land in 1975; nine holes of the 18 were developed and form the current nine-hole course. A subdivided and significantly smaller part of that 1975 site is now Rangihoua Reserve. The reserve was purchased by the people of Waiheke for the landscape, major picturesque stream systems, excellent landscape qualities, space for various activities and a specifically a "nine hole course which would remain". Components of the reserve are occupied by wetland watercourse and margins as well as areas for sport, football, horse riding, a museum and clubrooms. Members of a golf club say, and published insights from Golf architects corroborate, that the area now available for golf in the reserve is too small for 18 holes without excluding the public, the horse riding community and burying protected natural features. Neither the course utilisation levels, which are low, or the resident and visitor population justify an expansion of the nine-hole course. Tom Doak, respected golf-course architect and the designer of the world top ranked Tara Iti course, describes a situation analogous to Rangihoua;

> *If […] sufficient acreage for 18 holes cannot be secured […] the 9-hole layout must be the first option considered […] 9 good holes are much better than 18 cramped ones. A really well-designed course should lose no interest the second time around, even in the same afternoon[…]*

Providing for a reconfigured nine holes around, separate from protected and restored natural features of Rangihoua is an outcome that could be celebrated by the golfing community. Protection and reclassification of all wetland, stream, watercourse and natural feature is an outcome for the environment that could be celebrated by all. We submit that these outcomes provide a chance for improved community relationships.

WEEDS notes that the notified plan lacks specificity and detail with respect to relevant aspects. The plan does not provide meaningful, clear, concise protection for natural features of the reserve within a robust simple management strategy. Further, the plan defers many aspects that should have been addressed within the plan for resolution at a later date away from public consultation; these include identification of wetland extent and determination of riparian margins. As such the plan is not a plan and is objectionable.

Further, WEEDS notes that the plan omits wetlands, watercourse and riparian margin from the wetland watercourse area; seemingly contemplating the preservation of many of those features in a damaged and degraded state for purposes that are not disclosed. The notified plan preserves the footprint of a discredited and irrational 18 hole golf course; for purposes not disclosed. It is difficult not to conclude that Council has not disclosed its agenda.

We submit that Council should abandon the notified plan, reclassify the wetlands watercourse margins and re notify a properly specified and detailed plan clearly setting out detail, specification and intention of the management strategy .

3 Notes and abbreviations

The notified plan for Rangihoua Reserve Onetangi Sports Park Management Plan is referred to as the notified plan, the management plan, the plan.

Wetland is defined in the Resource Management Act.

Published wetland identification protocols provide methodology for identifying wetlands [1], [2] [3], etc.

Protection, preservation, are defined in the Conservation Act (1987) S2. We rely on those definitions.

Hauraki Gulf Islands District Plan (HGIDP, the district plan)

This Auckland Council Webpage contains a copy of the draft plan and options for making submissions.

Auckland Council email address for submissions:
rangihouaonetangirmp@aucklandcouncil.govt.nz

Where WEEDS refers to a wetland or watercourse without referring to a corresponding riparian margin it should be read that WEEDS recognises and intends that all wetland and watercourse of the reserve are associated with a riparian margin.

[1] Defining Natural Wetlands Ministry for the Environment 2021

[2] Vegetation Tool Wetland Delineation, Clarkson, Landcare Research, 2013

[3] Wetland Hydrology Tool for Aoteroa New Zealand, Ministry for the Environment, 2021

4 The Importance of The Reserve To The Catchment Is Not Recognised Adequately or at All In The Notified Plan.

4.1 Rangihoua Is Integral With A Catchment That Experts Have Identified As Rare; Regionally and Nationally.

Fitzgibbon and Slaven of the Department of Conservation, in 1989, described the Rangihoua part of the Putiki Bay Site of Ecological Significance as[4];

> *[…] comprised of mosaics of freshwater wetlands, saline wetlands and mangrove forests in excellent vegetational sequences ("ecotones"). Only a handful of such wetlands of any size occur on Waiheke.[…]*

The same year, 1988, David Slaven catalogued about 70 rare and common native plant species in Taraire-Bush-headwater tributaries that flow through Rangihoua Reserve[5].

Don Chapple in his submission on the proposed district plan[6] in 1992 provided an assessment of the value of Rangihoua;

> *[…] Waiheke's hard-pressed wetlands, large and small - and their associated watercourses and catchments are in urgent need of wider recognition and every bit of respect and protection that we can give them. If the special designation "wetland" provides for that extra margin of care and attention (else why have the land under "wetland " at all?) then I believe it should be granted these hardworking and much neglected or abused servants of total*

[4] P10 and P56. SITES OF ECOLOGICAL SIGNIFICANCE WAIHEKE ISLAND, Slaven and Fitzgibbon, Department of Conservation, August 1988.

[5] David Slaven, personal communication, October 2014.

[6] Submission on Proposed District Plan, Don Chapple, 1992.

environment. I cannot see why only one such wetland in the Western S.M.A. is worthy of such dispensation.

[…]

The Rangihoua is the most extensive and complex system in the Western Waiheke S.M.A. It is not yet seriously degraded like its big neighbour to the East (The Awaawaroa) but it will be unless extreme care is taken to protect it in all its parts from now on. […]

The reserve has been the subject of various ecological assessments since 2012, normally commissioned by Auckland Council or a golf club and often the ecologists have been unable to address parts of the reserve over which a golf club has sought an expansion (see Figure 1 for an example noting the widespread wetland components but also the areas not visited in the south east corner).

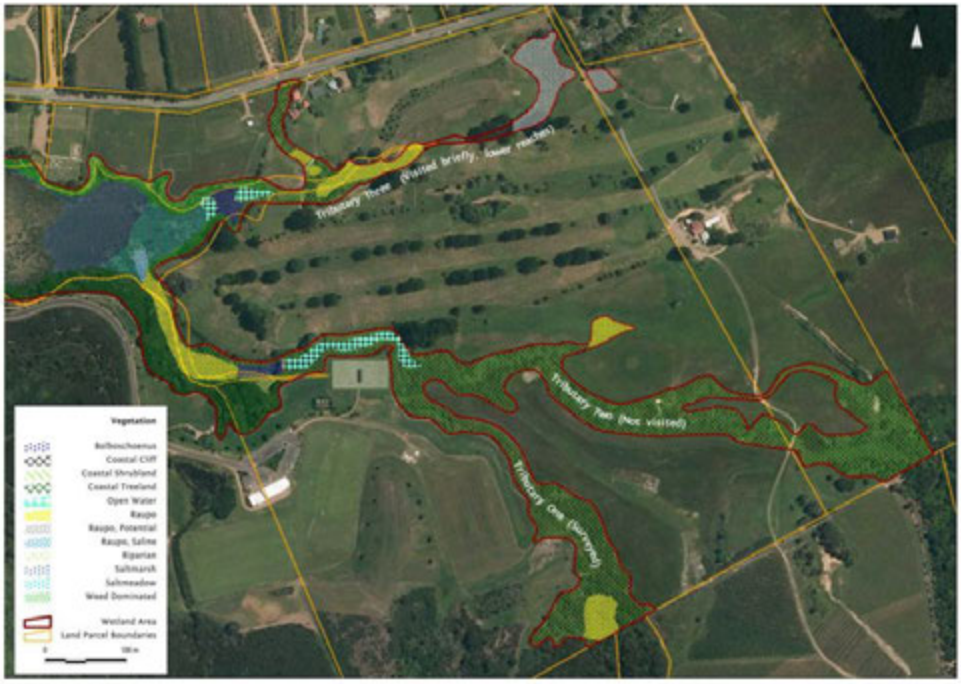


Figure 18. Wetland habitats identified at Rangihoua Creek tributaries

Rangihoua Wetland Restoration Plan
March 2013

Figure 1. Illustration of the scope of the wetlands within Rangihoua, Dublon, Te Ngahere.

Noting that the author was unable to visit the south eastern tributary and that the wetland watercourse of the informal recreation area has not been included[7].

In 2012 Council Ecologist Miranda Bennett described[8] the Putiki Bay Rangihoua wetland component, below mean high water mark, noting;

> *[…]The vegetation sequence of mangrove forest-saline wetlands-shell banks is one of the better examples on Waiheke Island and the saline wetland of saltmarsh, salt meadow and mangrove forest is one of the best examples on Waiheke.*

In 2019 Senior Council Ecologist Claire Bergquist noted that the biodiversity team at Auckland Council had identified the Rangihoua catchment as a representative ecosystem for the region that is rare nationally and regionally, noting[9];

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[7] Rangihoua Wetland, Waiheke Island Restoration Plan March 2013 – FINAL Prepared on Behalf of: Auckland Council Prepared By: Michelle Dublon Ecologist Te Ngahere.

[8] Priorities for the restoration of significant wetlands within the Waiheke Local Board, July 2012, Miranda Bennett Senior Biodiversity Advisor, Claire Webb, Senior Ecologist and Deryn Dromgoole, Biosecurity Officer , Environmental Services Unit, Auckland Council

> *[…] Rangihoua wetland has been identified by Biodiversity team as a Biodiversity Focus Area for its complete ecotone (sequence) from saline wetland with mangroves, salt marsh and salt meadow to freshwater wetland with Macherina sedgeland and raupo reedland, to kanuka scrub, taraire-tawa-kohekohe and kauri-podocarp-broadleaf forest. This range of habitats from the sea to the ridgeline potentially supports a high diversity of native fauna.*
>
> *Wetlands are a nationally threatened ecosystem type and have been reduced significantly from their former extent in New Zealand. Wetlands with intact sequences from estuarine to freshwater habitats, such as present within Rangihoua, are now rare.* ***Catchments such as this with intact ecotones and headwaters of native forest are rare both regionally and nationally*** *[…]*

The reserve at Rangihoua is the site through which every stream in this nationally rare catchment flows on its pathway to Putiki Bay, the Hauraki Gulf and the oceans (see Figure 2). There is an amazing and complex interdependency between these rare land and sea based ecosystems along with the ecotones in between that is not fully understood and that is worthy of further study and enduring robust protection.

The Hauraki Gulf Islands Section of the Auckland City District Plan (Operative 2013) notes that Rangihoua Park (Rangihoua Reserve) has considerable ecological values and that it is important that these values are recognised and provided for by any future development of the park. The district plan requires the maintenance and enhancement of the ecological values associated with the vegetation, streams, and wetland areas by requiring planting along the stream banks and wetland margins within the park[10]. Coastal, wetland and water body protection yards are imposed to help preserve the natural character of the coastal environment and the margins of wetlands and water bodies, to maintain water quality, and

---

[9] Rangihoua Creek and Wetland System, Carol Bergquist, Senior Ecologist, Auckland Council 2019.

[10] HGIDP 10a.24.3.3 Objective Policy 2.

amenity values[11]. In Rangihoua the protection yards on coastal margins are 40 m and on wetland and water bodies are 20 m[12].

Council, through the district plan, has ensured protection over Sensitive Ecological Sites adjoining the reserve to protect the ecological, natural character, landscape, and visual amenity values of the regenerating slopes from adverse effects[13], see also Figure 3. For some private landowners this classification has significantly constrained activities. Other landowners have recognised the sensitive nature of the habitat and have ensured, of their own volition, that precious natural features and landscape are protected.

[11] HGIDP 10c.5.6

[12] HGIDP10c.4 Development controls

[13] HGIDP 10a.7 Land unit-landform 6.

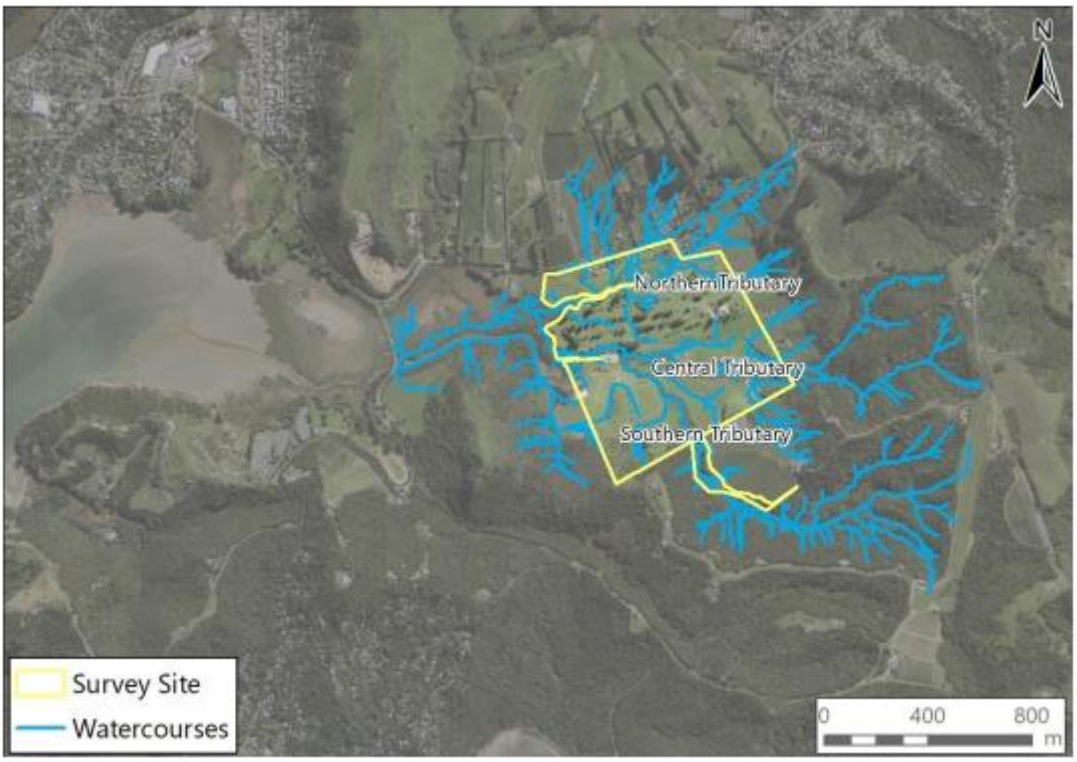


Figure 2: Overview of the Rangihoua Catchment with the Reserve Outlined in Yellow. Copied from14.

The reserve is integral with a rare catchment providing cohesion for every stream that flows from headwaters above the reserve to the Hauraki Gulf and the oceans below the reserve. To *specifically* exclude protection of natural features within the reserve from the primary purpose, and not to ensure riparian margins of 20 m contrary to the district plan and advice of experts is unreasonable. The catchment is recognised as rare both nationally and regionally. Subjugating any of these treasures to placement within a golf course is unreasonable.

WEEDS submits that it is an oversight that a survey of the catchment was not carried out for inclusion within the notified management plan. The need for a survey of the whole catchment should be acknowledged and in the meantime the plan should quote the descriptions of the catchment by Don Chapple and Auckland Council Senior Ecologist Claire Bergquist.

WEEDS submits that the plan needs to more clearly articulate the significance of the reserve in receiving the majority of the watercourses that flow from the surrounding catchment, the pristine nature of large tracts of the catchment, the importance of the reserve in hosting the wetlands margins and watercourses, the redundancy within the watercourse network, the

[14] Pg 4, Rangihoua-Onetangi Watercourse Assessment Report, Prepared for Auckland Council by Morphum Environmental Ltd, March 2021,

complexity and braiding of the watercourses, the hydrology and aquatic pathways providing cohesion for aquatic and terrestrial wildlife.

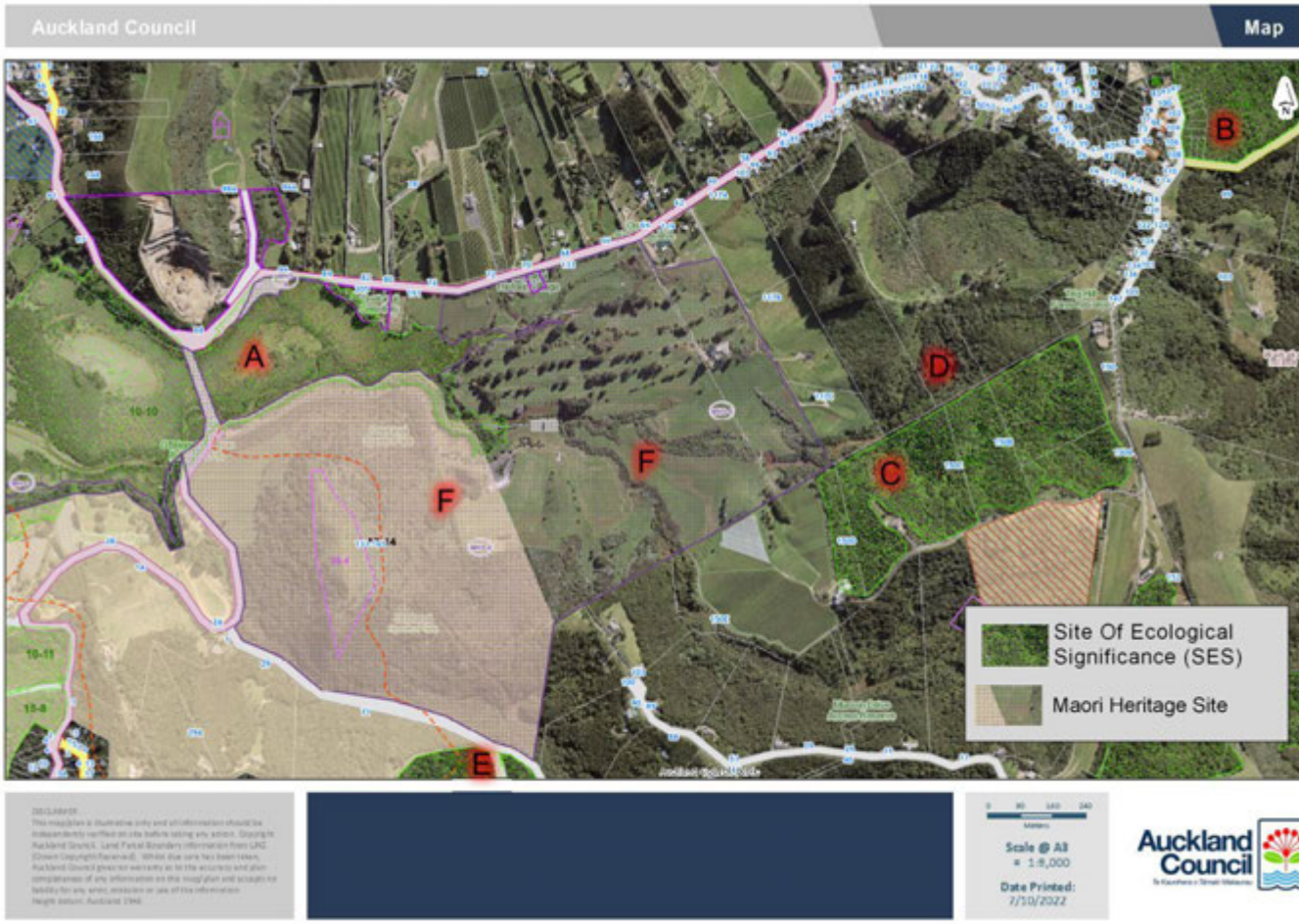


Figure 3: District Plan Sites of Ecological Significance (SES), and Māori Heritage In the Rangihoua Catchment.

Source of underlying image is the Hauraki Gulf Island layer of the Auckland Council Geomaps data. Areas A, B and C are the Putiki Bay SES, Forest and Bird land, and private land respectively. D is old growth Taraire bush on the Trig Hill Farm. E is Whakanewha Regional Park, F is Māori Heritage site that extends over the reserve.

4.2 The Rangihoua-Onetangi Watercourse Assessment Report (WAR report) by Morphum Environmental, 2021.

WEEDS acknowledges the research carried out in the preparation of Appendix 7 of the Morphum report and are grateful for this work and the insights that it has provided. WEEDS

notes, and endorses, the general tenure that the wetlands, watercourse and riparian margins of the reserve are degraded to varying extents, with the central tributary being the least damaged of the three. WEEDS also endorses the observation that the wetlands watercourses and margins are capable of making are great recovery if allowed to do so, and we endorse the recreation opportunities identified although we submit that E03 incorporates an area of old household garbage that could be omitted, while the E03 should be extended over the landfill which should be removed in its entirety and the hydrology restored (see 0 on page 52). We endorse E04 however object to the extent of the wetland to the south, which falls well short of what desktop documents and data show is the true extent. With respect to the notified plan, we object to the exclusion of large tracts of wetland watercourse margin from the wetland watercourse management area. The wetland watercourse area should be extended to encompass all wetland watercourse margin including the enhancement opportunities (see 8 on page 41).

WEEDS submits that the extent of the wetlands identified by Morphum grossly underestimates the extent of wetland within the reserve. It is unreasonable and wrong that the Morphum survey results, which are stated to be of the "current state" appear to form the basis of the illustrations within the notified plan. WEEDS notes that the protocols and methodology described by Morphum may not have been used, in any case predate the Wetland Assessment protocols published by the Ministry for the Environment in 2021. Morphum also acknowledge that they have used a rapid assessment methodology and an informal field estimate of stream classification that is not specifically intended for Resource Consent purposes[15].

WEEDS submits that the plan must be amended to illustrate and describe the state of the wetlands when Auckland Council became responsible for their protection in 1989 and prior to the relentless damage to wetlands, watercourses and margins which we say has occurred outside any lawful process. Ample information is available to carry out this assessment work on the desktop however WEEDS does not have the resources to do this in the time available for this submission. All of the wetlands have been subject to mowing channelizing, landfilling, diversion and sustained attach by a golf club. A club that is unrestrained by a administering body unable to protect natural features as the club seek to obtain real estate for a self-interested expansion of an underutilised course to an cramped 18 hole layoutl.

[15] P3 and 4 Rangihoua WAR Fina , June 2021

WEEDS rejects and objects to the use of the executive summary illustration on page ii of the Morphum report.

WEEDS submits that the borders of all of the watercourses of Rangihoua meet the definition of wetland provided in the interpretation section of the Resource Management Act and notes the existence of assessment protocols [16], [17], [18] for wetland identification that, combined with retrospective desktop analysis, will more accurately reflect the extent of wetland within the reserve. Mindful of the loss of wetland flora by mowing WEEDS submits that the Wetland Hydrology Tool[19] will likely provide assessment methodology providing a reliable indicator of the extent of wetland habitat.

WEEDS submits that the concept of wetlands within the reserve is better reflected in the report by Michelle Dublon of Te Ngahere in which wetlands are found on most watercourses of the reserve (see Figure 1 on page 6).

Many wetland watercourse and margins within the reserve have been channelized, mown, drained, piped or culverted without proper authorisation (see 10.1 on page 53 and 10.2 on page 61).

WEEDS submits that the status of these features must be described in their undamaged state (see 11 on page 70).

Until such time as the pre 1984/1989 locations of wetland watercourse and margins are established we submit that a conservative approach is taken to the management and that a 30 m riparian margin is provided on all watercourses for until hydrology and scope of margins is analysed and restored.

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[16] Defining 'natural wetlands' and 'natural inland wetlands', Ministry for the Environment, September 2021

[17] A vegetation tool for wetland delineation in New Zealand, Beverley R Clarkson, Landcare Research, December 2013.

[18] Wetland delineation hydrology tool for Aotearoa New Zealand, Ministry for the Environment, 2021,

[19] Wetland delineation hydrology tool for Aotearoa New Zealand, Ministry for the Environment, 2021,

5 The Stated Primary Purpose Unreasonably Downgrades Protection of Natural Features and Cultural Values; Amendment is Needed.

5.1 The Plan Cascades From a Destructive Primary Purpose Statement that Subjugates Natural Features and Cultural Values to Unreasonable Expansion of A Golf Course.

The notified primary purpose of the reserve[20] excludes protection of natural features and cultural values.

It is difficult to think of a situation in a recreation reserve where there would be a more stronger imperative to ensure that protection of the natural features and cultural values were a primary purpose of the reserve.

To say that the exclusion of these values in the context of Rangihoua is irrational and unreasonable is an understatement; the notified primary purpose is outrageous given the cultural and ecological significance of the reserve to the area and to New Zealand.

The primary purpose of the plan should be changed to include protection of natural features and cultural values as the primary purpose.

WEEDS submits wording for a modified primary purpose statement at Figure 4 on page 18.

The vision, goals, objectives and policy and actions should be modified throughout the plan to give effect to the revised primary purpose statement ensuring protection of natural features and cultural values throughout the plan.

Excluding protection of natural features and cultural values is not reasonable where there are ongoing threats and where there is an amazing rare catchment, a momentous Māori

[20] See Pg 45 of the notified plan

heritage site and where these fantastic qualities are so threatened by an irrational expansion of an underutilised golf course.

The notified primary purpose of the reserve[21] must be amended to include protection of natural features and cultural values.

5.2 The Primary Purpose of the Notified Plan Should Be Changed to Include Protection of Natural Features and Cultural Values and Other Provisions of S17.

The Reserves Act S17, in part, provides;

17(1)[…] areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside […]

17(2)(b) […] where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, **those features** or that flora or fauna or wildlife **shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve.**

[…]17(2)(d) **to the extent compatible** with the principal or **primary purpose** of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

Protection of natural features and cultural values has been excluded from the primary purpose of the Rangihoua Reserve management plan. Because 17(2)(b) of the act provides protection of natural features ONLY to the extent compatible with the "primary purpose" of the reserve this specific omission is alarming. The primary purpose in the draft management plan can be found in small italicised print on page 45 of the notified management plan. It was unfair and unreasonable for Council for bury such a significant statement.

[21] See Pg 45 of the notified plan

The Reserves Act S41(3) provides that;

> *The management plan shall provide for and ensure the use, enjoyment, maintenance, protection, and preservation, as the case may require, and, to the extent that the administering body's resources permit, the development, as appropriate, of the reserve for the purposes for which it is classified*

The effect of the purpose statement in the notified management plan is important (see *17(2)(b), (d)* of the Reserves Act(1977). The purpose statement of the notified plan and states;

> *The purpose of the reserve is* ***primarily for providing areas for organised sports and active and informal recreation*** *for the well-being and enjoyment of the wider community. The land is also held for* ***protecting the natural environment*** *(including indigenous flora and fauna) and strengthening cultural values (including archaeological features)* ***to the extent compatible with the primary purpose***[22].

Omitting protection of natural features and cultural values from the primary purpose will be devastating to the environment and the cultural values of the reserve. Already far too much damage has been done. To omit these protections is unreasonable in the circumstances where the catchment is rare and the role that the reserve plays in the catchment is very important. The reserve provides cohesion and various types of unique habitat.

Statements cascading through the objectives, policy etc of the notified plan reflect the downgraded status of natural features with respect to recreation activities (see Table 1). We submit that this is unreasonable given both the significance of the reserve to the catchment and the significance of the catchment to the island.

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[22] *P45 notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan 2022*

The remedy is to include protection of natural features and cultural values in the primary purpose statement and to ensure that the wording of the remainder of the plan is modified to give effect to the revised purpose by ensuring that natural features are protected.

WEEDS submits that a more preferred option is reclassification of the wetland, margin and watercourse systems under a more appropriate Reserve Act Classification (scenic, natural, science education etc) (see 8 on page 41).

Otherwise, WEEDS submit that the primary purpose statement be amended by substituting the wording provided in Figure 4;

In the notified plan generally, for example, protection of natural features and cultural values is provided for using words like 'facilitated' or 'enhanced'. These words guarantee no outcome. More specific and clearer definitions of the protection are needed (see alternative wording suggested in a document accompanying this submission xxxx).

Table 1: An incomplete set of examples to demonstrate that the Notified Primary Purpose Statement has effects that Cascades Throughout the Notified Plan.

Notified Plan	Notified draft wording	**Comments and alternative wording**
Page 30, Focus for the next 5 years, II	riparian margins for vegetation enhancement of up to 10m along the edges of watercourses[23]	We submit that the plan ensure riparian margins for vegetation enhancement of no less than 20m along the edges of watercourse and wetland systems. In accordance with the [1] HGIDP 10a.24.3.3, 10c.5.6, 10c.4, 10a.7, Resource Management (National Environmental Standards for Freshwater) Regulations 2020, experts and Council's own guidelines.
Page 15, Active Recreation and Sport management area	emphasis on active recreation and sport […] while being respectful of nature (in particular the wetland ecosystem)	Respectful has no meaning in the Reserves Act or a planning context. Cows are respectively slaughtered at the freezing works. The plan should ensure that all wetlands and watercourse areas are in the wetland and watercourse management area (See 6.1 on page 19) and that the wetland watercourse management area ensures that these features are protected. Active Recreation and sport can be developed outside the protected wetlands and watercourse management area.

[23] Page 30, Focus for the next 5 years, II. RANGIHOUA RESERVE AND ONETANGI SPORTS PARK RESERVE MANAGEMENT PLAN 2022 - DRAFT

Objective 4 (policy 3)	In the active recreation and sport management area, minimise conflicts between activities such as golf, mountain biking and horse riding, and the riparian margins to enable these activities to continue whilst facilitating stream restoration	3.1 In the active recreation and sport management area, ensure activities such as golf, mountain biking and horse riding do not conflict with riparian margins by ensuring that all watercourse systems, including riparian margins, are placed in wetland and watercourse areas. 3.2 Ensure tees and their corresponding greens are placed on the same side of protected natural features to minimise disturbance of watercourse and wetland area. 3.3 Ensure tees placed close to a watercourse and wetland areas are oriented away from the natural feature.
Objective 4 (policy 4)	In the watercourses and wetlands management area, avoid earthworks and minimise conflicts between active recreation and sport, and stream restoration activities, to enhance the health of watercourses	In the watercourses and wetlands management area, ensure that there are no earthworks other than to remove landfill, clean fill and other euphemistically named materials that have been carelessly dumped over the natural margins, wetland and streams. Ensure that active recreation or sport does not conflict with stream restoration activities, by ensuring that that the recreational activities do not enter the stream and wetland areas through the use of fencing, signage, course and track design.
P52 Activity Footprint areas	the activity footprint map extends golf course to the fullest extent possible in the SE corner, over streams and wetlands that are within the active recreation and sport management area[24] See 6.1 on page 19, see 13.1 on page 82, 10.2 on page 61, Figure 25).	We submit that the streams be placed in the wetland water course area and that the plan ensures the protection of the wetland and watercourse area (see 6.1 on page 19 see 13.1 on page 82, Figure 25, Figure 6, Figure 7, Figure 8).

[24] See page 15 of the Notified Rangihoua Reserve Onetangi Sports Park Management Plan 2022

The primary purpose of the reserve is for managing and protecting all scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife of the reserve, as well as for maintaining the value of the reserve as a soil, water, and forest conservation area.

Also, the reserve is for providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside as well as the other purposes provided for in the Reserves Act 1977 S3 and S17.

Figure 4: WEEDS submits that the Primary Purpose Statement Is Amended Using the Above Text.

The primary purpose statement is derived from the text of the Reserves Act S17.

6 The Management Areas Require Adjustment and Wetland Watercourse.

6.1 The Notified Plan Grossly Under Represents the Extent of Wetlands, Is Inconsistent with Expert Advice and Inconsistent with Available Prior Evidence, and inconsistent with itself.

The inconsistency within the plan, inconsistency with expert advice and with desktop evidence (reports, photos, GIS data) is inexcusable given the importance of this process and the wetlands and watercourses within site and the catchment. Where a conservative accurate approach is needed there is ambiguity, error, omission and failure to recognise the true state of damaged and vandalised wetland, watercourse and riparian margin.



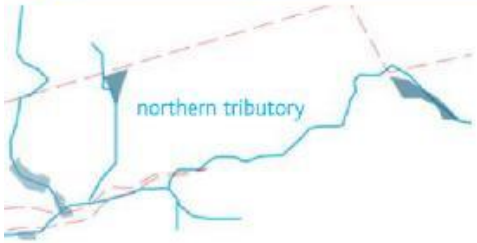
2021 Morphum WAR naming WL7, WL8, WL9, WL16, WL10.
WL 10 poor alignment with 2010 aerial image.



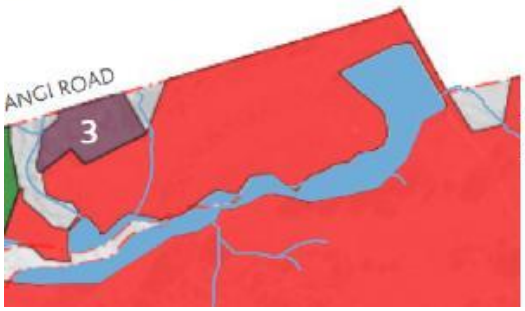
2013 map WL7, WL8, WL9, WL16, WL10 all visible



Notified Plan Management Areas.
WL7, WL8, WL9, WL16,
WL10 visible but redueced in extent, and WL10 distorted



Notified Plan Natural Environment.
WL7, WL8, WL9, WL10 visible with reduced extent.
WL10 distorted.
WL16 missing.



Notified Plan Appendix 1, Activity Footprints.
WL7, WL8, WL9, WL16, WL10 visible.
WL7, WL8, WL9, WL10 all coloured grey.
Grey is missing from key, WL7, WL8, WL9, WL10 not identified as wetland

Figure 5. With respect to the northern side of the northern tributary, the illustration provides examples of Inconsistencies within the notified plan, and to past assessments.

For clarity, WEEDS does not endorse any of these illustrations of the scope of wetlands in the figure. Top to bottom the figure is taken from the Appendix 1 Map 2 of the Morphum Report, the boundaries of a 2013 lease document, and bottom three from the notified plan illustrating the Management areas, the natural environment and activity footprints.

6.2 The Wetland watercourse and Watercourse area should be Extended to Include Damaged

Watercourses In Areas 8 (Informal Recreation) and 1 (Golfing Activities) as Well as All Watercourses Throughout the Reserve.

Grey areas in the activity area illustration (Appendix 1 on page 53 of the notified plan) of the notified plan are wetlands that have been overlooked and must be included in the wetland management area (see Figure 5 on page 20). Council appears to have an undisclosed intention for these which it has not disclosed rendering it impossible to provide feedback other than to note that these are wetlands, that the extent of them is not properly described, and that like all wetland watercourse margin of the reserve they belong in the wetland watercourse management area.

The wetlands, margins and watercourses of the reserve play an important role in this nationally rare catchment (see 4.1 on page 4, 10.1 on page 53, Figure 25, Figure 6, Figure 7, and Figure 8). WEEDS endorses the concept of a wetland watercourse management area and says that the area should include of all of the wetlands, watercourses and riparian margin within the reserve, that the policy needs to be re written to ensure the protection of these natural features. We says that the plan should provide for and ensure the reclassification of the wetland watercourse management area.

Further, that there are many threats to the natural features (weeds, human activity, landfilling of wetland watercourse riparian habitat, watercourse diversion and drainage, narrow riparian margins and lack of habitat for wildlife).

Policy and objectives of the wetland and watercourse management area be modified to ensure protection of the wetlands, margins and watercourses.

" Riparian Margin" should be added to the name of the Management Area;

Submit that the plan ensure riparian margins shall be 20 m (inland) and 40 m (coastal), in accordance with expert advice, Council technical manuals, the HGIDP and the Freshwater Regulations (2020). Council should not be undermining wetland protection or contradicting rules and regulations.

Policy should ensure people and recreation activities are kept out except for education and study purposes.

Expert advice and Council's wetland management guidelines are that wetland and watercourse objectives and policy should provide for fencing of the management area.

Some of those wetland watercourse margins that lie outside the wetland management area have been identified as enhancement opportunities by Morphum, WEEDS and others. The notified management plan has left large tracts of wetland, margin and watercourse out of the watercourse and wetland management area (see page 15 and 52 of the notified draft plan[25]). These natural features should be included in the watercourse and wetland area because their value is also recognised through protection provided within the district plan and national policy statement and associated freshwater regulations. Past failures to ensure that there is a clear management plan for the reserve clearly ensure their protection has resulted in wetlands watercourse and margins variously subject to drainage, culverting, channelizing, scarification, burial and diversion, and are identified as excellent opportunities for restoration (see Figure 20)[26], [27].

Wetland, margin and watercourse features outside the wetland watercourse management area can be found in the golf activities area (1) and in the informal recreation area (8)[28].

Weeds submits that all of the natural features, of the reserve, including those obscured by landfill, those that are damaged and degraded, should be in the wetland and watercourse management area. The wetland watercourse area should be extended over all of the watercourses in the reserve and most importantly those in the south east corner (see 10.1 on page 53, 11.1 on page 70, 8 on page 41, Figure 25, Figure 6, Figure 7, Figure 8).

[25] Page 15 and Page 52of the Notified Rangihoua Reserve Onetangi Sports Park Management Plan 2022

[26] Page 31-38 Rangihoua-Onetangi Watercourse Assessment Report, March 2021

[27] See Appendix 7, First Recommendation Page 14 of 18, Memorandum Rangihoua-Onetangi Sports Park Eastern Streams Assessment, Rangihoua-Onetangi Watercourse Assessment Report,, March 2021.

[28] the notified plan Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

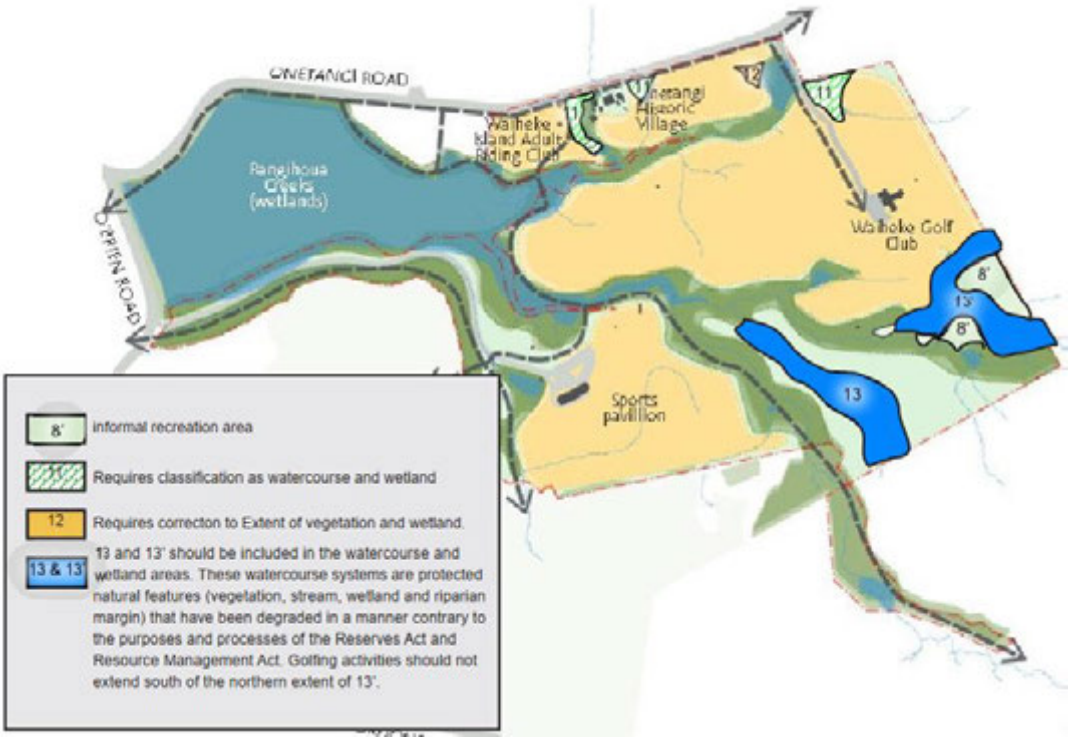


Figure 6. WEEDS submits that the wetland and watercourse management area be extended to encompass all of the streams and wetlands within the reserve (note that due to time constraints the figure does not illustrate the extension over streams on the north of the reserve. Further, that the informal recreation area extend to the south east of the reserve because the activity is more compatible with the small spaces available and less threatening to the protected natural features and cultural values.

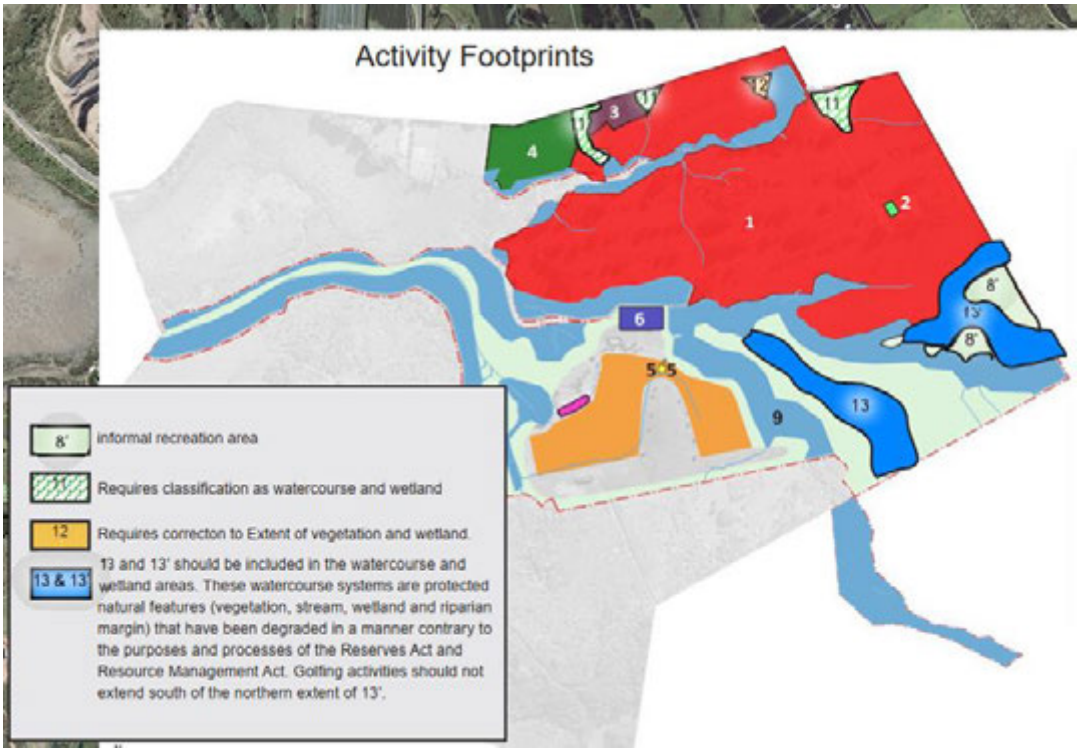


Figure 7: WEEDS amendments to proposed activity footprints from Pages 52-53 of the notified management plan. WEEDS submits that the wetland and watercourse management area be extended to encompass all of the streams and wetlands within the reserve (note that due to time constraints the figure does not illustrate the extension over streams on the north of the reserve. Further, that the informal recreation area extend to the south east of the reserve because the activity is more compatible with the small spaces available and less threatening to the protected natural features and cultural values.



Figure 8: WEEDS amendments to Watercourses and Vegetation from Pages 32 33 of the notified management plan. WEEDS submits that the wetland and watercourse management area be extended to encompass all of the streams and wetlands within the reserve (note that due to time constraints the figure does not illustrate the extension over streams on the north of the reserve. Further, that the informal recreation area extend to the south east of the reserve because the activity is more compatible with the small spaces available and less threatening to the protected natural features and cultural values.

Morphum have identified opportunities for ecological enhancement. Two of these opportunities are outside the wetland management area. WEEDS submits that with the pressure on space within the reserve in circumstances where a golf club are pursuing an harmful expansion over wetland watercourse and riparian margin it is important that all wetland watercourse margin within the reserve, particular threatened and enhancement opportunity areas, is encompassed by the wetland watercourse management area.

Extending the wetland and watercourse management area over all of the wetlands and watercourses within the reserve is compatible with the proposed activities within the informal recreation area.

The notified plan provides for ecological enhancement within the informal recreation management area; however the wetlands, margin and watercourse within the informal recreation area are not encompassed and protected by the wetland watercourse management area. In these circumstances where the proposed activity of the area is compatibility with protection/preservation activity, and where ecological enhancement is a desired outcome, the wetland management area should be expanded to encompass the wetland margin watercourse.

WEEDS submits that by not ensuring that all of the wetlands, margins and watercourses are within the wetland and watercourse management area that the notified plan does not comply with the purposes of the Reserves Act S3 and S17 because the natural features and cultural values are not protected, and are not protected to the extent possible.

For clarity, simplicity, certainty and to ensure natural features are protected, the wetland watercourse management area should be extended to encompass all of the wetland margin watercourse in the reserve, including within the golfing and informal recreation activity area.

Extending the footprint for golf over natural features in a reserve integral with a rare catchment is irresponsible, not needed and not reasonable (see 4.1 on page 4, 6.2 on page 29, 6.1 on page 19.

The history within the reserve has demonstrated the incompatibility of golf course and natural features and it is unreasonable to repeat repeatedly failed strategy in the golf areas where experience has shown that the practice is destructive and harmful and where a large user of the reserve, the WRT, is able to attract large numbers of volunteers willing to protect and preserve the natural features.

The objectives and motivations of the Waiheke golf club conflict with the principles of protection of the protection and preservation of the natural environment within Rangihoua.

The absence of information regarding tee and green layout of an expanded area for golf means that insufficient information is available for meaningful submissions on the compatibility of the proposed golfing activity with an expanded wetland watercourse management area. However, the opportunity to follow best practice we submit that an expanded wetland and watercourse area is compatible with a reduction in the proposed golfing activity.

WEEDS submits that the wetland watercourse riparian margin in the informal recreation area (8) and the south east of the golfing activity area (1) have both been subject to unconsented vandalism that has damaged these features and reduced their apparent extent. Both have been identified as enhancement opportunities. Council becomes more complicit in this vandalism when it rewards these activities by failing to restore these regions and omits them from the wetland watercourse management area.

6.1 There Appears To Be An Undisclosed Primary Purpose For The Informal Recreation Area(8). WEEDS objects.

WEEDS objects to what appears to be the use of area 8 for the purpose of protecting and preserving an area for a golf course expansion. Such a use, if contemplated, is contrary to the purposes of the reserves Act. The failure to notify such an intention would not meet Local Government Act, LGOIMA or community expectations of the transparency and quality of consultation that Council should be providing. This absence of transparency and integrity, if it is real, illustrates lot only the recurring failure of the administering body to act in good faith with integrity, but also illustrates the bias and predetermination of Council in favour of an irrational golf course expansion. WEEDS objects to the lack of disclosure. WEEDS objects to the impact that fulfilling such a hidden agenda will have had on producing a management plan that is relevant today. The existence of such a plan would explain why large tract of wetland and watercourse are excluded from the wetland watercourse management area; all of which would be being preserved in a degraded state for an irrational expansion of an underutilised golf course.

Weeds submits that protecting and preserving areas of the reserve in a degraded state for the future use of a golf course is inappropriate and unwarranted given the oversupply and underutilisation of golf now and into the foreseeable future (see 12 on page 72) and the grave risks to the environment of trying to squash an 18 hole course into a site that is too small. In fact, the failure to protect this watercourse wetland margin by inclusion in the wetland watercourse management area is symptomatic of precisely what is wrong with over reaching in order to squash in 18 holes. This is the wrong approach.

WEEDS also notes that this provision seems to be in response to a request made by a former president and current member of the golf club who in public had declared a conflict of

interest and withdrew from the deliberations, while in private has sat around the decision making table advocating for the self-interest of himself and a golf club (see 13.8 on page 96).

It is suggestive of an undisclosed duplicitous purpose that the notified plan provides an Activity Footprint 'Golfing activities' area 1[29] (see Figure 25) that preserves the full extent that area of the 18 hole course layout contemplated by a 2013 lease document. The component referred to extends into the South East corner over tributaries of the Rangihoua creek watercourse and wetland system (see Figure 28 on page 86). By providing for this activity to this extent the plan appears to contemplate preserving the options for an old 18 hole layout. It is therefore even more anxiety provoking to find that the extent of the informal recreation area aligns perfectly with the boundaries of the 2013 lease. The notified plan carries the hallmarks a two-stage expansion to 18 holes would involve an expansion over the proposed informal recreation area 8.

Due to the absence of transparency in the notified plan that the informal recreation area 8 may be being considered for future expansion of a golf course submitters will not have been aware of this threat and will not have provided feedback. Council cannot rely on a lack of feedback because Council have not been transparent about what may be being contemplated.

It is notable that this scenario was sought by an elected member of the WLB, a golf club member and former golf club president sitting at the decision making table where the notified plan was being determined (see 13.8 on page 96).

WEEDS objects to the lack of integrity and transparency as to why this has happened, as well as the clear contradiction with the statement that the notified plan;

> *[…] proposes to limit the future expansion of golf activities to within the activity footprint as shown in Appendix 1[30][…]*

[29] See Page 52 of the notified draft management plan.

[30] Page 14 of the notified management plan for Rangihoua Reserve Onetangi Sports Park .

6.2 The Informal Recreation Area (8) is Endorsed with Conditions. A Preferable Option Is Reclassification As Scenic Reserve.

The proposed activity footprints (see notified draft plan Page 53) provide a lovely informal recreation area (marked as '8') for the informal use of the community, restoration of a watercourse system and for activities like birdwatching and observing nature. The site is in the middle of a flood plain with enjoyable views of the surrounding landscape and is marked '8' in Appendix 1 on page 52 of the notified draft plan. The informal recreation area is a rare space in the reserve available for informal recreation and enjoyment of the beautiful scenery, landscape and rare birdlife (see 4.1 on page 4). WEEDS submits that it is nice to see this application of the reserve.

It is really nice to see an attraction that will provide for a significantly wider swathe of the Waiheke community. The informal recreation area is an appropriate use consistent with the purposes of the Reserves Act and is endorsed by WEEDS.

In 2022 a rare pair of dotterel were photographed nesting in the informal recreation area[31] (see Figure 9 on page 30).

[31] Lizi Wood Facebook post



Figure 9: Images published on Facebook in 2022 illustrate a rare Dotterell that was nesting in the Informal Recreation management area (8) of the notified plan.

Buried in the centre of the reserve, which is good, this area will require clear signage and promotion as it's visibility and prominence within the reserve is not high.

At Page 14 the notified plan states; council "considers that the watercourses and wetlands and informal recreation management areas should no longer be considered appropriate locations for expansion of golfing on the reserve"

WEEDS endorses Council's view that golfing activity is not appropriate for wetland and watercourse management areas.

However we note with concern that the wetland, margins and watercourses of the reserve have been degraded while under the protection of Auckland Council (see 10.1 on page 53 and 10.2 on page 61). These protected features should be restored to their 1989 state.

WEEDS sees no issues arising from the inclusion of the wetland watercourse riparian margin into the wetland watercourse management area submit that the wetland watercourse management area should be extended to encompass these features.

Of further concern is that not all of the wetland watercourse and margin within the reserve has been placed within the wetland watercourse management area. This makes no sense and there is no conceivable reason when these features would be excluded from an area in which they should be place.

The wetland margin watercourse component of the informal recreation area has previously been subject to scarification, mowing, channelizing (see Figure 22) all of which have had the effect of reducing the footprint of wetland condition within this area. WEEDS submits that the watercourse and wetland management area must encompass all of the wetlands, margins and watercourse within the reserve including those within area 8 (see Figure 25 on page 65, Figure 6 on page 23, Figure 7 on page 24, Figure 8 on page 25).

6.3 Lack of Detail in Notified Plan Unreasonable. Highlights Need for Clear Policy On Tee and Green Layout and Adjustments to Management Areas.

The notified plan provides no details on whether a reconfigured nine hole course or an increased number of new tees and greens is proposed. There is no detail on how watercourse crossings are intended to be handled. It is notable that the notified plan contemplates expanding the course area over wetland and watercourse in the south east of the reserve. Large tracts of wetland watercourse and margin are left out of the wetland watercourse management area (see 6.1 on page 19).

WEEDS submission is intended to protect and preserve the health of wetlands watercourses and margins by minimising the intrusion of people and golf balls into riparian margins, wetlands and watercourses in accordance with the wetland and stream management guidelines of Auckland Council.

Figure 10 on page 33 and Figure 11 on page 34 illustrate the complete abscence of thought and care for the precious wetlands, streams and riparian margins of Rangihoua in the proposed plan of the golf club in 2019. Under the club's 2019 proposal each round of golf

crosses the protected natural features numerous times; perhaps 15 to 20 times per round. At a 8000 rounds per year that is a minimum of 120 000 to 160 000 crossings per year; BY DESIGN.

The consequences to the wetlands watercourse and margins can be seen in the existing nine hole course, in which the natural features are devastated. Riparian margins are non existent; cut to the limit of the ability of a tractor to maintain traction on wet ground. Watercourses are channelized, culverted and piped, wetland is drained with pipe and mown, vegetation on the edges of streams and wetlands is dead.

Ample evidence that balls are lost in waterways can be found on Trademe.co.nz were the recovery of lost balls from watercourses has given rise to numerous listing of balls retrieved from watercourses. At the date of writing there were 173 listings for balls collected from waterways (see Figure 12 on page 35). Each listing was for 50 to 200 balls.

Each ball that is lost will collide with something; plant or animal. A golfer will probably enter the riparian margin to find the ball causing more damage. Later humans will enter the margins scavenging for balls to recycle. If the balls are not recovered they will be left to degrade and break down releasing contaminants and micro plastics to flow into the oceans and harbours. These are all identified risks, with evidence. The design solutions are simple to implement and outlined, in part, within this submission.

The solution is a policy that ensures any new course design ensures that;

1. All tees and corresponding greens are placed on the same side of a riparian margin/wetland watercourse management area, and are designed so that the most direct route to the green does not cross a riparian margin.
2. All tees are designed so that the ball is played away from a wetland or watercourse management area.
3. Greens are designed to trap the ball and prevent it rolling into a wetland watercourse management area.
4. The wetland watercourse management area is adjusted to encompass all wetland watercourse and margin in the reserve.
5. The Wetland watercourse management area is fenced with keep out signs.
6. The wetland watercourse margin area is reclassified.
7. An more spread out and interesting nine hole layout is provided for sitting outside of all wetlands watercourse and margin.
8. Auckland Council also abandons its predetermination and focus on 18 holes.

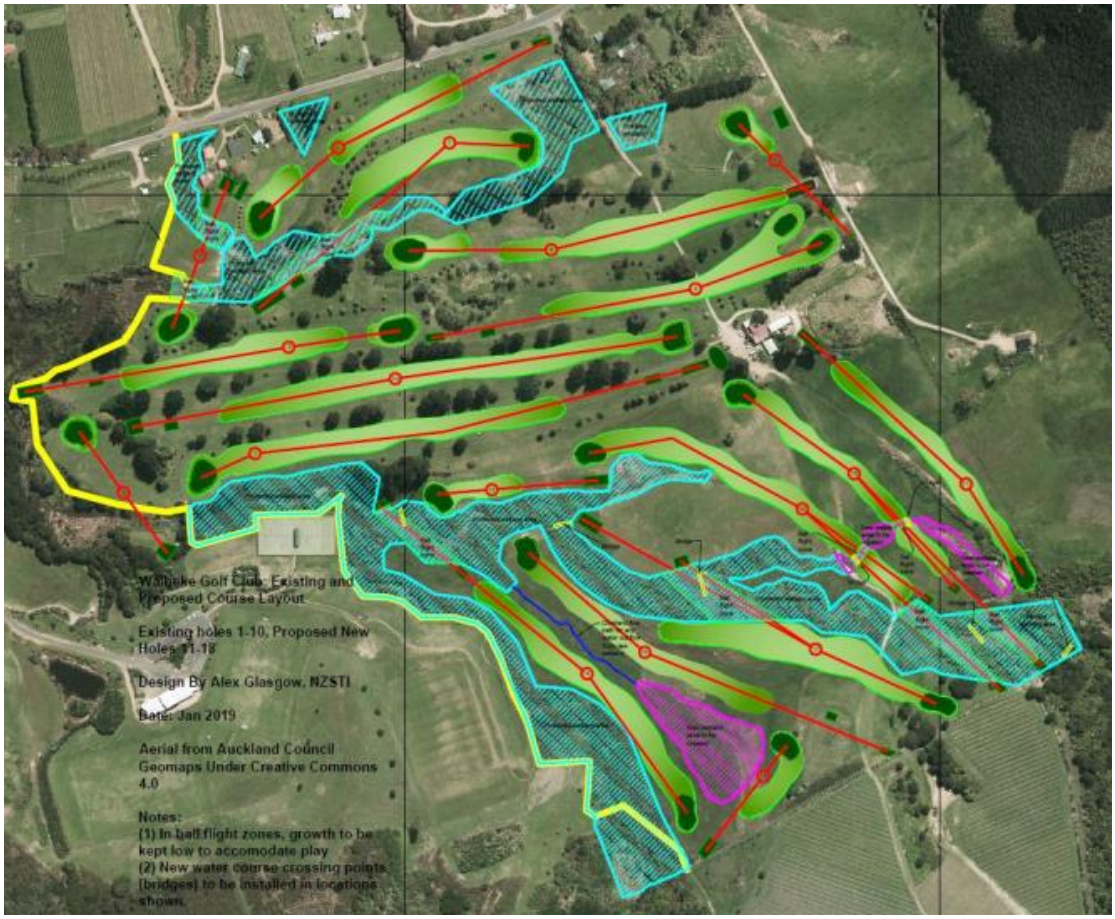


Figure 10: Golf Development Proposal 2019 is dependent on new fairways playing over streams and wetlands.

For clarity, this diagram incorrectly displays the extent of wetland and riparian margin, and omits some streams.

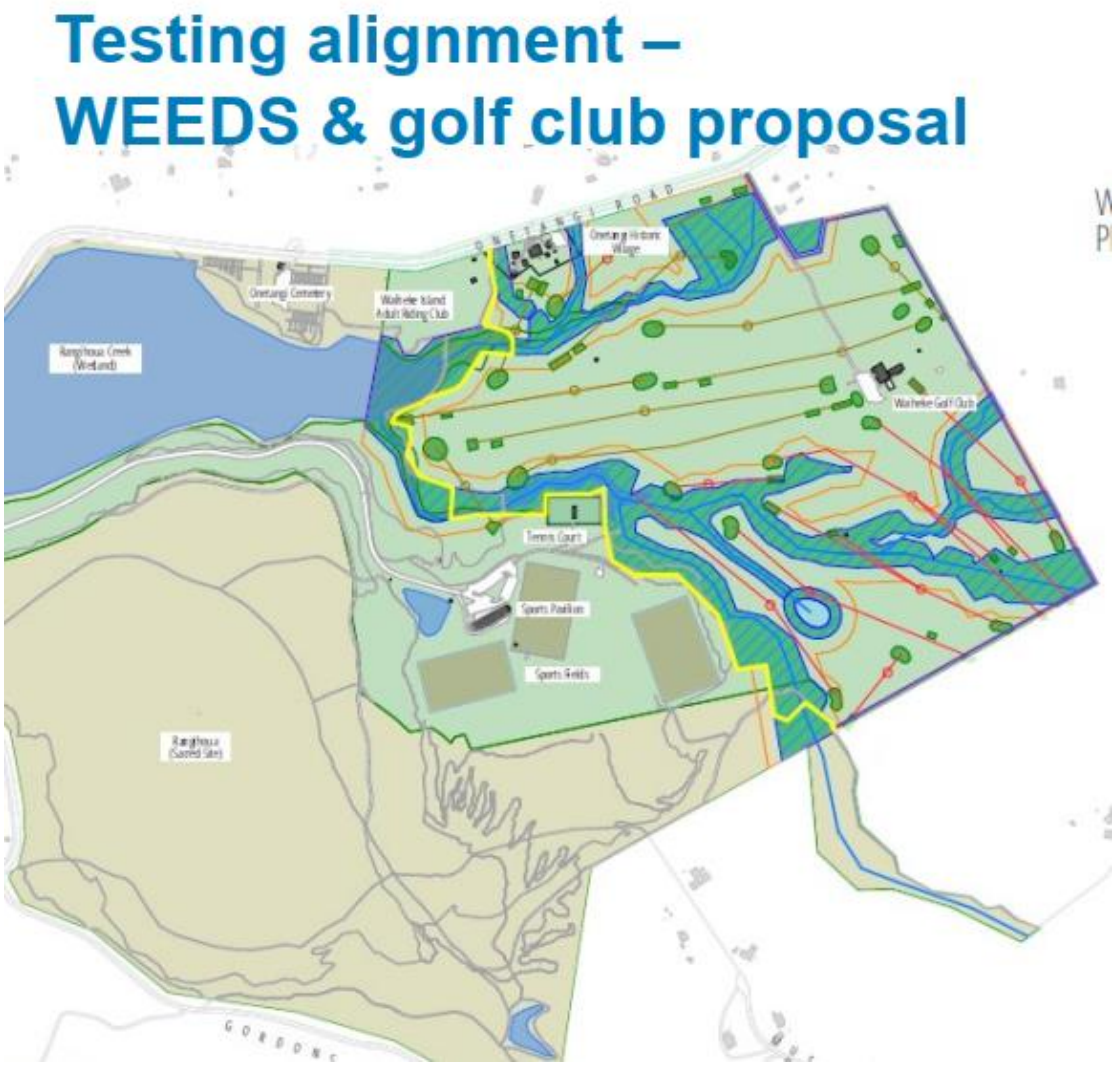


Figure 11. Golf Club Proposal Fairway Design crosses wetland watercourse and margin numerous times for each round.

For clarity, this diagram incorrectly displays the extent of wetland and riparian margin, and omits some streams.

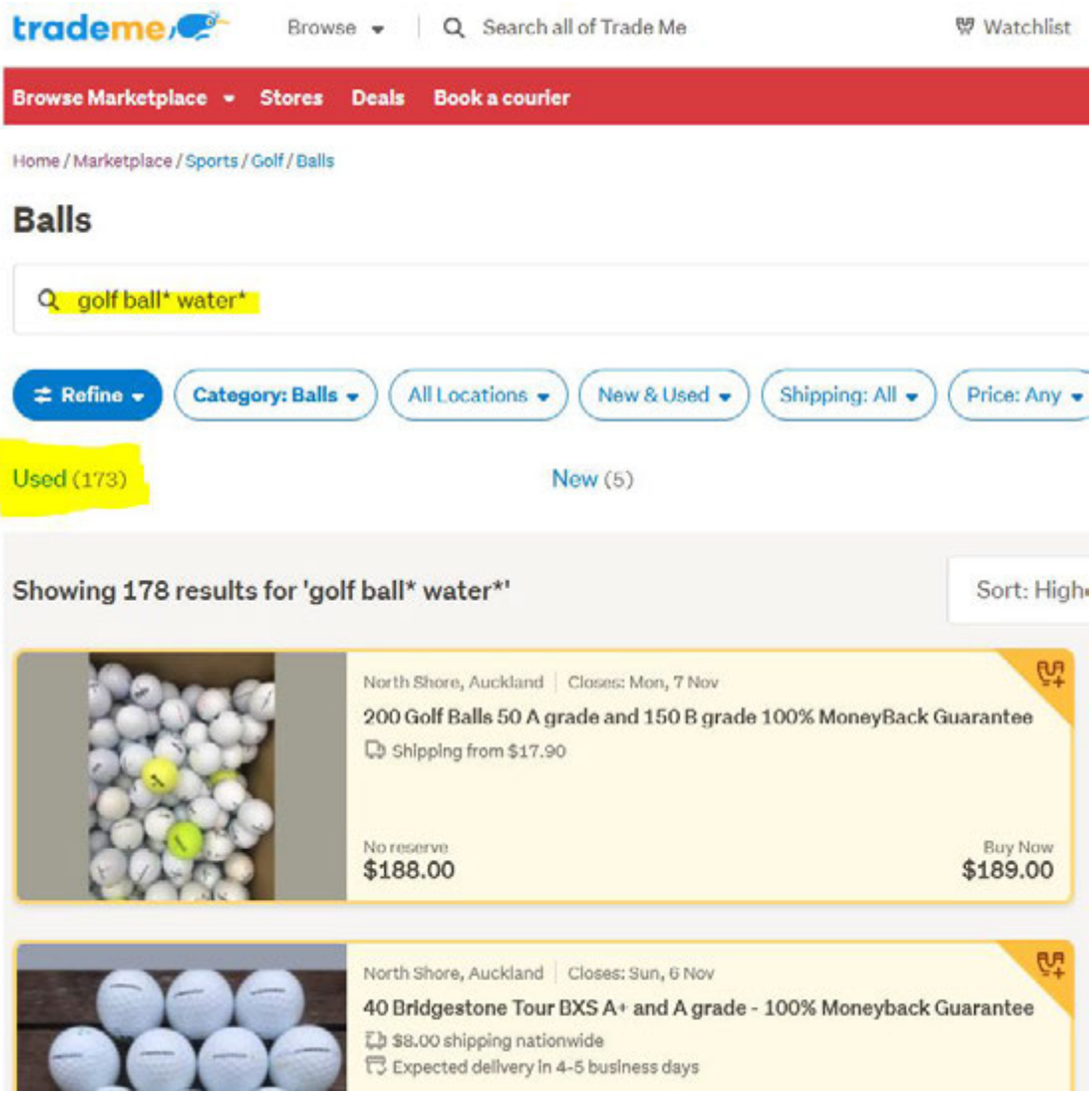


Figure 12: Trademe search results for "golf ball* water*" resulted in 173 matches for collections of balls harvested from golf course waterways.

Each listing stated "recycled from golf courses, so we in turn, can continue to clean and clear golf course waterways, so we appreciate your support.". Listings were for 50 to 200 balls.

7 Riparian Margins are Required and Meaningful Protection is Needed.

7.1 The Riparian Margin Width of the Notified Plan Is Out Of Step with Council Guidelines, Experts, Published Literature, the District Plan, National Policy Statement, Freshwater Regulations and is Absurd In The Context of a Rare Catchment. WEEDS Submits that an Minimum Margin Width of 20 M in Inland and 40 M Coastal is Appropriate.

By providing for riparian margins "up to" 10 m[32] within the wetland and watercourse management area the plan provides no minimum margin width. The wetlands and watercourses within the active recreation area do not even receive the pretence of a protection statement committing to even 0 m. The notified plan undermines and is inconsistent with the protection of natural features provided by the Hauraki Gulf Islands District Plan, National Policy Statements for Freshwater, and the Freshwater regulations.

The Hauraki Gulf Island District Plan (HGIDP) requires riparian margins of 20 m. The Freshwater regulations (2020) 10 m., ecological experts and Council technical publications recommend more than 20 m. Landcare Research describe increasing benefits to biodiversity as riparian width increases and identify optimal margin width of 30 m for a low cost restoration of fencing and natural revegetation, or between 17 m and 27 m for a higher cost revegetation program[33]. Auckland Council, in the notified plan, is out of step with recommendations of nearly all credible experts. In circumstances where the watercourses of

[32] Page 30 of the notified plan.

[33] A National Riparian Restoration Infrastructural Network – is it value for money, Eppink, Daigneault et al, Landcare Research, 2019.

the reserve are integral with and part of a rare catchment, Council has produced a plan that is objectionable and unreasonable.

There is not now and never has been any approved use of the margins or lands of the central tributary and sub tributaries for golf. Introduction of golfing activity to any of the land in the south of the reserve will require an assessment of effects on the receiving environment and compliance with the rules, regulations and statutory requirements which require margin widths of 20 or 40 m in the case of the HGIDP. Council's guidelines, and those of Landcare research, recommend wider margins; eg 30 m for a low maintenance margin.

The policies and framework of the National Policy Statement for Freshwater Management 2020[34], which Council is required to give effect to, does not provide for recreation activities within the riparian margins, wetlands and watercourses. (xxxx)

WEEDS relies on advice within Council's own publications advising that margins of 20-25 m require less maintenance, are more self-sustaining and cheaper to maintain. This should be a factor.

WEEDS submits that the plan should be amended to ensure that all riparian margins are 20 m (inland watercourses wetlands) or 40 m (coastal) in accordance with;

i. Advice from expert ecologists,
ii. Council technical publications,
iii. Hauraki Gulf Island District Plan
iv. The National Policy Statement (Freshwater) and the Freshwater regulations.

WEEDS submits that the 0-10 m margin with of the notified plan is vague, meaningless, not explained, not justified and is just absurd to the extent that it infers a predetermination and bias in Council's approach.

WEEDS submits that the plan should be amended to ensure that all riparian margins adjoining the wetlands and watercourses of the reserve are no less than 20 m.

WEEDS submits that riparian margins be fenced with keep out signage.

WEEDS submits that the wetland watercourse management area incorporate all wetland, watercourse and margins.

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[34] National Policy Statement for Freshwater Management 2020

WEEDS submits that the wetland watercourse management are be reclassified as scenic, nature or science reserve to ensure protection and recognition consistent with adjoining SES areas and protected areas (see 8 on page 41).

WEEDS submits that the management plan ensure that recreational activities are configured to ensure that the preferred area of play or flight of any balls does not pass over recreational areas, and that play is directed away from wetland watercourse management areas.

Morphum describe macroinvertebrate surveys indicating significant improvements in MCI scores that are up 30-40 % in 2019 compared to 2006. Morphum say[35] "substantial riparian regeneration (both natural and via restoration) has occurred over 13 years […] this improvement in stream health is probably reflective of restoration of riparian vegetation and condition" WEEDS is pleased to see these results, and endorese the observation that the riparian margins can recover naturally. We also submit that the margins must be protected from intrusion by fences. Where active restoration is desired, WEEDS endorses active restoration carried out or directed by The Royal Forest and Bird Society, and the Waiheke Resources Trust.

However WEEDS objects to a golf club having anything to do with riparian management or restoration. Simply put the golf club have demonstrated repeatedly, even in publications in November 2022 (see 9.3 on page 51), that the club is dishonest, destructive and contemptuous of wetlands and streams, and cannot be trusted to be involved in riparian management. At Rangihoua the Golf club appear to be consistently motivated over many years to obtain more land for golf. They have a hopeless conflict of interest and should not by placed in a position of care for any wetland, watercourse or riparian margin. In the furtherance of this objective the club, to this very day, appear to be focused on draining wetlands, mowing margins, burying streams, denying responsibility and seeking to exclude the public from the reserve.

7.2 WEEDS Endorses the Importance of Illustrating and Describing the Importance of Riparian Margins in the Notified Plan. WEEDS Objects to

[35] P16 (bottom) Morphum WAR report 2021

The Description of Riparian Margins in the Notified Plan; Better Descriptions and Illustrations are Needed.

WEEDS notes the importance of riparian margins providing a protected internal environment in which the internal watercourse or wetland is enclosed by the canopy of the margin providing reduced temperature, increased oxygen levels, shelter from wind rain and predators (see Figure 13 on page 40).

WEEDS objects to the trivial description of a riparian margin provided in the notified plan and ask that a more appropriate description be provided (we will endeavor to find one for submission at a later date). The description provided focuses on the utility value to adjoining activities and development and fails to adequately capture the special benefit provided by a riparian margins adjacent to a wetland and watercourse to the aquatic and terrestrial life that benefits from water in a drought, shade from the sun, shelter form the wind and rain, shelter from predators, a healthy stream for habitat and aquatic pathways.

Filtration of sediment and chemicals is a valuable benefit of margins, but in terms of the catchment and the ecological function of margins, is but a small part of the benefits of providing for good riparian margins.

WEEDS endorses the value of an illustration of a riparian margin in the notified plan but objects to the choice of the illustration provided in the notified plan. Large open internal space are not typical Waiheke wetland or watercourse habitat. Waiheke streams are quite small, and like the wetlands, sit inside an enclosed protected space; dark, cool, shaded from the sun and the elements (see Figure 13 on page 40).



Figure 13. A Dark Enclosed Riparian Habitat Within the Rangihoua Catchment On Waiheke Island.

This image was taken upstream in a tributary flowing to the south east corner of the reserve. The image shows the dark enclosed riparian habitat sheltered from the wind and the elements. Lower temperatures increase oxygen carrying levels in the water and the absence of ducks and pond birds reduces faecal contamination. Eels

8 WEEDS Submits that A Golf Club and Associated Entities Or Persons Can Have No Role In Care, Management or Use of The Wetlands Watercourses and Margins.

8.1 Reclassification or the Management Plan Must Ensure that No Golf Club or Golf Club Associate Has Responsibility for Wetlands, Watercourses and Riparian Margins.

WEEDS endorses Council's view that golfing activity is not appropriate for wetland and watercourse management areas. WEEDS submits that the management plan must ensure that the wetland watercourse management area encompass all wetlands, watercourses and margins of the reserve (see 6.1 on page 19). WEEDS submits that the wetland watercourse management area must ensure the protection of natural features. WEEDS submits that any golfing activity must be prohibited within the wetland watercourse management area.

Members of the golfing community through their actions over many years have variously demonstrated a lack of insight, disregard, and contempt for the beauty and values of the wetlands, watercourses and margins of the reserve. Examples range from the mowing of margins, the burial under landfill of stream and watercourses (see 10.1 on page 53), resource consent applications to bury hundreds more meters of wetland and watercourse that have been found to be riddled with errors and oversight in landscape, engineering and ecology reports.

Figure 22 on page 61 illustrates a wetland watercourse margin in the proposed informal recreation area of the notified plan. That wetland watercourse margin has been damaged and reduced in extent through scarification, channelising, drainage and mowing; seemingly by people associated with a golf club in the years preceding 2008 (Geomaps viewer). Following this damage the golf club prepared plans to bury the stream under landfill and construct a pond for water storage in the vicinity of the wetland.

Letters to the Gulf News paper in recent years have advocated for the interests of a golf club and have sought to spin these activities as being "meticulous in preserving existing wetlands and land contours […] proposes to construct an additional 4800 square meters of wetland" (see Figure 14 on page 42) and "making a lake between the fifth and sixth fairways which would have enhanced the wetlands" (see Figure 15 on page 43). It is unknown whether these statements are naïve or intended to mislead; however neither is acceptable.

A recent advertisement placed in Gulf News by a golf club makes similarly misleading claims (see Figure 16 on page 44).

WEEDS submits that the golf club is an untrustworthy partner in the management of the wetlands watercourses and margins. We submit that the history of contempt for the natural features, contempt for integrity, honesty and community values disqualify the club or entities associated with it from having any responsibility for the management or restoration or management of natural features in any part of the reserve-including all wetlands watercourse and margin.



18 LETTERS Gulf News, 11 October 2018

Letters to the editor

Golf course will preserve wetlands

Thank you for your complimentary and positive comments about our golf course in last week's edition of Gulf News.

I am a regular player with a great women's group, which meets every Wednesday morning. I also thoroughly enjoy playing in the mixed club competitions on Saturday afternoons. We have a great membership, and also welcome visitors.

The Onetangi course is a beautiful environment in which to play sport with other members of our community and visitors to the island.

The presentation of the course by our green keeper is simply superb. All our members are very proud of this facility and the opportunity it provides, not only to them as members, but also to our very strong junior learning group and the very many visitors to the island who play golf here each year.

I can assure you that the club's plans for extending the course to 18 holes will be meticulous in preserving existing wetlands and land contours. The club also proposes to construct an additional 4800 square metres of wetland within the area covered by the additional holes.

Jo Underwood, president
Waiheke Golf Club

Figure 14. Misleading Claim that a golf course will preserve wetlands and create new wetlands- wetlands previously vandalised by the club.



Gulf News, 4 August 2022 LETTERS 15

Letters to the editor should be received no later than midday the Tuesday before publication and be no more than 300 words. A name and address must be supplied. All letters are published at the editor's discretion and may be reduced in length to fit space available. Email to editor@waihekegulfnews.co.nz - Editor

Golf club has protected wetlands

Is this the message that the committee, the ROSPRMPD (Rangihoua and Onetangi Sports Park Reserve Management Plan Development) Committee, wishes to send when it states in its draft (daft) plan that golf "... is inappropriate... detrimental to the restoration of the wetlands?"

Does this mean that they plan to close the course?

Detrimental to the wetlands? On the contrary, over 50 years the golf club has maintained and kept the watercourses open and weed-free. It also proposed making a lake between the fifth and sixth fairways which would have enhanced the wetlands. It was rejected. The club has helped define the wetlands, putting in "keep out" red poles. The waterways are now choked and neglected. Over the years the club has created and maintained a wonderful parkland, mown and kept (the course) free of gorse, moth plant and tobacco plant. It has facilitated a recreation, a sport. Golf has more playing members (340) than all other clubs on the island put together. It is a sport that caters for all ages, all genders and all abilities.

It would be silly to deprive so many players and social members of their club and recreation. We must see the restoration plan. I am sure the club could accommodate the plan. After all, golf welcomes hazards and challenges, so co-management would surely be the way to go. There is room for everyone according to their needs. We share with horses and walkers.

C'mon restoration committee, let's make a lake.

Grant Lilly, Rocky Bay

Figure 15. Misleading Claim that Golf Club make a lake to enhance the wetlands. The same misleading claim that a wetland/watercourse/lake will be created-in wetlands of Rangihoua previously vandalised by the club..

8.2 Advertisement of the Waiheke Golf Club, November 3, 2022 titled "Golf Club FACTS" Reiterate that there Remains an Ingrained Enduring Institutional Ignorance or Contempt of Wetlands , Watercourses and Margins.



Waiheke Golf Club

FACTS!

"We 100% support wetland protection and rejuvenation"

In fact we believe the wetlands were in better condition when we maintained them.

"We want to be NZ's most environmentally friendly club"

We have changed our spraying practises to ensure zero effects to local waterways and started planting of natives on our own accord.

"Yes we have a historic landfill site from the original Farming land owner from the 70's, Yes we have been audited by the council (early 2000's) over it and no amendments were needed due to the low environmental impact, yes we have changed as a club. Don't judge us on our past because we want a better future for the environment and community."

"Yes we want to work with local community organisations on protection and rejuvenation of the wetlands and sports park in general"

"We have formed a Māori subcommittee whom communicate with local IWI when any changes to the land are considered"

We acknowledge the original land owners and work together to respect and protect the land.

"We are establishing a community water cress garden for local indigenous community's"

So protection of local waterways is vital and our highest priority.

"We believe Golf is for everyone"

No matter your financial status if you can't afford it, We will support/assist you.

"We conduct Free Junior monthly coaching sessions to encourage youth sport involvement"

These are examples of the many things WIGC is doing to become a true community club and respecting the environment in which we occupy. We have been doing this for some time and don't seek recognition but it seems of late we have to defend ourselves from misleading information.

We welcome the whole community to come enjoy our facilities and if you require any further truthful information please visit, call or email us.

133 Onetangi Road, Onetangi, Waiheke Island. PH: 09 372 8886
Committee@waihekegolfclub.co.nz

Figure 16. Golf Club Advertisement Misinformation.

The advertisement was published in the Gulf News newspaper on November 3, 2022. Golf club has devastated wetlands and watercourses through mowing burial under landfill, drainage, channelizing and scarification. Have consent application in with council to support burial of hundreds more meters of wetland and watercourse. NZ's most environmentally friendly club mowed buried drained and channelized wetlands and watercourses. Golf club were asked by Council to remove landfill.

The club claim to support wetland protection and rejuvenation yet in 2006 have buried and diverted wetland, watercourse and riparian margin under cement aggregate, concrete debris, paint waste and household rubbish. Today the club defame a deceased individual by attributing misdeeds of the club to a farmer that previously owned the land. Hundreds of meters of watercourse wetland and margin has been variously culverted, piped or mown by

the golf club. The revenue derived from landfilling in a community reserve is not accounted for. The club has lodged consents to bury hundreds more meters of wetland watercourse and riparian margin under landfill-which would raise money for the club. Having reflected on their past actions for several years the club have not changed their ways as they suggest, they have sought to renew landfill consents.

The club claim that the wetlands were better when they “maintained them”, yet Morphum Environmental in 2021 report MCI (insect) scores were around 30-40% higher in 2019 than in 2006, with a shift from mostly pollution tolerant to mostly sensitive species across all tributaries.

The same Morphum report describes a population of native Kokopu trapped in a modified environment above the landfill placed in the reserve by the golf club. The fish, alive during the site visit, cannot migrate as part of their reproductive cycle due to the landfill dumped over wetlands and streams by the golf club.

Throughout all of this ecological vandalism the club has said, as they have in the recent advertisement, that they are improving the wetlands and watercourses.

WEEDS submits that this contempt for wetlands and watercourses as well as the failure to recognise the destructive role of the club in the management of the reserve, is another reason why all wetland, watercourses and riparian margins of the reserve be placed under the protection of the wetland watercourse management area (see 6.1 on page 19) and reclassified under a more appropriate reserve classificaton. Further, that the management of the wetland watercourse management area ensure that no golf or active recreation activity takes place within the wetland watercourse management area. The golf club have demonstrated time and again that golfing activity is not compatible with wetlands and watercourse. We submit that the club can have no role in the management of wetlands and watercourses, and that all wetlands and watercourses of the reserve be placed within the wetland watercourse management area and reclassified as scenic or nature reserve.

8.3 The Evidence and History of Significant Threats to the Natural Features in the Reserve Should be Documented with Mitigation Strategies in the Notified Plan.

We submit that the notified plan should describe and document known threats to protected natural features and cultural values from activities within the reserve.

The plan should document the history of damage to wetlands, margins and streams both within the reserve and the loss of these features in New Zealand.

Illustrations in the plan should show wetland components present on all of the watercourses within the reserves (see Resource Management Act S2, wetland).

Threats include;

- Administering body not fulfilling obligations.
- Entrenchment of a temporary reserve classification and failure to reclassify parts of the reserve to classifications appropriate for the underlying qualities and use of different parts of the site (see 6 on page 19).
- Entrenched thinking (18 holes) and inability to react to changing circumstances, past errors, evidence and new insights has many participants stuck with a fifty year old idea intended for a much bigger site trying to achieve an outcome that we know will not work and will create ongoing community acrimony and damage to the environment.
- Failure to plan, failure to recognise that there is insufficient space available for an 18 hole golf course is resulting in ongoing vandalism and destruction of protected natural features;
- Mowing of riparian margins
- Draining wetlands and riparian margins by Channelizing, piping and culverting of watercourses.
- Extensive use of herbicide in streams and the reserve.
- Failure to recognise that wide riparian margins are less labour intensive and cheaper to maintain and provide better ecological outcomes.
- Landfilling of wetland watercourse and margins.
- Where it comes to the viability and health of any wetland, watercourse or margin the Golf Club have a conflict of interest between an enduring aspiration to expand a golf course, and the importance of protecting the health and viability of wetlands, watercourse and riparian margin. It is unreasonable and demonstrably disastrous for the environment to allow any golf related person or entity to be in a role of caring for wetlands, watercourse or riparian margin.
- The administering body have a conflict of interest where they are responsible for addressing their mis management of the reserve and failure to care for the natural features.
- Officers of the administering body have a conflict of interest where they have been responsible for or associated with mismanagement of the reserve.
- Officers of the administering body who are close family members of golf club members have a conflict of interest.
- Decision makers associated with the golf club have a conflict of interest.

9 We Submit That The Plan Provide For and Ensure That The Wetland, Watercourse Management (riparian) Area is Reclassified Under The Reserves Act.

Past and present evidence shows that the wetlands, margins and watercourses of the reserve are vulnerable to vandalism, abuse and are unable to be administered with care. The wetlands, watercourses and riparian areas are not protected, are consistently under attack and are being damaged and lost; even today[36]. The reserves Act provides for the reclassification of reserves under more appropriate classifications (Reserves Act 1977 S24).

WEEDS submits that the wetlands, margins and watercourses management area, including all of the streams and wetlands, be reclassified using provisions of the Reserves Act. WEEDS submits that the natural features of the reserve are inseparable components integral with and part of a catchment that is representative of Waiheke habitat, identified as rare in the region and nationally (see 4.1 on page 4) much of which is classified as Sensitive Ecological Site either in the HGIDP or by the DOC. The HGIDP identifies the majority of recreation activities as non-complying with the conservation (tributary) areas. We submit that it is an appropriate use of the Reserves Act to ensure that the natural features receive the most appropriate Reserves Act classification which we identify as scenic, nature or scientific[37].

9.1 Weeds Endorses Reclassification in preference to the Use Of Management Areas.

WEEDS endorses reclassification of the wetalnds watercourse and margins of Rangihoua. Within this document, where WEEDS has endorsed the wetlands management area, it should be read that WEEDS submits that reclassification is the appropriate mechanism for

[36] The driveway upgrade into Rangihoua now includes a lowered watertable that is draining the upstream wetland. This draining of the wetland and deprivation of hydrology appears to be exacerbated by a new culvert pipe that is bypassing water from the wetland.

[37] Reserves Act (1977) S19 (Scenic), S20 (Nature), or S21 (Scientific)

protecting the wetlands watercourses and margins; not a management area under the umbrella of a recreation reserve classification.

9.2 We Submit that the Analysis of Classification Options By Council Was Flawed and is Incorrect.

Auckland Council workshop notes indicate that the Rangihoua OSP Management Committee were briefed on reclassification options for wetlands waterways on August 2021[38]. At that workshop five classification options were presented and ranked based on cultural, environmental and recreation impacts. Following that meeting no formal decision reclassification has been advertised for consideration of this issue however the wetlands watercourse and margins of the reserve have not been reclassified and the notified plan has been prepared in a manner that is consistent with Option 2 of the workshop notes (recreation with management zones across the reserve). There has been no published agenda, minutes or deliberation in relation to a reclassification decision and public consultation over this decision has been non existent.

At the time of the purchase of the reserve a range of qualities were recognised for the land. These qualities included two major and picturesque streams, landscape values, space for a nine-hole golf course (which would remain) and space for other recreation activities (see 13.6 on page 95).

Correspondence from the County Council Planner informs us that the reserve was purchased and classified as recreation as an ***interim measure*** (see 9.3 on page 51). The planner at the time wrote;

> *"That [recreation] classification does not necessarily adequately reflect the likely long-term development prospects of the area and as such if the classification is confirmed by Council then it should be seen as only an interim measure[39]"*

[38] Pages 13-19 and 37-44, Workshop record of the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee held on Friday 13 August 2021

[39] P2, Memo from County Planner to Planning Committee; PROPOSED CLASSIFICATION UNDER THE RESERVES ACT 1977 OF PROPERTY AT ONETANGI ROAD PURCHASED FOR THE PURPOSE OF RESERVE

The classification analysis by Auckland Council presented to the workshop in 2021 erred by assessing the impact of classification options (1-5) on values that were the same as recreation reserve values; cultural, environmental and recreation. It is no surprise that the recreation classification provided high alignment with recreation reserve values. Council simply confirmed that recreation reserve values are a good match with a recreation reserve classification and misled itself that the recreation reserve classification, or a version or it, should remain.

xxx

In Council's assessment of reclassification options presented at the 2021 workshop a flexibility assessment was applied in some situations; flexibility may be an attribute for an administrator, however it is not an attribute as a management strategy where the natural features need serious protection and the administering body is being careless or a rapacious golf club are on an irrational search to find real estate in a site that is too small; this is well established by the evidence.

Further, for option 3a/3b under the heading "recreation impacts", there is a question mark adjacent "manage recreation impacts on stream/wetland". The entry in the table presented to the workshop is a question mark, indicating that recreation impacts might be able to be managed in wetland watercourse riparian margins. WEEDS submits that the placement of a question mark here is irrational to the point absurdity and that it points to a predetermination or bias within council that recreation can occur in the wetland watercourse margin areas-council is misdirecting itself. Every shred of evidence confirms that recreation is incompatible with the wetland watercourse margins; the history of damage to natural features in the reserve, the HGIDP, the National Policy Statement Freshwater, the freshwater regulations.

WEEDS disagrees that Option 2 provides any positive attributes under the heading "Environmental Impacts"-the analysis is incorrect, particularly in light of the wording of the notified plan, the primary purpose statement, the extensive tracts of wetland watercourse margin that is omitted from the wetland watercourse management area, and the minimum riparian margin width that is provided in the plan; nothing, nil, 0 m. Again, flexibility is not an attribute and it is clear that there are no meaningful environmental benefits to the swathes of wetland watercourse and margin proposed to be excluded from the wetland watercourse management area. This is not flexibility, this is bad management, good management is

sacrificed for bureaucratic convenience, lazy management and backroom-after-the-fact-resolution of matters that should be addressed in the plan. WEEDS objects. The plan should be halted, a wetland watercourse margin reclassified, and a new plan notified.

In its reclassification assessment Council ignored the critical importance of the wetland watercourse network to the catchment, much of which is protected as SES under the district plan or by DOC classification.

Council ignored the history of mismanagement of the reserve under the status quo classification in which wetland watercourse features are demonstrably under sustained degradative attack seemingly with the support of Council Officers-there is no justification for a tick under environmental impacts under Option 2 when vast tracts of stream wetland margin are excluded from the wetland watercourse management area.

Council erred by not identifying the administrative convenience as a factor resulting in the protected features being lost due to Council's apparent desire to manage them at Council's convenience.

Council failed to consider the alignment with the Policies of the National Policy Statement for Freshwater (2020).

We submit that the appropriate approach would have been to examine the recognised intrinsic values of the site and to assess alignment of the classification options with the protection of those values. In this case the site being all of the wetlands, watercourses and riparian margins within the reserve. It is well established in the current HGIDP and the past district plan, that recreation is a non complying activity in the conservation areas (wetlands, watercourses and tributaries). WEEDS submits that Table 2 on page 51 is a more appropriate decision template that council should have used.

Values of the wetlands, watercourses and margins would include the significance of these features to the catchment at the landscape and ecological level, the significance of the catchment to the region , to tangata whenua, the values and compatible activities recognised in the HGIDP, to the policies and objectives of the National Policy Statement Freshwater and the Freshwater Regulations[40].

[40] Page 9 National Policy Statement For Freshwater Management 2020

All being mindful of the threats and vulnerabilities to these areas and the incompatibility of these areas with recreation activities-evidence by the history of damage as a result of recreation activities, and to test the alignment of the attributes, threats and facts against

Table 2: Wetlands, watercourses and riparian margins of Rangihoua; A decision matrix for identifying the appropriate Reserves Act Classification.

Alignment (wetland watercourse margin areas)	Values Identified by County Council.	Environmental values	Ecological Values.	Catchment Values	Landscape values	HGIDP	National Policy Statement Freshwater	Freshwater regulations	Tangata whenua values
Recreation									
Scenic									
Science									
natural									

9.3 When the Reserve Was Gazetted Recreation Was An Interim Classification.

In 1988 County Planner Barry Kaye wrote to the County Council planning committee on the subject of the "PROPOSED CLASSIFICATION UNDER THE RESERVES ACT 1977 OF PROPERTY AT ONETANGI ROAD PURCHASED FOR THE PURPOSE OF RESERVE"[41]. Mr Kaye's expectation was that the activities within the reserve would reflect an upcoming review via a town and country plan (subsequently a district plan) and that following the planning process parts of the reserve would be reclassified.

WEEDS submits that the damage that is occurring to precious wetlands and streams arises in part from an inappropriate classification-recreation. Clearly the helicopter pad and the historical society museum are also inconsistent with the recreation reserve classification. We say that Council has erred in its analysis of reclassification options for the wetlands and watercourses and that Council should reassess classification options property in a public meeting, not a workshop, and that Council must ensure an appropriate classification is provided for the values and attributes of the wetlands watercourse and margins.

[41] Memo from County Planner to Planning Committee; PROPOSED CLASSIFICATION UNDER THE RESERVES ACT 1977 OF PROPERTY AT ONETANGI ROAD PURCHASED FOR THE PURPOSE OF RESERVE

long-term development proposals for the property. The notification of Council's intent to classify the property as recreation reserve is primarily a recognition of the need to take it out of a rural zoning framework. That classification does not necessarily adequately reflect the likely long-term development prospects of the area and as such if the classification is confirmed by Council then it should be seen as only an interim measure.

[...]

In my opinion it would be preferable having already entered into the process of classification to finalise that process and to confirm a recreation classification but this should be done solely on the basis that as soon as a concept plan is finalised and agreed upon that such plans should be notified by a re-classification and open up for for public scrutiny and objection. There may be a number of uses which are proposed such that several classifications of discrete portions of the land are necessary and this will involve Council in re-classification.

Figure 17. Extracts of Correspondence from Waiheke County Council Planner Barry Kaye Writing to the Planning Committee noting that the recreation reserve classification of the Onetangi land (Rangihoua) is an interim measure.

10WEEDS Submits That The Landfill Must Be Removed.

10.1 Protected Wetland Watercourse Margin has Been Buried by Landfill, Mown, Diverted, Scarified, Piped, Channelised and Drained: Restoration should be Undertaken.

The Reserves Act (1977), S17(2)(c) declares that;

> *those qualities of the reserve which contribute to the pleasantness, harmony, and* ***cohesion of the natural environment*** *and to the better use and enjoyment of the reserve shall be conserved*

Rather than conserve and protect, Council has enabled the burial of qualities of the reserve which provide cohesion of the natural environment. We submit that Council must fulfil its obligation to ensure cohesion is conserved and the natural features are protected and preserved. Conservation of cohesion and protection of natural features will be achieved when;

1. Landfill is removed from the wetlands, margins and watercourses (see Figure 18 on page 55)
2. Culverts are removed from watercourses (see bottom image of Figure 23 on page 63 and Figure 24 on page 64)
3. Riparian margins of 20 m from the wetted edges are provided for
4. Hydrology and water flow is restored to the northern and southern tributaries.

WEEDS submits that just as it would not be considered conservation of cohesion between two locations if Auckland Transport were to close two routes and then reopen one, it is not conservation of cohesion to reduce two watercourses to one.

WEEDS submits that just as it would not be considered conservation of cohesion between two network points if SPARK were to close two independent internet feeds and then reopen only one, it is not conservation of cohesion to reduce two watercourses to one.

Aerial imagery of the South East corner of the reserve dated 2001 and 2006 illustrates the state of a wetland watercourse system[42] before and after a section was buried under landfill as seen in the 2006 image. There was, and is, no resource consent for this activity[43]. The impact of the landfill on the watercourse system, including the hydrology and extent of the wetland margins is dramatic and destructive. The wetland margins have been mowed down to the edge of the remnant stream and there is no riparian margin whatsoever. The watercourse diversion, culverts and channelizing have drained the adjoining wetland habitat clearly present in the 2001 image as well as in sketches of the reserve up until November 2001 (see 10.2 on page 61).

Council became responsible in a protective role as reserve administering body in 1989 at least fifteen years before this damage occurred.

[42] Wetland watercourse system definition used here is the complex interplay between stream, wetland and riparian margins.

[43] Council did issue a resource consent for a large landfill in the area in 2009 (check date and consent number xxx) and has relied on that 2009 consent for the 2006 landfill. However, the application for the 2009 consent has been found by Council's expert to contain errors, omissions and oversights that would result in adverse results on the environment if the work was to go ahead. The consent is not retrospective and does not provide for the diversion of a watercourse, burial of a wetland watercourse riparian margin and the associated loss of habitat.

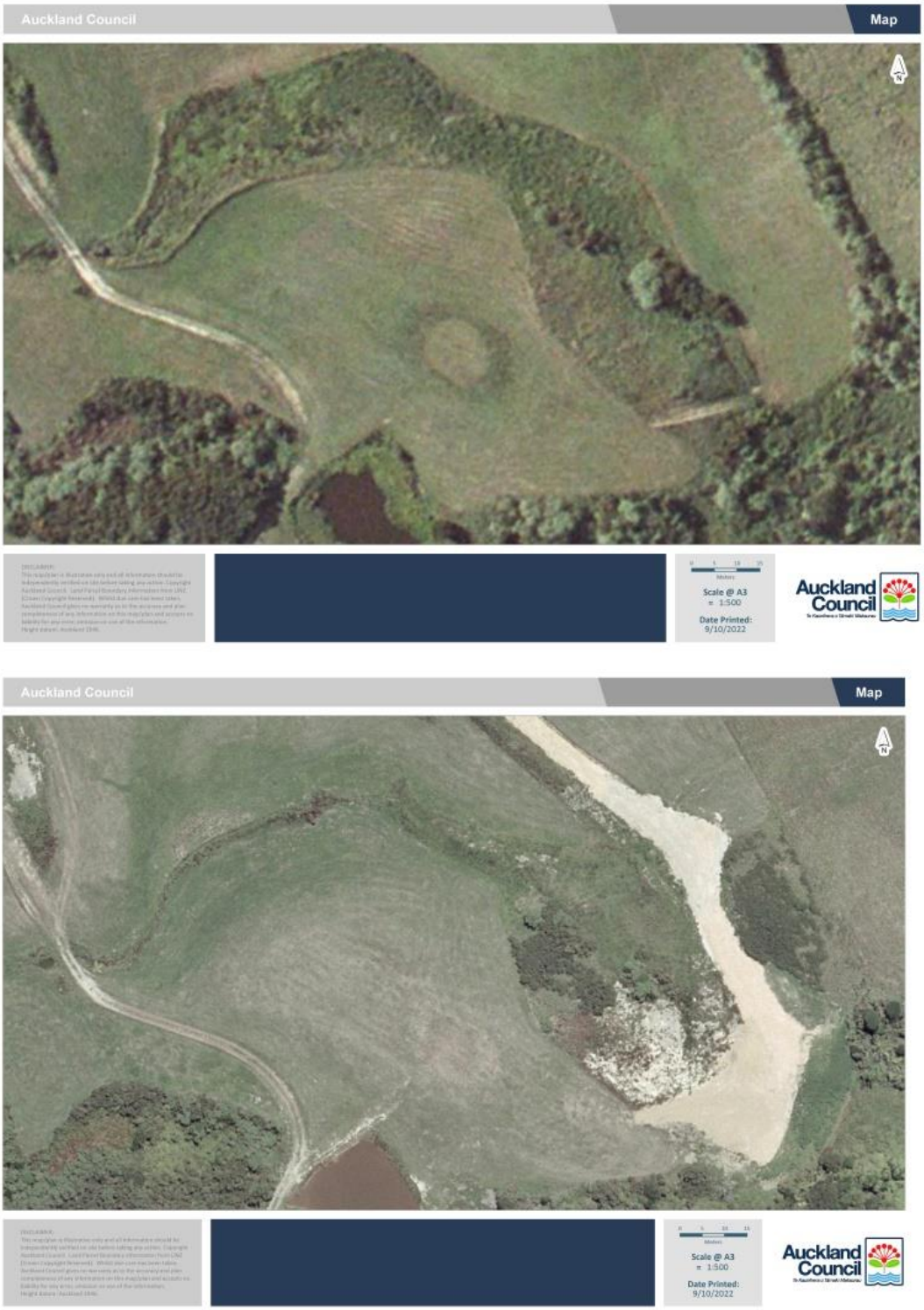


Figure 18. Buried Watercourse Wetland System in the South East Corner of the Reserve. 2001 on the top, 2006 on the bottom.

The top image illustrates the watercourse system as it was in 2001. The wetland component of the watercourse was clearly more lush and extensive in 2001 even though riparian margins appear to have been mown to the extent possible without machinery becoming bogged. The bottom image from 2006 shows hundreds of tons of cement debris and aggregate dumped over the northern tributary of the Rangihoua stream.

A Watercourse Assessment Report by Morphum Environmental describing the watercourses of the reserve was commissioned by Council and published in 2021[44]. A memorandum attached to the report dated 17/2/2021[45] focuses on the eastern streams including landfill barriers in the south east corner. The report hypothesises that landfill barriers have modified the wetland vegetative environment creating a barrier to fish passage that has left live native Kokopu fish trapped (see Figure 19) in a headwater environment. The report describes two periods in which obstructions were introduced, around 1961 and 2005/2006. Other documents held by Council make it clear that the stream was diverted after November 2001 and before 2006 in accordance with Figure 18 (see 10.2 on page 61).

WEEDS submits that provision is made for the removal of the landfill along with other barriers to aquatic organisms.

[44] Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[45] See page 87 of Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment



Point F: Natural permanent flow path of southern branch tributary. Three mature (~20cm) banded kokopu observed.

Figure 19. Image from Appendix 1 of the Watercourse Assessment Report 2021. Banded Kokopu appear to be trapped by a modified environment upstream of landfill in the Rangihoua Reserve watercourse system.

Submitters could consider ensuring that the purpose statement of the management plan provides for the protection of natural features. Further, that the remainder of the plan including the vision, goals, objectives, policy and action items ensures the removal of the landfill as well as the provision of riparian margins of at least 20 m on all streams in the reserve in accordance with expert advice, the district plan and Freshwater regulations (2020).

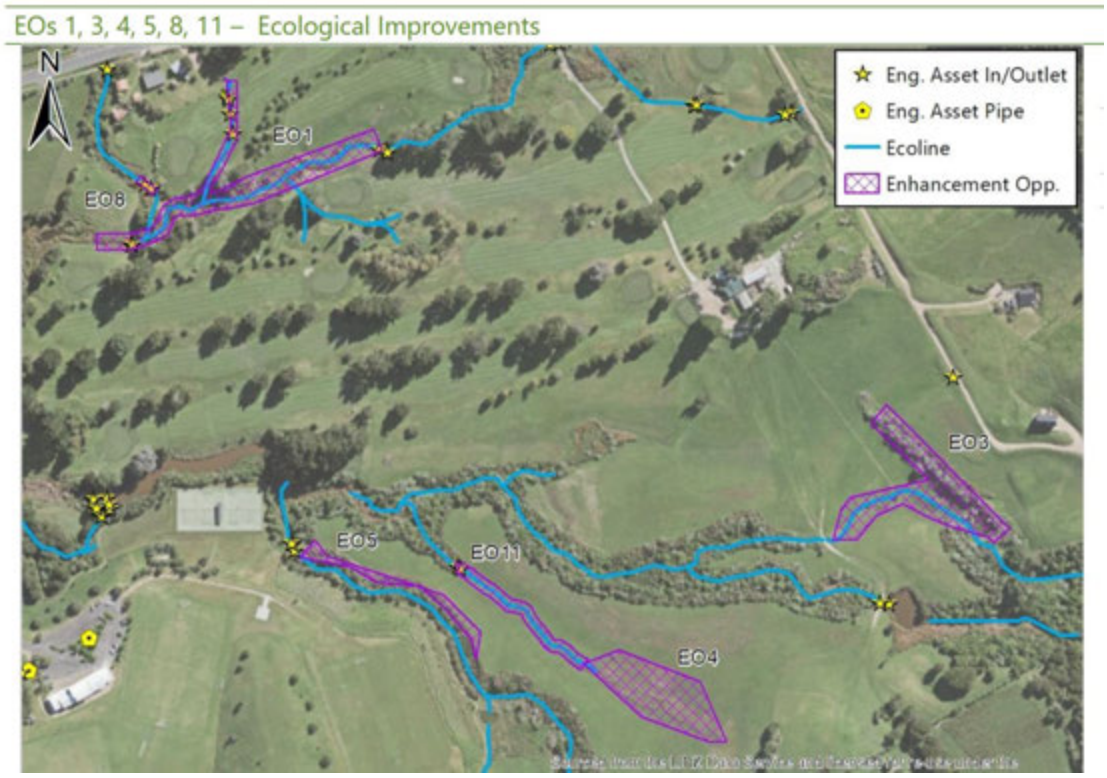


Figure 20: Enhancement opportunities identified by Morphum Environmental[46]

The figure illustrates areas identified as opportunities for enhancement identified by Morphum. In a follow up revisit Morphum identified options to reinstate the flow path of EO3[47] which would involve removal of the landfill from the margins, wetlands and watercourse.

[46] Page 31-38 Rangihoua-Onetangi Watercourse Assessment Report, March 2021.

[47] See Appendix 7, First Recommendation Page 14 of 18, Memorandum Rangihoua-Onetangi Sports Park Eastern Streams Assessment, Rangihoua-Onetangi Watercourse Assessment Report, March 2021.

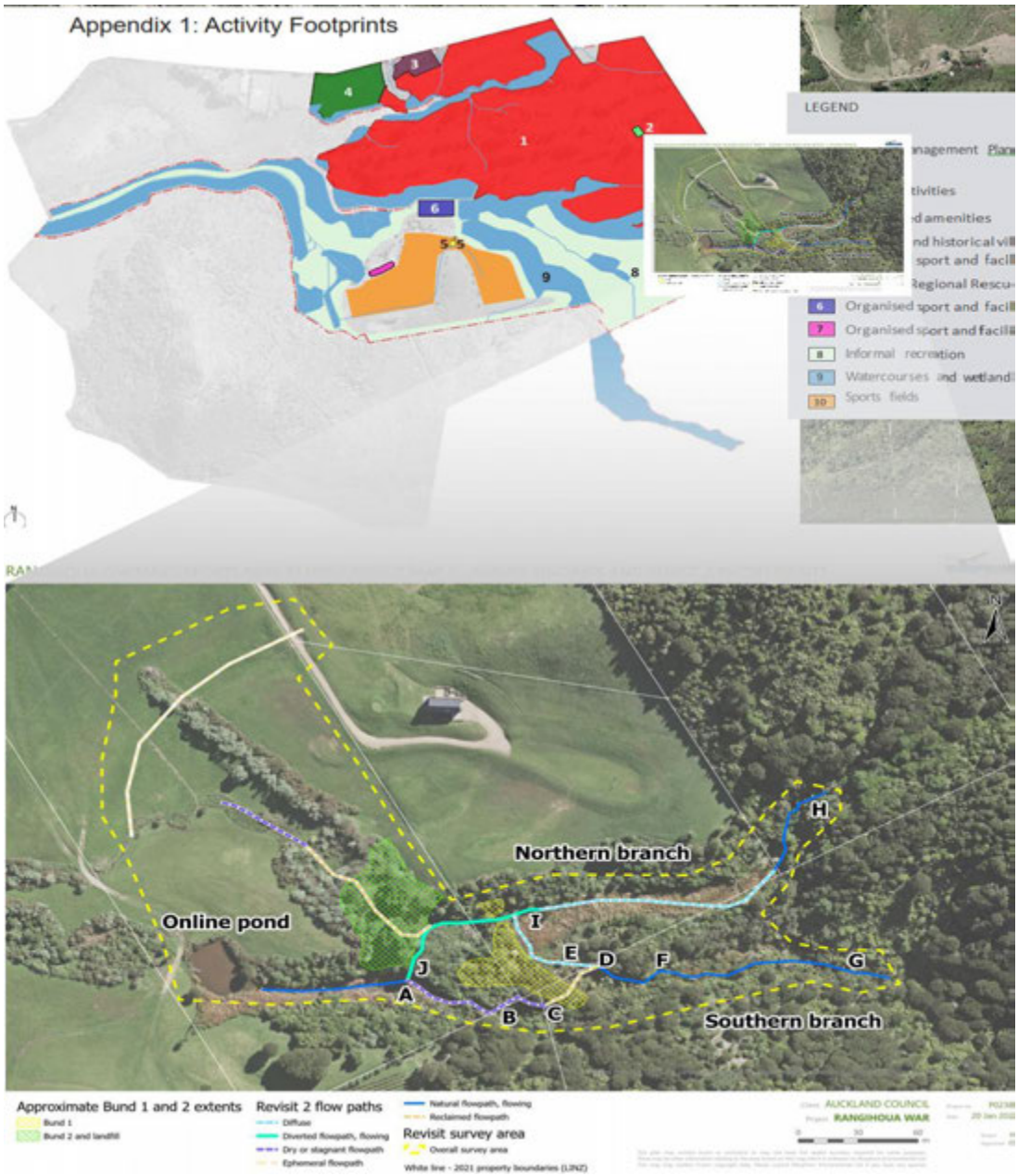


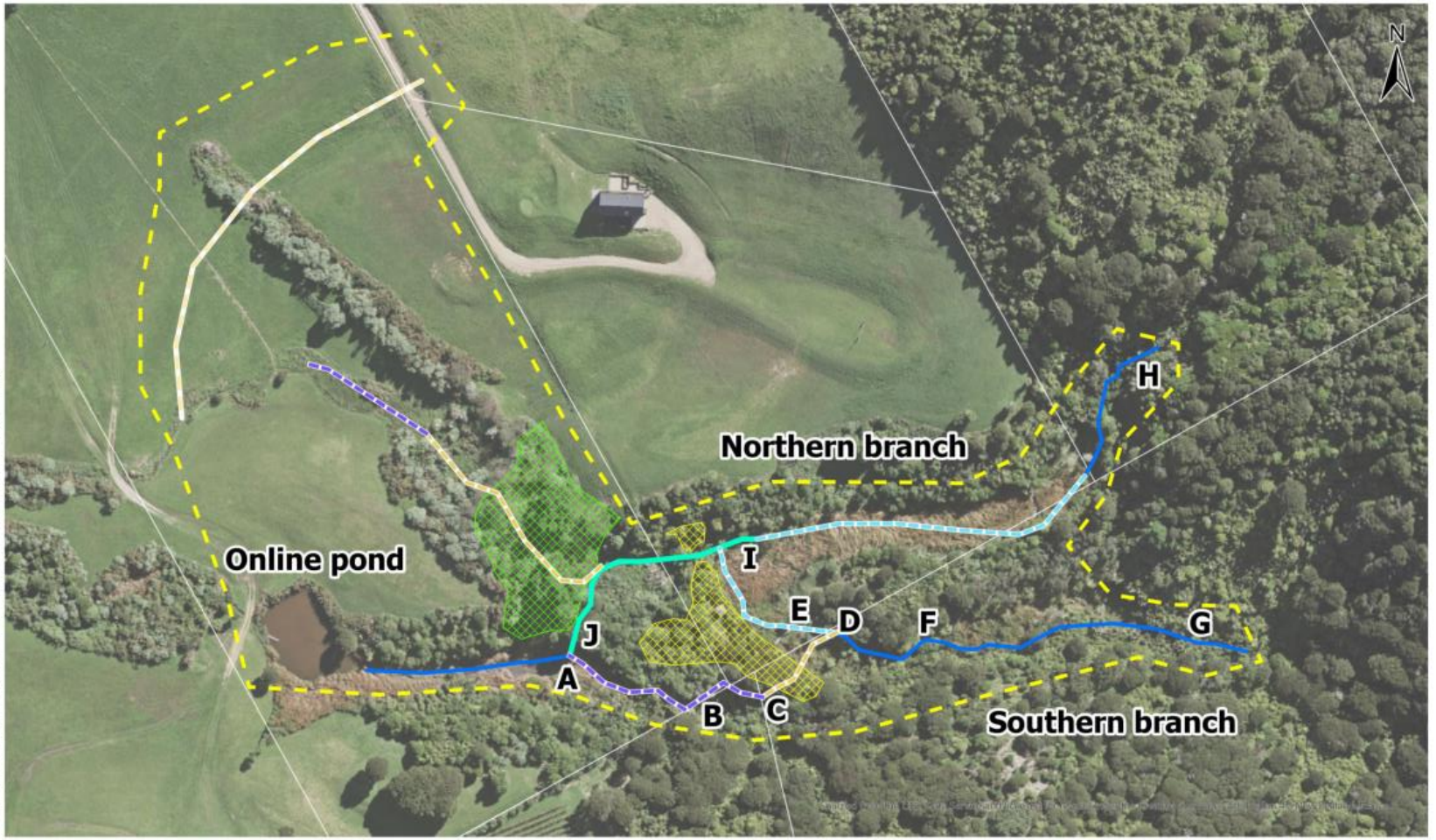
Figure 21: Morphum Photo Points and survey findings in the south east corner of the reserve illustrating location of kokopu, landfill and various modified watercourse remnants.

The upper part of the figure shows appendix 1 of the notified plan overlaid by a page from the Morphum Environmental report[48] (map 5 appendix 7). The overlaid page is in the same scale as the appendix 1 illustration. The lower part of the figure is an enlarged view of Map 5. There is a more enlarged copy following this legend. The key points are the green cross hatch which corresponds to the landfill (see Figure 18 on page 55). Point F is the location of the Kokopu fish described by Morphum in appendix 7. The various lines indicate watercourses in various states of flow ranging from natural flow path, dry or stagnant, to "reclaimed".

[48] Morphum Environmental Watercourse assessment March 2021, Appendix 7 Revisit memo: Rangihoua-Onetangi Sports Park Eastern Streams Assessment, Map 5.

RANGIHOUA ONETANGI SPORTS PARK RESERVE REVISIT MAP 5 - SURVEY FINDINGS AND REVISIT 2 PHOTO POINTS

MORPHUM



Approximate Bund 1 and 2 extents
- Bund 1
- Bund 2 and landfill

Revisit 2 flow paths
- Diffuse
- Diverted flowpath, flowing
- Dry or stagnant flowpath
- Ephemeral flowpath
- Natural flowpath, flowing
- Reclaimed flowpath

Revisit survey area
- Overall survey area

White line - 2021 property boundaries (LINZ)

Client AUCKLAND COUNCIL
Project RANGIHOUA WAR
0 30 60 m
Project no. P02384
Date 20 Jan 2021
Drawn CP
Approved CU

This plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. There may be other information relating to the area shown on this map which is unknown to Morphum Environmental Ltd. This map may contain Crown copyright data. Please consult Morphum Environmental Ltd if you have any queries.



Figure 22: Damage to wetland margins and watercourses in the south and south east of the reserve.

It should be noted that the head of the wetland watercourse in the informal recreation area (8) of the notified plan extends to the boundary. This can be seen in aerial images of 2001.

This image is similar to Figure 21 on page 59 in that it illustrates some of the damage in the south eastern parts of the reserve. This illustration also describes damage to the wetland margins and watercourse in the informal recreation area of appendix 1 of the notified plan. In the informal recreation area of appendix 1 of the notified plan there is wetland watercourse and margin that has been scarified, channelized and mown. The landfill border in orange corresponds with the green crosshatched area in Figure 21 on page 59 and the landfill in the lower image of Figure 18 on page 55. The red-arrowed line corresponds to the teal coloured line adjacent the letter J in Figure 21 on page 59; both of which show the diverted path of the watercourse that is intact in the upper photo of Figure 18 on page 55. For more details see Appendix 7 of the Morphum report (2021).

10.2 The Diversion of RAN_TRIB5_2 and the Change in Hydrology Occurred After November 2001 and Before The Aerial Image of 2006; Timing That Corresponds to the Landfill Dumping.

The authors of the Wetland Assessment Report of 2021 have expressed uncertainty over the timing of the diversions of the RAN_TRIB5_2 tributary[49]. See 10.1 on page 53 noting that[50];

> *[…] both the northern and southern branch streams of the central tributary have been diverted (see Revisit Map 5). Due to a gap in aerial imagery between 1961 and 2001, the timing of these diversions cannot be confirmed [….]*[51]

Information within Council files, including an expert report and drawings of the reserve, indicate that the timing of the change in watercourse hydrology was sometime after November 2001 and before the capture of the 2006 geomaps aerial photo. Timing that corresponds with the landfill dumping by a golf club visible in aerial images. The other sources of information are listed as follows and extracts of images from these sources are shown in Figure 23 on page 63.

1. Philip Chote's Plan for a golf course at the site 1975[52].
2. Caroline Phillips Archaeology assessment for sewerage disposal sites in 1998[53]
3. Jordan Draughting's drawing in support of an application for a machinery shed in May 1998[54]
4. Jansen Architects drawings in support of consent application for a toilet on a fairway at the north of the reserve in Nov 2001[55].

Each illustration, up until November 2001, shows intact hydrology of the northern branch. The Morphum Environmental report 2021 referred to the northern branch as RAN_TRIB5_2[56].

---

[49] See page 98 of Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[50] Xxxx this paragraph may be factually incorrect-need to check Morphum Report which was quite specific about the timing of the landfill.

[51] See page 98 of Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[52] Proposed Site Layout, Waiheke Island, Onetangi Properties Ltd, April 1975, Philip Chote

[53] Archaeological Assessment Proposed Sludge Dump Site, Caroline Philips, 1998

[54] Proposed Machinery Garage, Jordan Draughting, May 1998

[55] Upgrade of Existing Fairway Toilet, Jansen Drawing, November 2001

[56] Rangihoua Watercourse Assessment Report, June 2021

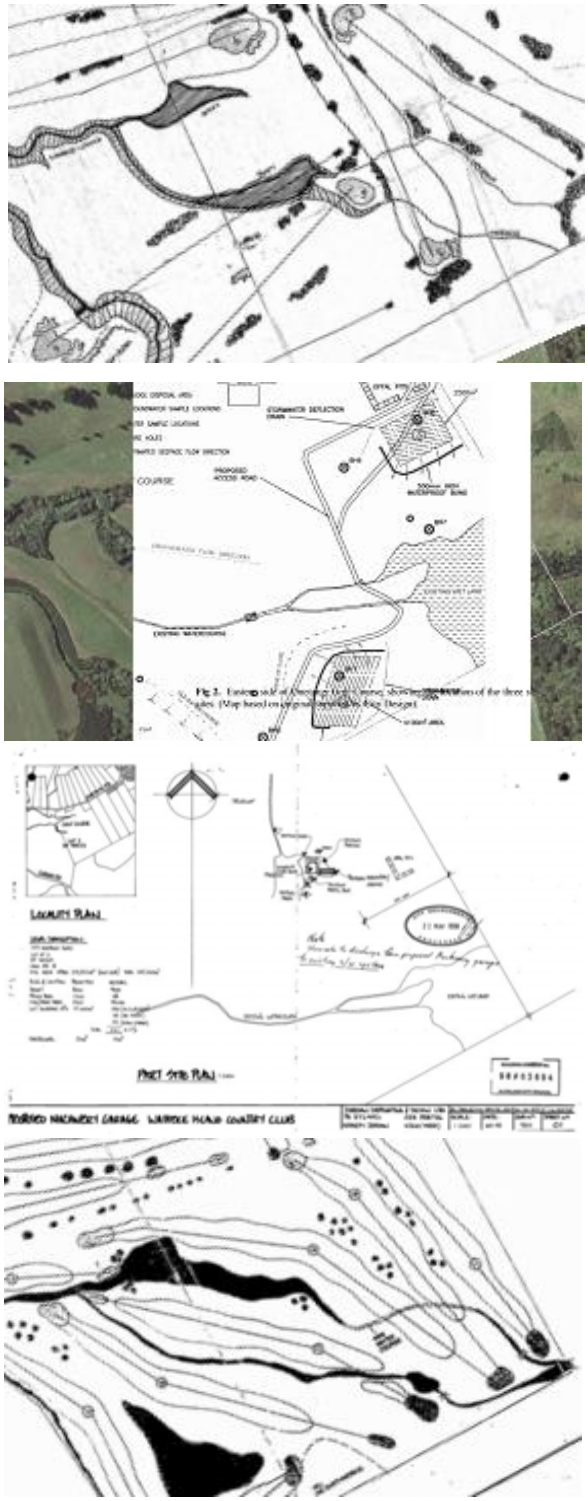


Figure 23: Sketches of the stream topology in the South East Corner as it appeared in various illustrations from 1998 to November 2001.

Sources are top to bottom; Philip Chote's golf course drawing, Caroline Philips Archaeology assessment, Jordan Draughting's consent application for a machinery shed, Jansen Architects consent application for a fairway toilet. With the exception of Chote's drawing, the drawings appear to be sketches and therefore do not faithfully match the topology of the watercourse systems> Chote's drawing more closely follows the watercourses of the reserve, all of the drawings clearly illustrate the tributary referred to as RAN_TRIB5_2 in the 2021 War Assessment by Morphum.

The 2001 drawing of Jansen Architects expresses a statement of intent to “PIPE WATER COURSE” (see Figure 24). This statement is notable because;

1. Pipe is used as a future tense verb stating an intention to do something.
2. the intent is to install a pipe, in fact some culverts were installed,
3. that there is a watercourse that connects to the upstream headwater tributary.

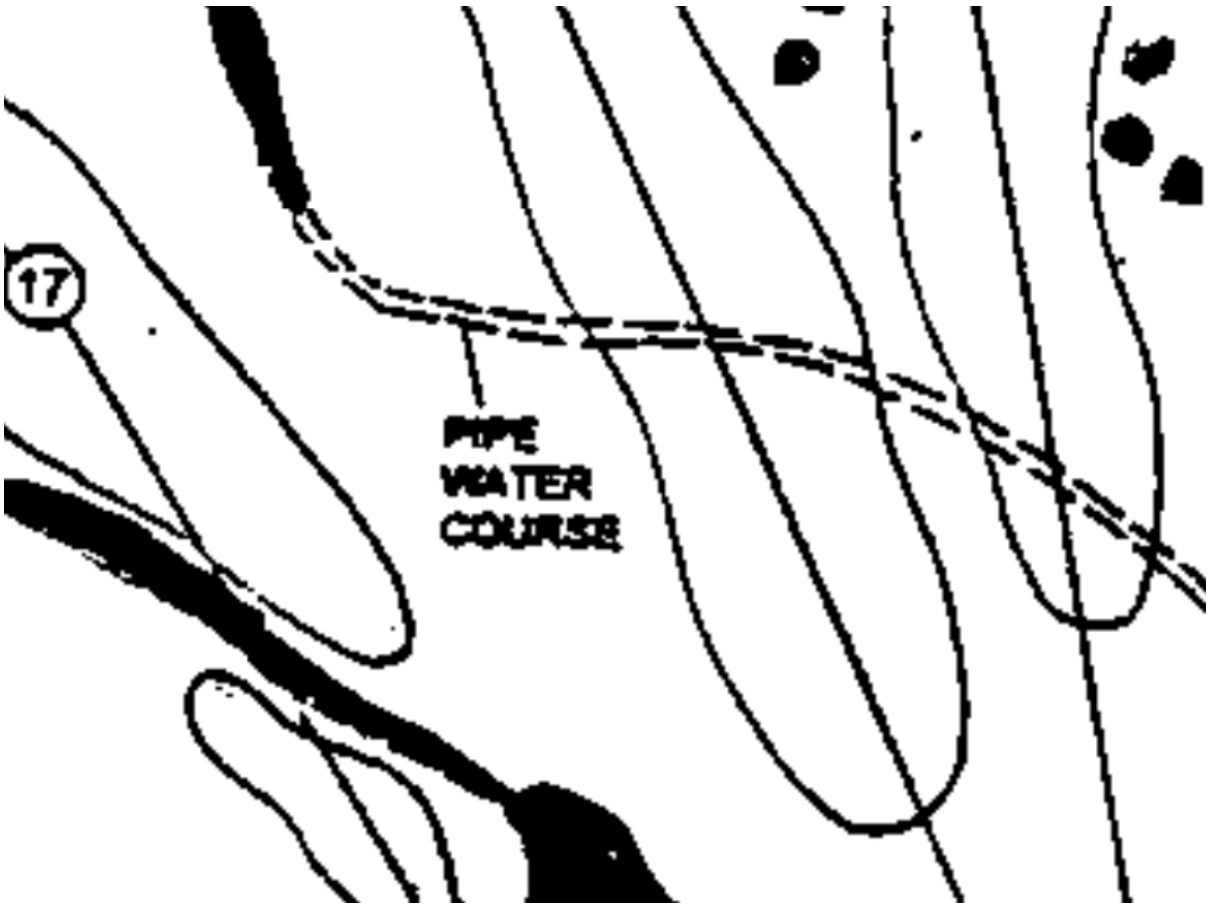


Figure 24: The Intention, Expressed By Jansen Architects for the Waiheke Country Club in a consent application for a toilet on the northern part of the park, in small print, was to "PIPE WATER COURSE".

This illustration is extracted from the bottom drawing in Figure 23.

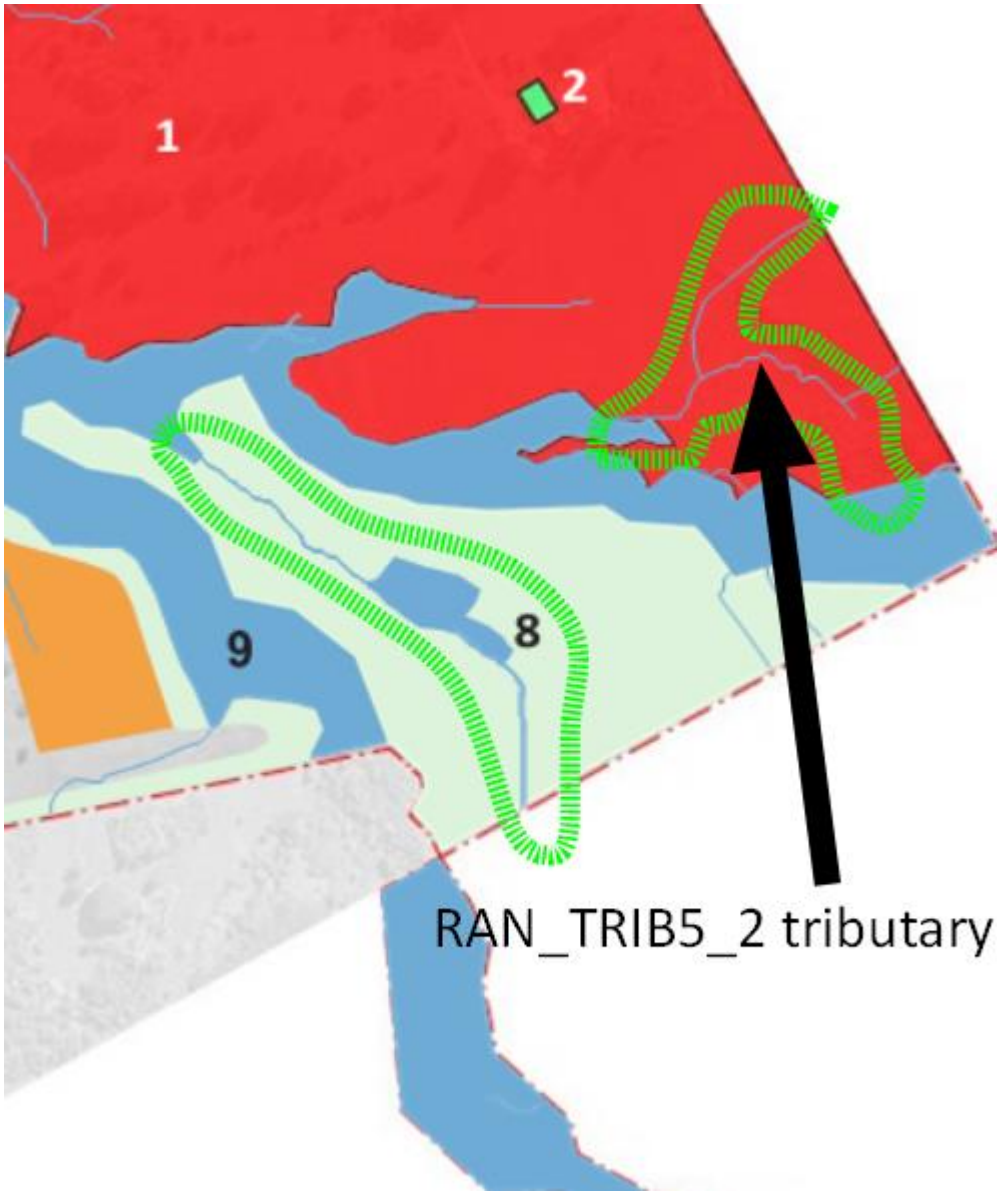


Figure 25. The Watercourse and Wetland Management Area Should Extend over Watercourse, Wetland and Margin circled in dotted green in Area 1 (golf) and area 8 (informal recreation) as illustrated above. These protected streams are not in the watercourse and wetlands management area of the notified draft plan. Image Is Adapted From Page 52 of the Notified Draft Plan.

10.3 Weeds submits that the landfill must be removed because it has caused a loss of natural features that Council has an obligation to ensure are protected and preserved, and because removal of the landfill is required for Council to

ensure that the pleasantness, harmony and cohesion of the natural environment is conserved.

Morphum identify restoration priorities for the reserve which include the wetland watercourse and margin system affected by the landfill (see Figure 20) as well as an assessment of options to "reinstate the original flow path of the southern branch of the central tributary"[57]. WEEDS infers that the original flow path referred to is the northern tributary that has been diverted by the landfill into the southern tributary. WEEDS endorses the restoration of the original flow path. This is a significant part of our submission.

The Morphum report states that "no assertion is made regarding the legal status of the bunds"[58]. We infer that the report author has not considered the modifications to the environment in the context of the purposes of the Reserves Act which require protection and preservation of the natural features, as well as conservation of those qualities ensuring the pleasantness, harmony and cohesion of the natural environment (Reserves Act S17(2)(c))

(c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:

With respect to the landfill, WEEDS says that;

- there has been a loss of wetland, watercourse and riparian margin habitat
- an aquatic path way has been obstructed.
- an aquatic path way has been diverted.
- where there were two pathways out of the south east corner there is now one.
- The landfill has caused a loss of complexity within the stream network.
- The landfill has caused the loss of a redundant pathway or backup pathway within the stream network.
- There has been a loss of pleasantness, harmony and cohesion of the natural features

WEEDS say that the loss of pleasantness, harmony and cohesion within the stream system is demonstrated by the distressed response of human observers and members of the community to the existence of the landfill, and by the evidence within the report of

[57] Page 14 of 18, Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

[58] Page 8 of appendix 7 The Rangihoua Onetangi WAR

Morphum Environmental[59] who have described that degraded state of the natural environment one example of which are the Kokopu which appear to be trapped;

> *Three large banded kōkopu of approximately 20cm length (Galaxias fasciatus; […] observed in a lower pool […] showed signs of fin rot or other fungal disease, potentially indicating environmental stressors.*
>
> *[…]*
>
> *Aerial imagery and LIDAR surveys indicated that Bund 2 and the landfill may have formed a barrier to fish passage along the northern stream*
>
> *[…]*
>
> *the combined hydraulic effect of the Bund 1 and Bund 2 and diversions on the northern and southern stream branches has created a partial (if not complete) barrier to fish passage by increasing plant growth and reducing channelised flow, creating 'diffuse flow'*

The current situation in the south east corner demonstrates the importance of complexity, networks and redundant pathways within the stream system of Rangihoua.

[59]See appendix 7 of the Rangihoua Onetangi Watercourse Assessment Report, March 17, 2021, Morphum Environmental Ltd, Subject: Rangihoua-Onetangi Sports Park Eastern Streams Assessment

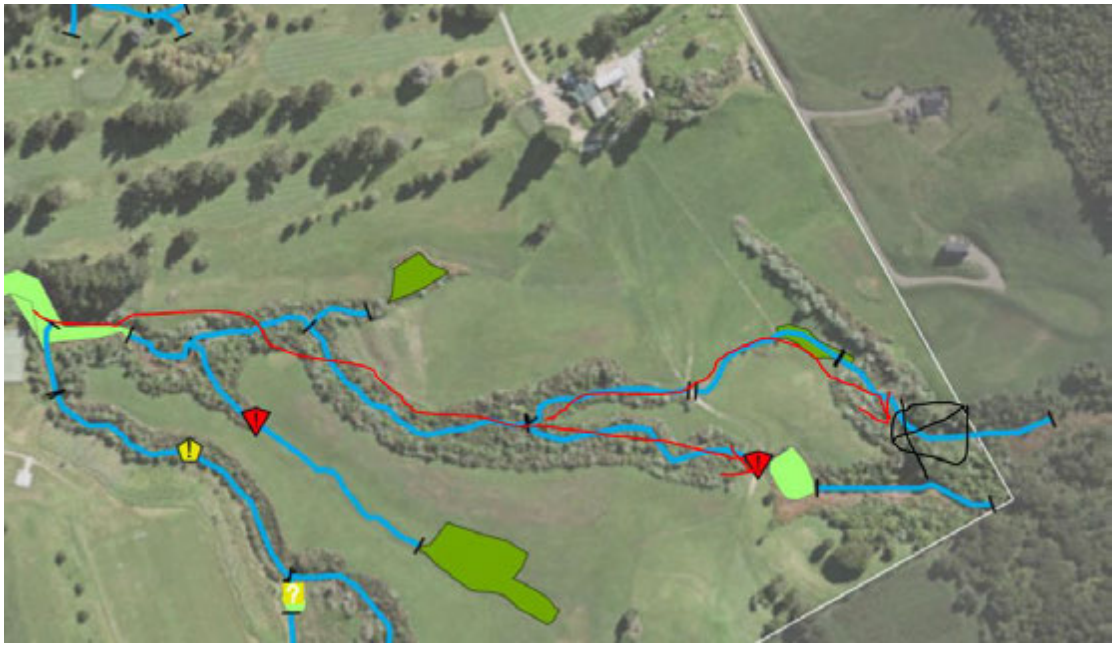


Figure 26. Upstream Migration of Fish to the Headwaters Had Two Pathways. Both have Been Blocked.

The image shows the south east corner of the reserve. The underlying image is from the Morphum WAR 2021 (Map 6 Fish passage barriers and wetlands). Upstream migration of fish would occur from to the headwaters would occur from left to right. The red pen overlay indicates possible routes that a fish could take. The lower pathway is obstructed by a culvert (the red shield icon) and the upper pathway is obstructed by landfill. Without the modifications, if one pathway was blocked, the other would be available-this is redundancy or backup done naturally. In the south east corner both upstream pathways are blocked. In the northern branch the watercourse is obstructed by a landfill (see 10.1 on page 53) and in the southern branch by an overhanding culvert pipe.

WEEDS objects to the ambiguity, or absence of any commitment, in the notified plan regarding the removal of the landfill. WEEDS submits that the plan ensure that landfill in the South East Corner will be removed. The landfill has caused a loss of habitat, loss of cohesion, pleasantness and harmony of the natural environment; properties that the administering body are require to conserve . While WEEDS endorses the removal of smaller barriers to aquatic pathways it is the submission of WEEDS that the plan must ensure the removal of the landfill.

> **conservation** *means the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations (Conservation Act (1987) S2.*

Weeds submits that the landfill must be removed because it has caused a loss of natural features that Council has an obligation to ensure are protected and preserved, and because

removal of the landfill is required for Council to ensure that the pleasantness, harmony and cohesion of the natural environment is conserved.

The Freshwater Regulations provide for restoration of Wetland, Stream and Watercourse as a permitted activity ref[60] and WEEDS submits that the plan include the removal of the landfill and the restoration of the hydrology and cohesiveness to the aquatic and riparian environment provided by RAN_TRIB5_2 and RAN_TRIB5_3 (see 10.2 on page 61) at the soonest opportunity.

WEEDS notes that the financial profit gained through the operation of a landfill in the SE corner of our recreation reserve is not accounted for within the public records of the golf club or Auckland Council. WEEDS submits that Council is responsible for ensuring that revenue generated on the reserve is applied for the purposes of the reserve (Reserves Act). WEEDS submit that council cannot plead poverty in circumstances where Council has failed to collect and account for revenue on the reserve. Removal of the landfill could be funded through a levy on the golf club who clearly have the means to raise significant funding through the operation of a nine hole course in a community reserve (see Figure 27 on page 80).

[60] Resource Management (National Environmental Standards for Freshwater) Regulations 2020

11 WEEDS Submits That the Notified Plan Is Amended To Include Illustrations and Text That Describe the Natural Features Of The Reserve As They Were When Council Became Responsible For The Protection in 1989.

11.1 WEEDS Submits that the Plan Be Changed to Ensure that the state of the Natural Features When Council Became Responsible in 1989 is Documented in Text and Illustration

The text, images and illustrations of the notified plan do not record the state of the natural features as they were when Council became responsible for their protection as well as preservation and ensuring pleasantness, harmony and cohesion of the natural environment in 1989 (Reserves Act (1977) S17.

The text and illustrations should be modified to describe the natural features as they were when Council became responsible for protection of natural features in 1989 (see 10.1 on page 53, 10.2 on page 61, Figure 25 on page 65, Figure 6 on page 23, Figure 7 on page 24, Figure 8 on page 25).

The notified plan does not acknowledge the negligence of Auckland Council where the Council and its predecessors have not fulfilled obligations to protect and preserve wetland, margin, watercourse and habitat. Council should acknowledge past failures as a mean to identify future risks and vulnerabilities, and to populate a schedule of restorative actions required.

WEEDS submits that;

Council must ensure the protected status of natural features that have that have been buried, mown, channelized, vandalised, culverted, and scarified. Landfill placed over wetlands and streams in the south east corner must be removed entirely from the site,

Where wetlands, watercourses and margins have been drained, culverted, channelized, mown and buried, generous riparian margin widths must be provided to provide for the restoration and expansion of those features as they recover.

Where Council have placed a burden on private landowners adjoining the reserve by locking up land as Significant Ecological Sites (SES) and restricting options for the use of that land, Council has not done it's share by ensuring the protection of the natural features within the land that Council administers at Rangihoua.

12 The Notified Plan Omitted Fundamental Details Of The Nature Of Golfing Activity Intended For The Reserve. WEEDS Submits That Evidence Provides Must Guide The Way.

12.1 WEEDS notes Inconsistencies in Rounds Played Data and Utilisation Levels at Rangihoua.

WEEDS notes that there is contradictory information in the report of NZ Golf dated 2013. It is unclear how many rounds were played on Waiheke. Information has been sought by LGOIMA request.

WEEDS also notes that various figures are quoted for course utilisation by different parties without any standardised definition cited, other than NZ Golf who provided a definition that did not provide details on rounds lost due to weather, and was inconsistent with some of the metrics published. None of the rounds played information is verified or audited and this is of concern.

12.2 The Existing Nine Hole Waiheke Course Has Low Utilisation Levels.

Course **Utilisation** is the number of rounds played as a percentage of the capacity (supply)[61]. An analogy would be the average number of seats occupied on a bus. In 2013 NZ Golf reported that the average course utilisation in Auckland was 23%. Utilisation ranged from a maximum of approximately 40% (Remuera and Pakuranga) to a minimum utilisation of 1% (Maxwells) followed by 4% (Awhitu)[62]. Waiheke provided 1% (or by inference 8699 rounds) of the 869 868 rounds played in Auckland with a course utilisation of 10 %[63], [64].

[61] P46, Auckland Golf Facility Strategy, New Zealand Golf, Prepared by O'Connor Sinclair, July 15, 2013

[62] P46, Auckland Golf Facility Strategy, New Zealand Golf, Prepared by O'Connor Sinclair, July 15, 2013

[63] P65, Auckland Golf Facility Strategy, New Zealand Golf, Prepared by O'Connor Sinclair, July 15, 2013

In the absence of an update on the 2013 study we can look at other indicators for changes to course utilisation. One such indicator is the membership subscription and green fee[65] data. Both are likely to correlate with club utilisation. In the case of Waiheke, since 2012, membership and green fee income levels[66] were fairly static up until 2019. During 2019-2021 both metrics increased overall by approximately 29 % compared to the 2012 figures. The 10 % utilisation of the Waiheke Course reported in 2013 may therefore have increased by approximately 29 % which might infer 13 % utilisation today.

In 2022 the Waiheke Golf Club reported 8479 and 7586 total rounds played for 2020 and 2021 respectively[67]. These rounds were a mix of nine and eighteen holes. We assume, that treating an 18-hole round as a nine round played twice, this equates to 12.2 thousand and 10.4 thousand nine hole equivalent[68] rounds played in 2020 and 2021 respectively. If the methodology of counting rounds played was similar to what NZ golf used in 2013 these numbers are up approximately 40 % and 19 % respectively from figures reported by NZ Golf in 2013. This increase in rounds played is generally similar to the increase in subscription (29 %) and green fees (28 %) in the period 2012-2021. The club also reported increased membership which is reflected in the subscription income. In its submission the club enthusiastically stated that

> *Over summer we might get as many as 100 people per day (as non-members) over an 8–10-week period. We are at the point we have had to put marshals out on the course to help to maintain a pace of play and keep our guests happy[69].*

---

[64] WEEDS notes inconsistencies in the figures of the NZ Golf report.3 and submit that Auckland Council should be reviewing utilisation data to better understand need..

[65] Green fees are what non members pay to use a golf course for a round of golf. Membership fees encompass various membership classifications including junior, senior, ladies, social etc.

[66] Adjusted for inflation using the Reserve Bank Inflation Calculator (www.rbnz.govt.nz/monetary-policy/about-monetary-policy/inflation-calculator)

[67] Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

[68] Figures provided by Waiheke Golf Club include a number for 18 hole rounds. Our calculation is based on an 18-hole round being two nine-hole rounds. If our assumption is incorrect then our figures have overstated the utilisation levels.

[69] Pg 4 Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

It should be pointed out that at 100 non-members people per day the course would exceed the annual number of non-member rounds claimed by the club in under 16 days. WEEDS submits that enthusiastic claims of heavy utilisation cannot be relied on and need to be carefully verified against other verifiable sources of data-of which there are very few or none at all. High utilisation levels do not provide justification for an expansion. The club could implement a booking system like many other clubs. Increased utilisation would be grounds for celebration and cause to implement resource management strategies. Not a reason to damage the precious natural features of Rangihoua with an expansion of the course.

With respect to membership increases since 2019 the submission of the club was that;

> *One of the things that has happened is with covid a significant amount of people who used to come here for the weekend now have moved here full time. So, we have a quite a few members who used to be members at another club or who are members at two clubs*[70].

The golf club say that increased membership levels at the club are due in part to a significant number of players who were already playing regularly at the Waiheke Course. While this change in club membership will enhance membership statistics it is unlikely to represent a significant increase in utilisaiton.

12.3 The Existing Nine Hole Course Represents An Oversupply of Golf Capacity On Waiheke.

Another way of looking at the appropriateness of any increase in the number of holes on the Waiheke course is to look at the number of Auckland residents per nine holes of public golf course. Auckland Council golf courses provide 207 holes[71] for 1.72 million residents. Or, more than 74 000 people for every nine holes of golf across Auckland. In contrast, the course on Waiheke, of nine holes, is associated with a resident population of less than 10 000 residents and represents a significant oversupply of golf for the resident population. It is

[70] Pg 3 Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

[71] Draft Auckland Council Golf Investment Plan, , page 6 Figure 1, 21 October 2019 Version .

unsurprising that a NZ Golf report in 2013 found that the nine-hole course on Waiheke is among the least utilised courses in Auckland.

Looking to the future, Auckland Council estimates that the resident population of Waiheke[72] will increase from less than 10 000 today to 11 555 in 2043. Council's forecasting tools also generate an "equivalent population" number of visitors and residents of 27 646 in 2022, and 46 744 in 2043. WEEDS submits that;

1. the resident population of Waiheke is already oversupplied with golf holes by a factor of at least 7 with respect to Auckland,
2. the land was purchased for the recreational needs of the people of Waiheke
3. the forecast visitor numbers are irrelevant and increased tourism is not supported by many Waiheke residents.
4. Visitors to Waiheke value other qualities of Waiheke such as the clean green bush, beaches and ecology in preference to golf.
5. the forecast 'equivalent population' remains grossly oversupplied with golf even to 2043.
6. Auckland Council has rejected the option, previously suggested by WEEDS, that Rangihoua Reserve be incorporated into the regional parks network. For this and other reasons, WEEDS submits that regional demand for golf should not be met by expanding the Waiheke Course.

The over supply of golf holes on Waiheke does raise questions over the accuracy of claimed utilisation levels of the Waiheke Course. The utilisation levels claimed by the Waiheke Golf Club seem a little high for the resident population at Waiheke. The golf club make a link between recent increased levels of membership and covid[73]. Both increased membership and utilisation levels could be transient effects associated with COVID.

WEEDS submits that a prudent administrating body would ensure a robust needs assessment and utilisation analysis was carried out before contemplating any expansion of this underutilised course that represents an oversupply of golf to the resident and visitor population both now and into the distant future.

Comparative analysis with other Auckland Clubs, subscription income, green fee data, as well as a submissions from the club itself indicate that utilisation of the Waiheke Course may

[72] Waiheke Residents Visitors Summary by way of LGOIMA. Note that Auckland Council has stated that these estimates are rendered obsolete by the COVID pandemic and should not be relied on.

[73] Submission by Waiheke Golf Club to "whom it may concern" re:Draft Golf Investment response from Waiheke Golf Club, May 27, 2022.

possibly have increased to 13 % in 2022[74]. Compared to the 23 % average utilisation of Auckland courses in 2013, Waiheke, with a nine hole course remains well below average and one of the least utilised courses in Auckland.

Under the circumstances of low utilisation and oversupply of rounds, WEEDS submits that it is unreasonable to prioritise valuable land for the expansion of golf course at the expense of other recreational uses and precious natural features. The submission of WEEDS is that the nine hole format is appropriate for Waiheke.

12.4 World Class Golf Architect Tom Doak Provides an Answer Where There Is A Small Site And Vulnerable Natural Features.

We submit, based on comparative data, the lack of available space in the reserve and the published advice of course designers like Tom Doak, that expanding the footprint of the existing nine-hole course and reconfiguring the existing tees and nine greens is a more reasonable option for golf in the reserve. Doak has built some of the top ranked courses in the world; in New Zealand. While Doak has not described the Rangihoua site, he has described the requirements for a golf course and has described a situation that is similar to Rangihoua based on area, wetlands and watercourses.

The club have the potential to construct a spacious and attractive course situated in beautiful recovering landscape at a site of great significance to the descendants of Tainui and Te Arawa, Ngati Paoa and other New Zealanders. The golf club can only do this if they step right away from wetlands watercourse and riparian margin a there is a realisation that the environment of the area is special, rare, requires significant restoration, and is very culturally significant.

Any reconfiguration of the existing area allocated to golf must occur only after removal of the landfill, restoration of 20 m riparian margins and protection of wetlands and watercourses all of which should be included in an expanded wetland watercourse management area that is reclassified under the reserves act.

[74] Could be Covid Pandemic related as golf courses a healthy open area for social recreation while social distancing, population increase, could be a paperwork exercise in response to the low issue being flagged in submissions to the draft plan in 2019, could be cheap fees to attract extra members.

WEEDS has previously submitted[75] that the Waiheke Golf Club have demonstrated in words and actions that there is insufficient room in the reserve for an expansion to 18 holes without excluding the public, excluding horse riders and burying large tracts of wetland watercourse and riparian margin.

WEEDS endorses the advice of Tom Doak that;

> *A good course and practice facility will generally require a minimum of something near 150 acres, and **even more if there are extensive wetlands** or steep hills which cannot be fitted into the scheme of the course*
>
> *[…]*
>
> *A modest club with a small membership might squeeze 18 holes onto as little as 90 to 100 acres, by employing such design tricks as double fairways a la St. Andrews, or crossover holes a la Old Prestwick. Because of reduced safety margins, however, such features will restrict play […]*

> *[…]If a property holds golfing interest, but sufficient acreage for 18 holes cannot be secured, other types of courses can be considered: a regulation-length 9 holes, a "precision" or " executive" layout of less than full length, or a course consisting entirely of par-3 holes*
>
> *The 9-hole layout must be the first option considered, as golfers have always resisted*

[75] 2019 submission to the subcommittee responsible for the draft management plan.

courses which do not allow them to unleash their full strength with a driver, an inherent part of the thrill of the game. Moreover, 9 good holes are much better than 18 cramped ones. A really well-designed course should lose no interest the second time around, even in the same afternoon, as such great courses as Whitinsville, Massachusetts, or Royal Worlington & Newmarket, England, exemplify[…][76]-Tom Doak.

The site boundary of the Rangihoua reserve is 132.2acres. The area of the site in 1975 when an 18 hole course plan was drawn by Philip Chote[77] was 158 acres. Since that time land has been subdivided into private ownership (10 Ha/24.7 acres) and parts of the site have been utilised for other activities including football, tennis, museum, horse riding, helicopter etc.

The existing nine hole course on Waiheke occupies approximately approx. 20 Ha (49 acres). The combined area of the informal recreation area(8) and the golfing activities area(1) of appendix 1 in the notified plan barely encompasses 70 acres by the time wetland, watercourse and minimal margins are excluded (Geomaps). If an 18 hole course is still being contemplated, which, contrary to the wording of the notified plan, appears as if it might be the case (cross ref xxx), the point needs to be made that there is

simply not enough space available in the reserve to provide for 18 holes. Complicating any notion of an 18 hole course is the fact that the site is bisected by a pleasant and harmonious complex network of watercourses, wetlands and riparian margins which are beautiful, fulfil an incredibly important ecological function, and should be celebrated, protected and

[76]Pg 14-Pg 15 The Anatomy of a Golf Course, Tom Doak.

[77] Site and course Layout Philip Chote 1975

developed rather than treated like unwanted garbage as appears to be the case now. Noting of course that the margins and watercourses have been under sustained attack and require restoration to their protected state. We reiterate our submission that the 18 hole idea is irrational, unreasonable and will be catastrophically destructive to the habitat. We endorse the view of Tom Doaks that an exciting, interesting 9 hole layout, on an expanded course in harmony with the wetlands and watercourses is a really good way forward both for the club, other members of the community with an expectation of using the reserve, and the natural features of the reserve.

The average area of nine-hole public courses in Auckland is 52.88 acres, and for 18 hole public courses is on average 105.76 acres[78].

In 2007 the president of the Waiheke Golf Club complained that there was not enough space in the reserve for bridle trails and walkways.

> *[…] The land available for the 18 holes is already barely enough you take any area for the provision of bridle paths or walkways and there is simply not enough land for the Golf Course to work.[…]*[79]

The club sought to exclude the walkways from a community reserve17. In the following year plans were drawn up to bury hundreds of meters of stream and wetland under landfill.

WEEDS submit, based on comparative utilisation and supply data, the lack of available space, the sensitive precious natural features that extend across the reserve playing a critical ecological role in a rare catchment, and the published advice of course designers like Tom Doak, that the overwhelming solution for golf in Rangihoua is Doak's nine holes in a new tee and green layout placed sensitively and in harmony with nature.

WEEDS submits that having ensured that all wetland and watercourse within the reserve is encompassed and protected by the wetland watercourse management area, the existing nine holes could be relocated around the restored natural features of a new golfing activity area 1 that would be modified in footprint in accordance with 6.1 on page 19 and Figure 7 on page 24.

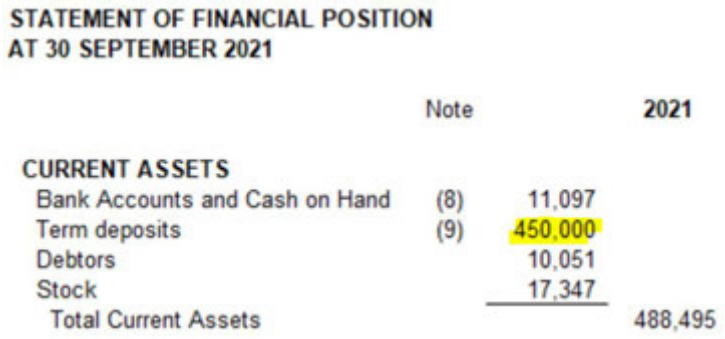
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[78] Derived from information in the Draft Auckland Council Golf Investment plan 2019

[79] Email Waiheke Golf Club President Tony Pope to Golf Club Solicitor John Collings May 16 2006.

The plan could provide options to reconfigure the existing tees and nine greens to provide a course on a larger footprint that is more attractive and interesting to play than the existing course, and a course that WEEDS could endorse as designed and constructed around nature, that retains interest and challenge for a golfer when played twice [80].

WEEDS submit that the golf club have demonstrated the ability to raise funding which can be applied to the course reconfiguration (see Figure 27 on page 80). There is no excuse in claiming that the club do not have the funds to provide for a course reconfiguration.



STATEMENT OF FINANCIAL POSITION
AT 30 SEPTEMBER 2021

	Note		2021
CURRENT ASSETS			
Bank Accounts and Cash on Hand	(8)	11,097	
Term deposits	(9)	450,000	
Debtors		10,051	
Stock		17,347	
Total Current Assets			488,495

Figure 27. Extract from 2021 Waiheke Golf Club Financial Return showing $450 000-00 on term deposit

That, expanding the footprint of the existing nine-hole course and reconfiguring the existing tees and nine greens in a staged and planned manner is the reasonable and the most logical option for golf, for the environment and for the harmony of the wider community in the reserve.

WEEDS reiterate its submission of 20 m riparian margin should be provided on all wetlands and watercourses, all of which should be included in an expanded and protected wetland watercourse management area.

WEEDS notes with regret that advocates of the old 18-hole course appear to be rigid in their thinking, unable to move past a time when the site was in private ownership and the area for an 18 hole course was nearly twice the area available today.

[80] Bottom P14-P15 The Anatomy of a Golf Course, Tom Doak,

WEEDS also submits that the reconfigured nine hole approach is compatible with ensuring that the wetland watercourse management area encompasses all of the wetlands and watercourses within the reserve.

13 Ambiguity, Insufficient Clarity and Definition, Elements of a Cloaked Plan, Corrupting Influence Is Unreasonable, Destabilising and Unfair to Submitters and Raises Concerns of Predetermination and Bias.

The notified plan is vague, inconsistent, and lacks basic details. Hunts with hounds and runs with the hares.

From vision through objectives, policy and actions the plan requires amendments to ensure protection of natural features and cultural values as well as to give effect to a revised primary purpose.

Council must address past failures to protect, preserve wetlands, riparian margins and watercourses and conserve cohesion in the environment. Council has carelessly neglected Reserves Act and Conservation Act responsibilities. Council should accurately record in the plan the state of the wetlands and watercourses when Council became responsible

13.1 The Notified Plan Has Hallmarks of Protecting and Preserving Options For A Future Golf Course At The Expense of Ensuring Protection and Preservation of the Precious Natural Features of Rangihoua. Natural Features Should Be Protected Today.

The Reserves Act S17 provides;

> *[…] areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside,"[…]*

The notified plan states[81];

> *"the council considers that the watercourses and wetlands and informal recreation management areas should no longer be considered appropriate locations for expansion of golfing on the reserve"*

and;

> *"to limit the future expansion of golf activities to within the activity footprint as shown in Appendix 1, and as set out in the management intentions" […]*

In the informal recreation area, the notified plan further provides that the desired experience will include an emphasis on[82];

> *[…]experiencing ecological enhancement including of the wetland as habitat for native fauna[…]*

One would reasonably expect that the wetlands watercourse management area would include all of the wetlands, watercourse and riparian margins within the reserve, including the informal recreation area 8 as well as the golfing activity area (1). In fact the notified plan excludes selected wetland watercourse and margin form the wetland watercourse areas without any reference or thought to the purpose of the reserve, the HGIDP or the Freshwater Regulations and National Policy Statement for freshwater.

Further investigation reveals that the notified plan instead, with great fidelity and with no explanation or purpose, preserves and protects options for the golf course layout provided for in a discredited and conditional 2013 document dated (see Figure 28 on page 86).

WEEDS notes with concern, alarm and confusion that Council may not have disclosed an intention to use the informal recreation management area (8) as a reservation for future golf. After all, the notified plan states that this area is for informal recreation. Cryptically, the notified plan also states words to the effect that golf is not appropriate for the wetland

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[81] Pg 14 notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

[82] Pg 15 notified Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan

watercourse **management area.** WEEDS submits that there is no excuse for not excluding golf from all wetlands, watercourses and riparian margins.

Had Council given effect to the obligation to protect then the wetland and watercourse area would have extended over the wetlands and watercourses. Instead, it appears that where the notified plan should preserve and protect natural features for the enjoyment of future generations, the plan is written to preserves the egregiously degraded state of wetland watercourse margin features to preserves options for the future expansion to an 18 hole course. This is unreasonable, contrary to the purpose of the reserves Act which requires protection of natural features, and

The maltreatment of protected natural features in this manner is inconsistent with the purposes of the Reserves Act and Resource Managing Act. The Reserves Act (1977) S3 and S17 do not provide for the protection and preservation of land for the future use as golf course. The reserve site is too small for an 18 hole course, underutilised in its present form (see 12.2 on page 72) and already represents a gross oversupply of golf for the visitor and resident population (see 12.3 on page 74).

By reproducing this discredited lease boundary Council appears today to remain predetermined, biased and zealously focused on preserving options for an irrational course expansion as set out in a 2013 lease rather than taking a serious look at better ways of managing the reserve. WEEDS objects. In fact is may be worse that the above, because there is a real appearance Council may be cloaking its own predetermination and bias under the appearance of a notified plan that superficially could be considered reasonable if some adjustments were made.

We submit that Council must look at verified evidence and needs based options while protecting threatened, rare, endangered habitat that is uniquely representative of Waiheke and New Zealand. If the informal recreation area is going to provide for enhancement of natural features, then that is what should be done, and the natural features placed with the wetland watercourse management area.

With respect to the golfing area 1, WEEDS submits that all of the wetland watercourse and riparian margins (to 20 m) be included in the wetland watercourse management area. No case has been made to exclude the wetlands watercourse and margins (WWM) from the wetland watercourse management area and WEEDS has submitted extensive reasoning to ensure that these areas are protected to the fullest extent possible.

WEEDS submits that all of the wetlands, margins and watercourse within the reserve, including the wetlands, margins and watercourse within the informal recreation and golfing activity management areas, be placed within the wetland watercourse management area.

WEEDS submits that the wetland and management area be reclassified[83] under the reserves to a more protective classification such as scenic, nature, or scientific (see 8 on page 41).

WEEDS submits that the objectives and policy of the wetlands and watercourse management must be modified to ensure with absolute clarity that the natural features are protected and that there should be no encroachment of recreational activities into these areas.

[83] Reserves Act (1977) S24 or S24A

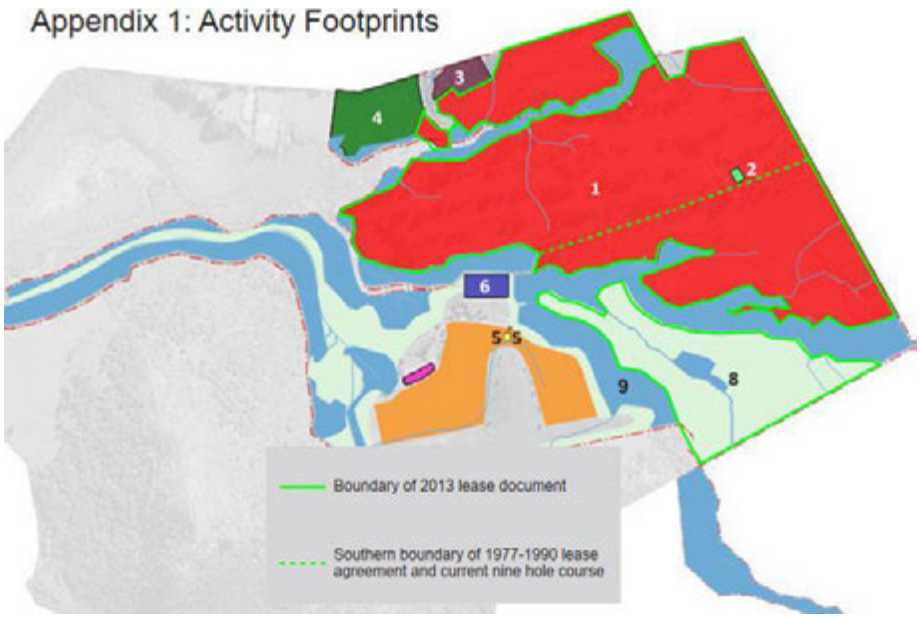


Figure 28: The Notified Plan: Protects and Preserves Footprint of a 2013 Lease Document.

The figure illustrates, in the solid green border, the footprint of the lease agreement that was to provide for the expansion of a nine hole course to 18 holes in a 2013 lease document. It can be seen that the lease bouindary perfectly matches area 1 and area 8 of the notified plan. The dotted green line indicates the southern extent of the 1977 lease and the current nine hole course. The figure illustrates that the enlarged golfing activities area to the south preserves the footprint of the 2013 lease. Further, the informal recreation area (8) also preserves, precisely, the footprint of the 2013 lease document. Notably, none of the wetland, margins and watercourses within the extended golfing area or the informal recreation area has been included in the wetland watercourse management area despite both being wetlands and watercourse areas, and both identified as valuable enhancement opportunities. It is difficult not to infer that the intent of Council is to protect and preserve options for a golf course expansion rather than to protect and preserve the natural features and cultural values.

13.1.1 The Notified Plan Should Have Disclosed That The Informal Recreation Management Area (8) may be contemplated as future expansion area for a golf course.

WEEDS submits that the notified plan, in accordance with the request of a former golf club president sitting at the decision makers table (see 13.8 on page 96), appears to preserve options to expand a course to the 18 hole footprint of the 2013 lease. As such, the notified plan could be thought of as stage 1 of a 2 stage plan to expand a golf course to 18 holes. If true, the notified plan is contradicting itself by saying that golfing activity will be limited to the golfing activity area (1). The notified plan has not disclosed fundamental information and misleads decision makers, submitters and the Minister of Conservation. Further, the Reserves Act, while providing for the conservation of cohesion, harmony and pleasantness

of the natural environment, and for the protection of natural features for the enjoyment of future generations DOES NOT provide for the conservation and protection of options to expand a golf course for future generations.

13.1.2 The Notified Plan Appears To Have Has Misled Submitters and Decision Makers About Informal Area (8).

At Page 14 the notified plan states; upon expiry of the club's current occupation rights, this plan proposes to limit the future expansion of golf activities to within the activity footprint as shown in Appendix 1, and as set out in the management intentions in Objective 7, policy 1 and 3 on page 25. WEEDS submits that there are no occupation rights for a golf club. Council is misdirecting itself, the golf club, decision makers and members of the public who will be misdirected that a golf club is being hard done by through the loss of "occupation rights". That is not true.

see 6.1 on page 19 and see 13.1 on page 82.

WEEDS submits that by not ensuring that the wetlands watercourse management area encompasses the wetlands watercourse and riparian margin in the informal recreation area and in the golf activity area the notified plan, Council is not disclosing its intentions and is failing to ensure the protection of natural features while protecting and preserving options to expand an underutilised today golf course at some unstated time in the future. Council should have notified such an intention, if it is true, so that submitters could object and comment. This practice is contrary to the purposes of S17 of the Reserves Act. (1977) which does not provide for the protection and preservation of natural features in a degraded state to preserve and protection options for the future expansion of an underutilised golf course.

13.2 The Notified Plan is Misleading by Claiming that A Golf Club Had Occupation Rights For 18 Holes; this is False.

The notified plan makes the claim that a golf club has had rights of occupation to an area for an 18 hole course.

Statements within the notified plan to the effect that a golf club have ever had rights of occupation to an area for an 18 hole course are false. Submitters have been misled in the same manner that submitters were misled in 2013 when notification of a proposed expansion of a course from nine to 18 holes over wetlands streams and watercourse asked submitters if they supported the lease for an existing 18 hole course?. There was no lease then and there was not 18 hole course. There are no rights of occupation today; the golf club are trespassing in the reserve.

These statements illustrate Council's ongoing bias and reluctance to provide for the rights and aspiration of all of those members of the community beyond a small group with a self-interest in playing golf. Many members of the community had their own aspirations and expectations for the reserve and do not want any expansion of a nine-hole golf course.

Those people had a lawful expectation of consultation regarding the use of a reserve that was purchased for the people of Waiheke by the Waiheke County Council with rate payer funds.

It should not need to be said that the reserve was purchased to provide for a nine hole golf course, which would remain (see 13.6 on page 95).

So, to reiterate, statements to the effect that there is or was an occupation right to an 18 hole course are offensive and have not been substantiated by Council.

The statement ignores Council's failure to fulfil its obligations under the Reserves Act, Resource Management Act, Hauraki Gulf Marine Park Act, Treaty of Waitangi etc or to give effect to the reasons the reserve land was purchased by the County Council and the ratepayers.

13.3 Council Misleading Itself and Demonstrating Predetermination Giving Weight to Outcomes based on Flawed Rejected Decisions Of Previous Decision Making Entities While being blind to Other Lawful Decisions. If Council Going To Rely

on Past Decisions It Should Rely on Lawful Decisions.

Information provided in LGOIMA response 8260259658 contains expressions of a view by Council officer(s) that support for an 18 hole course is consistent with previous decisions of council and for that reason the 18 hole proposal of the golf club had enhanced credibility (paraphrasing from memory). The notion of entrenching a past decision of a previous decision maker is rejected by WEEDS, however, if officers are going to cite the previous decision of decision making entities then Council should be fair and consistent in this approach and not repeatedly promote a golf course expansion.

The first decision of council with respect to the reserve was to receive a report identifying that land and its uses (see 13.6 on page 95). On the recommendation of that report the land was purchased for a nine hole golf course (see 13.6 on page 95). See also the submissions of Waiheke County Decision makers Sandra Lee and Janet Hunt who both made submissions to the 2012 Rangihoua Lease Hearing Panel.

Reserve management plan of 1995 never completed, contemplated significant damage to wetlands and watercourses.

Decision to sign lease in approx. 2008 and 2013 did not comply with Reserves Act Process. In the first instance no lease has the prior consent of the Minister of Conservation.

Decision to issue 2013 Lease was made by officers in the interregnum period. No delegation, not lawful decision maker. Consents, on which the lease is conditional, have expired, found to contain errors and oversight in landscape, engineering and ecology reports. Consents have expired and cannot be renewed. 2013 lease was not renewed 2017, no prior consent for renewal in 2017, and

Decision of 20xx Local Board requested answers from the CEO on fundamental questions in relation to the 2013 Lease document-no answer ever provided.

Notion that an 18 hole golf course has been approved, ever, is not true. By expressing for a

13.4 Incorrect Information Should Not Be Relied On.

13.4.1 Advocates of an expanded golf course have complained in submissions to the management planning committee that previous hearings have authorised an expansion to 18 holes and that A Management Plan is Unreasonable Because It Threatens Established Plans.

Council documents[84] note that advocates of a golf course expansion to 18 holes rely on a previous management plan (circa 1995) as well as two lease documents that would enable the expansion of a course to 18 holes. WEEDS submits that the old draft plan and the conditional lease documents are irrelevant. The 1995 management plan was never completed or ratified. Further, after 27 years new people, circumstances, insights and threats to the environment require that a plan is completed properly.

In the preparation of two previous lease documents a Golf club has enjoyed free reign without due process required by the Reserves Act. The club have been provided lease documents that offer an expansion to 18 holes. However the community that purchase the reserve for a nine hole golf course were not consulted at all, or were misinformed about the nature of the proposal. For example, the expansion of a course from nine to 18 holes over wetlands and streams that would be buried was simply advertised as *authorising the existing 18 hole lease*.

Prior to the un notified signing of a lease document in approximately 2008/9 a golf cub were advised by Auckland City Council, through their solicitor John Collings , that the terms of the lease are subject to the policy of a future management plan;

> *[…] There is no current management plan however it is entirely likely a management plan will be developed at some stage during the term of this lease. It is important to council to ensure that the terms of this lease are able to accommodate any policies of that management plan as and when it might be adopted. It is worth remembering such a plan is only adopted after a consultative*

[84] See LGOIMA response 8140010732 (word search for 1995)

process and the members of the golf club along with all other members of the community would have the ability to submit on any or all proposed policy at the concept and draft stages. […][85]

Notwithstanding that an expired lease would be an irrelevant consideration, that there was no lease, and that a management plan would determine the terms of a lease, having made it explicitly clear that any lease would be subject to the terms of a management plan, it is unreasonable for Council today to be subjecting a management plan, and submitters, to the false claim that there is or was a right of occupation for an 18 hole course. That is not true.

13.4.2 That there is a lease; that is not true

The notified plan contemplates expansion of the nine hole golf course however no reasons are advanced to justify this expansion except, we infer, the false and misleading claim that there were occupation rights for an 18 hole golf course.

The lease documents have previously been challenged by the Hauraki Gulf Enhancement Society Incorporated (In Liquidation). The first lease agreement was prepared without any public consultation whatsoever, or the prior consent of the Minister, in 2008/2009. The second lease was advertised as authorising an existing lease for an 18 hole course. There was no existing lease and the proposal was to extend a course from nine to 18 holes and entailed a revenue-generating landfill over protected streams and wetlands; none of which was disclosed in the advertising. Several Conservation Ministers expressed concern about these arrangements and in 2017 the Minister of Conservation withdrew powers delegated to Auckland Council and required the preparation of a management plan. Council cannot bypass its obligations to give effect the purposes of the Reserves Act by issuing a memorandum of understanding (MOU). Such a notion is simply absurd and Council might as well do away with all reserve processes relying instead on MOU agreements.

It is concerning that Council, yet again, in the notified plan have trafficked in innuendo by saying that that a golf club had occupation rights in the reserve for an 18 hole course and that those rights expired at a date corresponding with the final expiry date of a 2013 lease document. That is not true. There are no occupations rights, the golf club are trespassing in the reserve.

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[85] Auckland City Council Solicitor Sally Grey writing to John Collings, Golf Club Solicitor May 8, 2006.

The 2013 document has never been approved at a business meeting of the Waiheke Local Board decision maker, and neither had boundaries been agreed by the Local Board when the document was signed by officers acting outside their powers in the interregnum of 2013. The decision maker did not renew the lease at its expiry in 2017. Over and above the aforementioned issues, conditional consents have expired and cannot not be renewed due to errors, oversights and omissions in landscape reports, engineering reports and ecology reports.

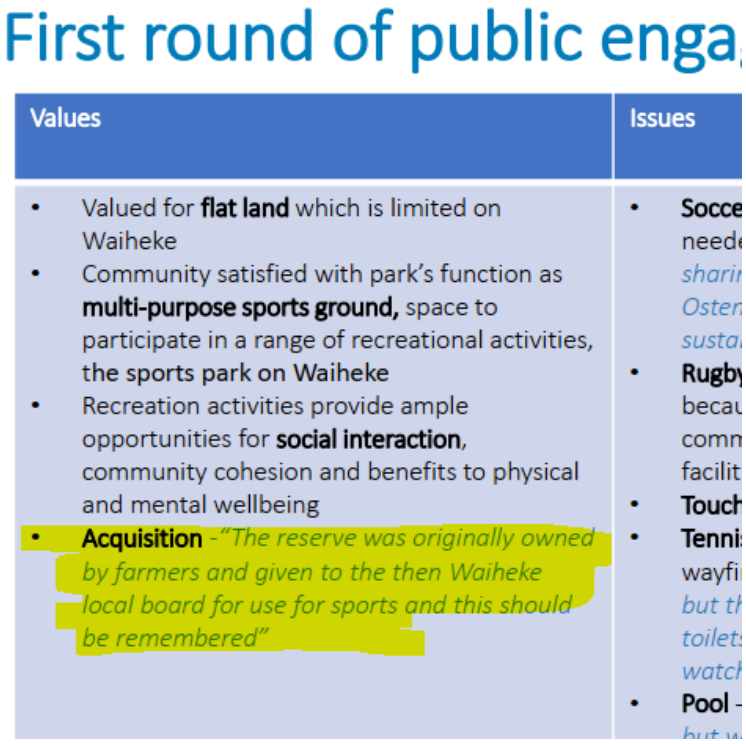
Clause 2 of the lease also notes that the lease will not extend beyond the final expiry date.

13.4.3 Representatives of the golf club demonstrate a cynical approach to protection and preservation of Natural features and treat public with contempt.

One example being the golf club submission that described the creation of a pond in the informal area 8 as a wetland restoration, when in fact existing wetland margins and watercourse of area 8 have been previously mown, scarified and channelized by the club who then sought a consent to bury them using landscape engineering and ecology reports that are now known to contain errors omission and oversight. Another example is a former president of a golf club dismissing “dried up old wetlands” in the back of the reserve in one year, then when the game is over becoming a caring proponent of wetland restoration; if it gets an 18 hole golf course.

On November 3, 2022 a golf club published an advertisement in the Gulf News Paper making more false claims (see Figure 16 on page 44).

13.4.4 The Reserve Was Donated to Council By A Farmer For Recreation.



First round of public enga

Values	Issues
• Valued for **flat land** which is limited on Waiheke • Community satisfied with park's function as **multi-purpose sports ground,** space to participate in a range of recreational activities, the sports park on Waiheke • Recreation activities provide ample opportunities for **social interaction**, community cohesion and benefits to physical and mental wellbeing • **Acquisition** -*"The reserve was originally owned by farmers and given to the then Waiheke local board for use for sports and this should be remembered"*	• **Socce** nede *sharir Oster susta* • **Rugby** becau comm facilit • **Touch** • **Tenni** wayfi *but th toilet watch* • **Pool** - *but w*

Submitters have made the claim that the land was donated to the Council for sports[86]. That is not true.

The reserve was purchased following an offer made on the open market by the County Council to the private landowner. The County Council, having identified several benefits, purchased the land using ratepayer funds. The purchase was for the recreational use of the people of Waiheke, the preservation of a nine hole golf course (which would remain; not 18), and a picturesque stream system and landscape (see 13.6 on page 95).

13.5 The notified plan Lacks Clarity, Certainty and Detail, Leaves out Key Elements For Resolution Away From Submitters. The Notified Plan May

[86] LGOIMA response 8140010732.

be Cloaking a Long Term Plan that Was Not Disclosed.

There is no excuse for the omission of key elements from the plan. Examples include and are not limited to;

1. the details of the type and extent of natural features of the reserve at the time Council became responsible for their protection and before wetlands, watercourse and margins were damaged.
2. the absence of specification and detail of riparian margin width on wetlands and watercourses in both text and illustration,
3. the differentiation between natural and artificial induced wetlands in circumstances where regulatory advice is that induced wetlands are natural wetlands except for specific circumstances that do not apply in Rangihoua[87], [88].
4. the misclassification and resulting omission of large tracts of wetland from the plan, particularly where protected wetland and watercourse has been channelized, drained and mown.
5. details of the proposed golf course configuration which are not provided at all,
6. details of hole and green layout which are not provided at all,
7. active recreation design principles to minimise impact on natural features and public health.
8. The extensive non-compliance with the Hauraki Gulf Island District Plan, the National Policy Statement on Freshwater and the Freshwater regulations. These plans and documents were drawn up following extensive consultation; there is no justification for ignoring them.
9. The notified 'plan' has concerning indications that it is cloaking the provision for an unreasonable golf course expansion within a vague plan that purports to protect natural features but in fact fails to do so to the extent possible.
10. Wetlands in the north side of the reserve which are not included in the wetland layer of appendix 1 on page 52 of the notified plan; why are the not classified in appendix 1, and why are their extent diminished in in the wetland and watercourse illustration on page 32 of the notified plan.

WEEDS objects to Council ignoring its own district plans, National Policy Statement (freshwater) and the freshwater regulations. These plans have been established after significant consolation. Council has failed to ensure consistency with these plans, has been vague as to its intentions, and among the confusion created is wrong to think it can obtain informed feedback from submitters.

In the notified 'plan' Council has not produced a plan. It is a vague and non-specific document that has omitted many key elements and sought to leave those elements for

[87] Defining Natural Wetlands Ministry for the Environment 2021

[88] Vegetation Tool Wetland Delineation, Clarkson, Landcare Research, 2013

resolution by officers and selected self-interested/conflicted users of the reserve at a later date without the input and submission of concerned submitters. This is unnecessary and unreasonable.

Council has squandered a valuable opportunity to obtain feedback from the community by failing to provide a clear, concise, well laid out plan with sufficient information for meaningful feedback as required under the Reserves Act S41, the Local Government Act and the LGOIMA.

The plan should be overt and absolutely clear and without ambiguity. Instead WEEDS and its members have found that they have to decipher what appear to be a hidden plan for preservation of golf course at the expense of wetlands, vague and non-specific language, and hidden agendas. WEEDS objects to this corruption of a democratic process.

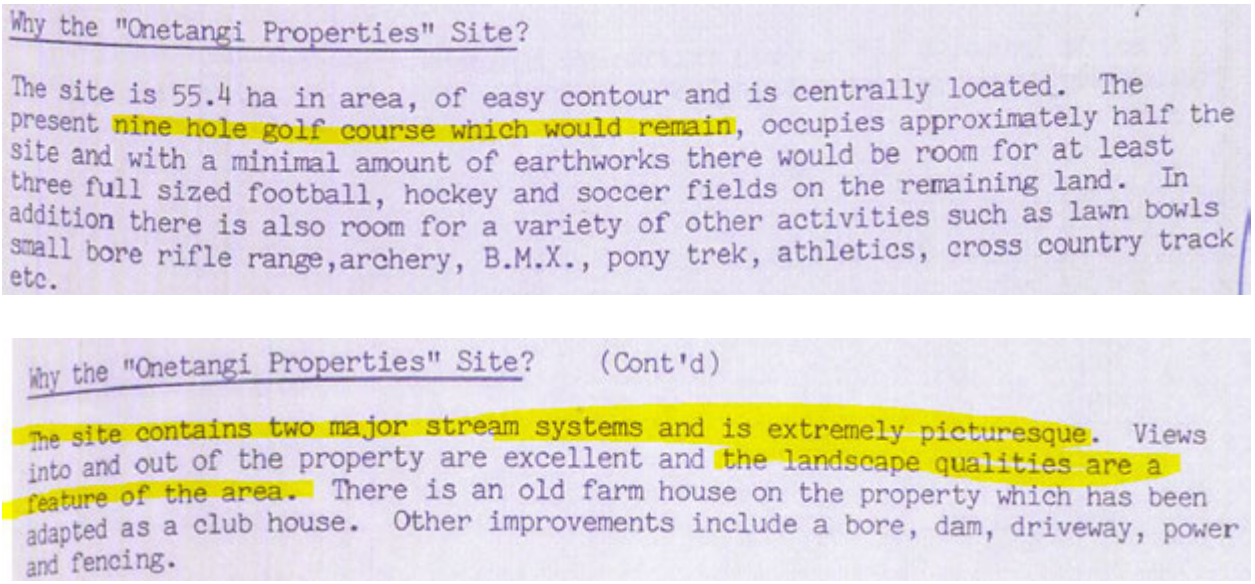
WEEDS submits that the plan should be amended and notified again with all of the issues within this submission addressed.

13.6 Plans(s) within A Plan Alarming Indicative of Predetermination, Bias, lack of Clarity, Lack of Fairness, Misdirection

13.7 The Reserve Land Was Purchased for Two Hundred and Twenty Thousand Dollars For The Long Term Recreational Needs Of Waiheke Island.

The County Council purchased the land using ratepayer funds contributed by all of the ratepayers of Waiheke.

In a report dated December 5, 1983 the Chief Technical Officer of the Waiheke County Council (WCC) advised the Chairman and Councillors of his recommendation on the purchase of an Onetangi Property[89] which he described as follows;



Why the "Onetangi Properties" Site?

The site is 55.4 ha in area, of easy contour and is centrally located. The present nine hole golf course which would remain, occupies approximately half the site and with a minimal amount of earthworks there would be room for at least three full sized football, hockey and soccer fields on the remaining land. In addition there is also room for a variety of other activities such as lawn bowls small bore rifle range,archery, B.M.X., pony trek, athletics, cross country track etc.

Why the "Onetangi Properties" Site? (Cont'd)

The site contains two major stream systems and is extremely picturesque. Views into and out of the property are excellent and the landscape qualities are a feature of the area. There is an old farm house on the property which has been adapted as a club house. Other improvements include a bore, dam, driveway, power and fencing.

Figure 29: The Reserve Land Included Many Attributes Recognised By The Waiheke County Council, Including Major Streams Systems and Landscape Qualities.

On December 13, 1983 Onetangi Properties Limited advised the County Clerk that the company accepted the WCC offer of $220 000-00 for the purchase of the land[90]. On Dec 19, 1983 Min 1169 of the WCC records confirmation of the offer to Onetangi Properties for the land "FOR THE LONG TERM RECREATIONAL NEEDS OF WAIHEKE IS" [91]. In 1989 the site (referred to here as Rangihoua Reserve or Rangihoua) was gazetted as Recreation Reserve under S17 of the Reserves Act (1977).

13.8 Ongoing Conflict of Interest, Bias and the Threat of Corrupt Influence.

A Waiheke Local Board (WLB) Member, former president and current member of a golf club, has in public declared a conflict of interest and can be seen standing aside from decision

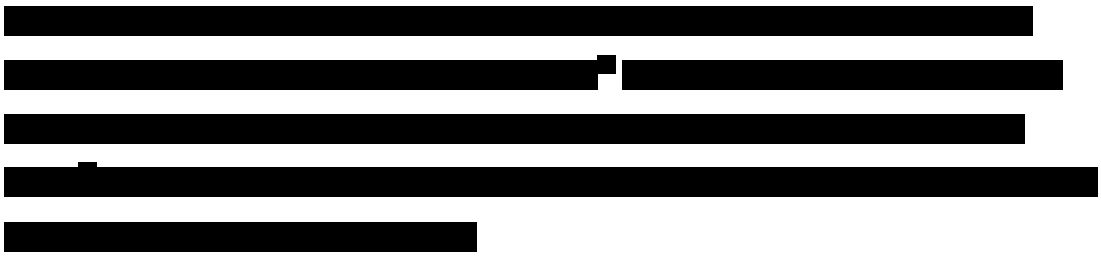
[89] Memo to Chairman and Councillors Waiheke County Council, Chief Technical Officer, December 5, 1983.

[90] Letter Onetangi Properties Limited to County Clerk Gargiulo accepting offer of $220k for purchase of land. Dec 13, 1983

[91] Minute 1169, Waiheke County Council, Dec 19, 1983.

making in public meetings with respect to Rangihoua reserve. However, published minutes show that in workshops closed to the public the WLB member has taken a different course of action and provided the golf club with a representative at the decision makers table where he has advocated for the club and identified the proposed informal recreation area (as it appears in the notified plan) as a place for the further future expansion of golf course[92]. Appendix 1 of the notified plan shows that the management areas preserve the key elements of a proposal that the conflicted and predetermined WLB member Mr Upchurch has requested preservation of the informal recreation area as future expansion for golf) see 6.1 on page 19.

It is also concerning that the Golf Club itself has previously identified the Rangihoua Reserve Onetangi Sports Park Management Planning subcommittee Chair as somebody that would look after the club[93]. The chairperson has been promoted in local body elections by members of the golf club and has stated that she is a big supporter of the former golf club president[94]. The chairperson had an influential role as chairperson of the Rangihoua plan subcommittee that produced the notified draft plan after 3.8 years behind closed-doors in workshops.



Members of the golf club have repeatedly sought the involuntary exclusion or removal of elected decision makers that the golf club perceive as not pre-determined in favour of a course expansion[97]. In at least one instance the chairperson of the WLB in the term to 2022 has facilitated and helped deliver that outcome.

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[92] Pg 5 Workshop record of the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee held on Friday 24 September 2021

[93] Waiheke Golf Club Newsletter, September 2016.

[94] Statement on social media, August 18, 2016.

[95] Copy of Waiheke Golf Club About Webpage identifying James Tinnion Morgan as president.

[96] Copy of World Bank webpage with URL.

[97] Waiheke Local Board Members Paul Walden and Shirin Brown.

14Other Matters.

14.1 Informal recreation area (8) requires clear signposted access.

14.2 WEEDS Would Facilitate Access to Seeds and Seedlings within The Catchment if Needed for Active Restoration of Riparian Margins.

With respect to selection of species used in the planting of riparian margins, in order to preserve continuity, integrity and fidelity within the environment, WEEDS endorses the use of species that are normally found within the catchment. WEEDS can help identify and access these species and offers to do so.

14.3 Alternative wording for parts of the plan is submitted in a separate document accompanying this submission.

WEEDS notes that in doing this work it became apparent that

WEEDS submits that the reserve be transferred to the regional park network.

14.4 WEEDS Submits That A Better Name For The Reserve Could Be Found.

WEEDS submits that there must be a better name than Rangihoua Reserve Onetangi Sports Park.

WEEDS has used the name Rangihoua Reserve found in early descriptions of the reserve. Rangihoua has seemed appropriate mindful of significance of the site in our history, and in particular to the history of the Ngati Paoa descendants of Te Arawa and Tainui canoes.

14.5 WEEDS Rely on the Submission made to the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee in 2019

WEEDS Rely, in full, on the WEEDS Submission made to the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee in 2019[98]. All of the submission points are relied on as if they are incorporated into this objection and comments.

WEEDS notes that comments within LGOIMA response 8140010732 indicate that some of the 2019 submissions points were considered as out of scope. WEEDS submits that all of the submissions were in scope and that Council needs to be mindful of its obligation to ensure that those qualities of the reserve that contribute to the cohesion of the natural environment shall be conserved (Reserves Act S17(2)(c)).

14.6 Occupation to be by Licence to Occupy; Not Lease.

The issue of whether occupancy of the reserve is by lease or licence has implications for Council's ability to manage the reserve, protect the natural features, and for public access. Council should not be putting itself in a position where it excludes itself, Ngati Paoa or members of the community fulfilling their role as kaitiaki (in the case of Ngati Paoa), caregivers, custodians, or monitors of protected natural features, Council from managing natural features and the community from community land.

WEEDS submits that access to public land should be maintained at all times for public health emergencies, such as during the COVID pandemic, so that people can exercise in the fresh air in a public open hygienically spaced and safe manner.

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[98] WEEDS submission 2019 to the Rangihoua and Onetangi Sports Park Reserve Management Plan Development Committee.

The 2010 Regional Parks Management Plan for Auckland contains sensible objectives and policy addressing the nature of occupancy arrangements for reserves[99]. It is most efficient to quote from the Regional Council Plan;

WEEDS submits that a licence to occupy provides sufficient occupancy rights for any group wishing to use of the reserve, including for golf (see 14.6 on page 100).

WEEDS submits that irrigation facilities buried within the grounds of the reserve and do not warrant the use of a lease.

WEEDS submits that there has not been a lease since 1990 and issues that have arisen would not have been prevented by a lease.

Further, that there is no evidence in the history of the reserve that a lease is necessary. There has been no lease to a golf club since 1990.

WEEDS submits that in the event that a lease is issued that the rent be at a commercial level.

WEEDS submits that any income derived from the reserve be applied, in accordance with Reserves Act S78 for "the purposes of this Act". The purpose of the reserves act is provided in S3 and includes;

[…]providing, for the preservation and management for the benefit and enjoyment of the public[…]wildlife; or

(iii) indigenous flora or fauna; or

(iv) environmental and landscape amenity or interest; or

(v) natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:

[…]

ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape

[99] Pages 166-169, Regional Parks Management Plan Volume 1, Auckland Regional Council, August 2010

WEEDS submits that the financial returns of a golf club occupying a part of the reserve show that hundreds of thousands of dollars are held in an interest bearing account having been leveraged off the back of our community reserve which they have enjoyed the use of at no cost while causing great damage to protected natural features. Any occupancy agreement should include a rent component to be allocated to the removal of the landfill in the reserve.

13.5.4 Leases

Objective 13.5.4:

To avoid further alienation of regional park land by no longer entering into leases.

Policy:

13.5.4.1 Grant licences rather than leases, with the exception of leases granted to Watercare Services Ltd.

13.5.4.2 Liaise with existing lessees to ensure that the terms and conditions of the leases are adhered to, and to discuss issues of mutual concern.

Explanation:

Leases grant a proprietorial right over the land covered by a lease agreement. This enables the lessee to carry out activities as of right when provided for under a lease without further reference to the council, and to restrict public access to the leased land where appropriate. This situation is not considered to be appropriate in regional parks that are owned by the public and managed to provide for the needs of the people of the Auckland region. Given this, the council will not enter into any new lease agreements.

There are a number of existing leases on regional parks. These include golf courses, restaurants, community organisations, charitable trusts, commercial forestry and metropolitan water supply catchments. Many of these have historic origins that pre-date the land being vested for regional park purposes. The metropolitan water supply catchments carry out essential functions in perpetuity for the public good.

While the council does not intend to approve any new leases, it is obliged to administer the existing leases in terms of the conditions of those leases. The council will not enter into any new lease agreements, but will instead grant limited rights of occupation where appropriate under a licence.

Rangihoua is not a regional park however the same rationale for using licences rather than leases applies.

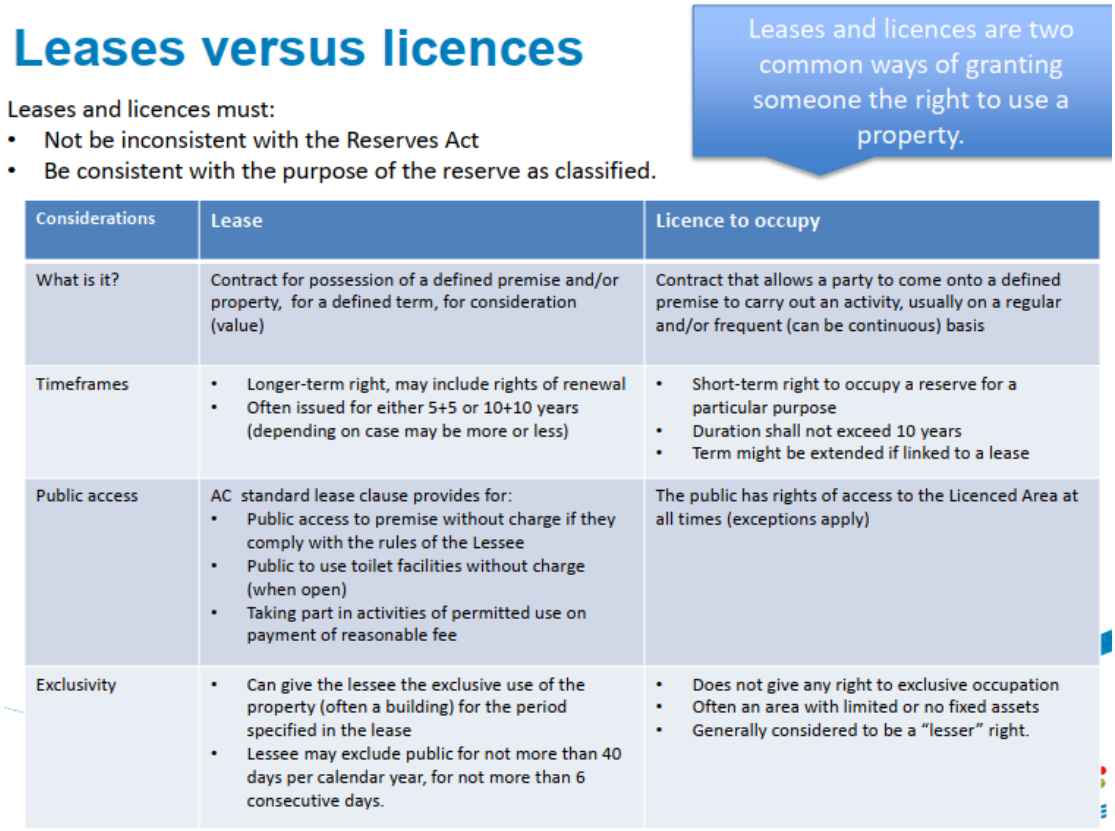


Figure 30. Screen capture from LGOIMA response 8140010732.

IN the first instance WEEDS would prefer that Council manage any golf course land. Council could subcontract management to a golf club. Golf club could lease clubroom and operate a club. The second preference of WEEDS would be to use of licences as a means to provide occupation rights for large tracts of land. WEED objects to the use of a lease.

14.7 WEEDS submit that the Park Management Practices Prohibit Glyphosate Use In The Reserve.

WEEDS submits that the notified Plan prohibit the use of glyphosate in the reserve. WEEDS notes that vegetated riparian zones adjacent watercourses are frequently dead indicating use of herbicide. This practice is destructive of valuable riparian habitat that hosts invertebrates and is provides cover for aquatic vertebrate to lay eggs. Members of the community are also concerned that glyphosate is a carcinogen despite the fact that it is approved by the EPA. A rebuttal of the EPA's reasoning (called "Carcinogenicity of glyphosate: why is New Zealand's EPA lost in the weeds?") has been authored by six NZ experts in the NZ Medical Journal [4]. Children should not be playing on fields contaminated with this stuff.

1. The International Agency for Research on Cancer (IARC) classified glyphosate as 2A (probable human carcinogen) in 2015 [1]
2. Bayer, while continuing to deny that their product Roundup causes cancer, has so far agreed to settle nearly 100,000 U.S. lawsuits for $10.9 billion USD [2]
3. Jurisdictions that have legislated against glyphosate so far include Austria, Belgium, Czech Republic, Denmark, France, Italy, the Netherlands, Malawi, Thailand, Sri Lanka, Oman, Kuwait, United Arab Emirates, Bahrain, Qatar, Saudi Arabia, St Vincent and the Grenadines, Bermuda, many cities and counties in the USA – and Germany has passed a law phasing out its use, pending a total ban by 2024 [3]

[1] https://www.iarc.who.int/featured-news/media-centre-iarc-news-glyphosate/

[2, 3] https://www.carlsonattorneys.com/news-and-update/banning-roundup

[4] https://assets-global.website-files.com/5e332a62c703f653182faf47/5e332a62c703f6a2202fcb30_Douwes%20FINAL.pdf

14.8 WEEDS Endorses Forest And Bird Comments Expressed In Gulf News November 3, 2022.

Draft Rangihoua park plan needs more action, says Forest and Bird

Public submissions for Waiheke's long-awaited Onetangi Sports Park Management Plan will close next Wednesday 9 November at 5pm.

In the meantime, both the local Hauraki Islands branch of Forest and Bird and the Waiheke Golf Club, which has a nine-hole course on the sports park, are raising concerns about aspects of the current draft.

"Further modification or development of the riparian zone should not be allowed, except for biodiversity restoration purposes and future recreational use should be adapted as necessary," says Forest and Bird committee member Julian Watts.

"The plan doesn't dive deep into the specific actions Auckland Council will take to address these issues.

"Te Rangihoua [the day of renewal] needs healing and renewal. As it stands, the plan does not provide the help it needs for this to happen," he says.

"The Rangihoua wetland system is part of a complete ecotone [ecological sequence] that runs from the saline wetland with mangroves of Pūtiki Bay, through salt marsh and salt meadow to freshwater wetland with Machaerina sedgeland and raupo reedland, to kanuka scrub, taraire-tawa-kohekohe and kauri-podocarp-broadleaf forest on Trig Hill."

"Such sequences are acknowledged as being rare, both regionally and nationally."

In past times, infill and drainage, clearance of habitat along streams and wetland corridors and creation of man-made structures, such as perched and blocked culverts, have damaged the connections between the upper and lower catchment in the reserve, Julian says.

"Artificial ponds and two large dams in the upper central tributary block the movement of freshwater species such as migratory fish [tuna eels]. These need to migrate to and from the sea to complete their annual breeding cycle."

This made Rangihoua wetlands a weak link in this ecological sequence, he says.

The issues are fixable but the plan "doesn't provide an adequate framework for this to happen, despite Auckland Council's own ecologists recognising the park's importance as a priority area for protection and restoration".

The draft's focus on the next five years should identify the extent of riparian margins for vegetation enhancement of up to 10m along the edges of watercourses throughout the reserve and undertake planting with appropriate indigenous species while removing pest plants, he says.

"In effect, this means restoration from water's edge to 10 metres. Both expert advice and Auckland Council's own guidelines recommend a continuously planted corridor with a bare minimum of 10 metres to protect water quality and at least 20 metres width for it to be self-sustaining and support a flourishing ecosystem, including cover and shade for native fish and birds."

In section six of the plan, Auckland Council said they would develop a plan to identify the best options for the removal of barriers to fish passage and to identify a budget for the progressive removal of those barriers from the coast and upstream to the headwaters.

This raises a second major concern for the Waiheke conservation group.

"Auckland Council should already be taking active steps to remove barriers to native fish passage, based on the information which is already available in the detailed Watercourse Assessment Report prepared by Morphum Environmental in 2020," Julian said.

"Instead, the plan proposes to carry out various further investigations once the plan is approved and does not commit to any serious actions until at least five years beyond that."

"This will be of no benefit to the population of banded kokopu stranded above the dams in the upper catchment and unable to complete their migration and breeding cycle."

Julian said that Forest and Bird want to propose a riparian zone set back of at least 20 metres along both banks of all watercourses and wetlands to allow the re-establishment of riparian vegetation, as opposed to the 10 metres originally stated on the plan.

"This should continue the successful work of the Waiheke Resources Trust's Love Our Waiheke Wetlands programme, in partnership with tangata whenua." • *Silvia Massa*

Figure 31. Copy of views of Forest and Bird Protection Society Expressed in Gulf News, November 3, 2022 are endorsed by WEEDS.

From: [redacted]
To: Rangihoua Onetangi RMP
Cc: Kiri Le Heron
Subject: RE: Rangihou Onetangi Draft Rangihou Sports Park
Date: Monday, 14 November 2022 8:38:30 am

Kia ora,

Forwarding this Feedback that I arrived at our mailbox.

Ngā mihi,

[redacted]
Auckland Council, Level 25, Te Kaunihera o Tāmaki Makaurau, 135 Albert Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz
We value flexible working at Auckland Council. If you receive this email outside of your regular work hours, please don't feel compelled to respond at this time.

From: Pip Duncalf <[redacted]>
Sent: Wednesday, 9 November 2022 3:52 pm
To: Consultation [redacted]>
Subject: Rangihou Onetangi Draft Rangihou Sports Park

I am sorry to have to make contact this way but I have spent some very frustrating time trying to get to fill in the form about the Sports Park .
I have had a home on Waiheke for 36 years and am an active adult .
I belong to the golf club and am extremely grateful to the volunteers on the Island who make that course so lovely .
However a nine hole golf course (as far as golfers are concerned) is a play thing . Rarely are rugby players asked to play on half a field or tennis players on half a court but the council seems keen to ensure that Waiheke has only half a golf course.
Some years ago I did some research as to the size of towns who have an 18 hole golf course. There are many many towns that have one .It was embarrassing to find that Waiheke, with a population which oscillates between 10,000 and 30,000, was by far the biggest population that had only a 9 hole course. Even Patea with a population of about 2,000 has a nice 18 hole course.
I understand and respect your desire to look after the wetlands and keep Waiheke as green as possible but to deny golfers the chance to play on a proper sized golf course seems both shortsighted (keen visiting golfers would love to play on the Island) and frankly unkind.
Surely both parties on this issue can be accomodated.
Here's hoping the youth of today who are keen golfers will be treated fairly .
Thank you

Respondent No: RRMP1
Login: [redacted]

Responded At: Sep 08, 2022 18:19:11 pm
Last Seen: Sep 08, 2022 06:16:23 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

not answered

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
not answered

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

Q8. **Tell us why (please be clear which section you are referring to):**

I don't think NZGBC green star should be mandated for all buildings in the park. As a green star accredited professional and having carried out assessments on buildings, it is impractical for the types of buildings that would likely be built on the park, and would lump the construction with unnecessary costs for little gain.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

Q10. **Name of park:**
not answered

Q11. **What do you think about the management intentions for this park?**
not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** not answered

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP2
Login: [redacted]

Responded At: Sep 16, 2022 15:05:20 pm
Last Seen: Sep 16, 2022 03:01:03 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

Basic goals are ok.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Mostly support

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Strongly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Strongly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

The golf course should stay at 9 holes and a new community-initiated use should be found for the clear land between it at the football pitches. Golf is too exclusive to be allowed any further public reserve space.

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP3
Login: [redacted]

Responded At: Sep 16, 2022 17:26:51 pm
Last Seen: Sep 16, 2022 05:16:07 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
I don't know

Q4. **Tell us why:**

Honestly I can't read council reports or plans anymore or I am at risk of slitting my wrists with frustration over all the treaty nonsense, platitudes and total lack of practical thought that goes into these things. I am also highly skeptical of whether you actually care about what the majority of people want or think. So I have no opinion on the document as a whole just about the gold course.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
I don't know

Q6. **Tell us why:**

See my first answer.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	I don't know
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	I don't know
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	I don't know
PROTECT AND RESTORE BIODIVERSITY (page 22)	I don't know
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	I don't know
ACCESS AND PARKING (page 24)	I don't know
LEASES OR LICENCE ARRANGEMENTS (page 25)	I don't know

Q8. **Tell us why (please be clear which section you are referring to):**

Same as my first answer.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	I don't know
ACTIVE RECREATION AND SPORT (pages 28 to 29)	I don't know
WATERCOURSES AND WETLANDS (pages 30 to 31)	I don't know
ACCESS AND PATHS (pages 34 to 35)	I don't know
INFORMAL RECREATION (pages 38 to 39)	I don't know

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Same as previous answer.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** I don't know

Q15. **Do you have any other feedback on the draft plan?**

YES! Please allow the golf course to become an 18 hole course. This could be a great facility and bring many more golfing tourists to the island. I think it is shocking that you have allowed the Waldon family, who are against the golf course extension, to single handedly wield their influence over you for so long. I am sure you can allow the golf course to be extended to18 holes while still protecting all the things that need protecting in this area.

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP4
Login: [redacted]

Responded At: Sep 16, 2022 18:42:04 pm
Last Seen: Sep 16, 2022 06:37:10 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Strongly support

Q4. **Tell us why:**

Because it recognises the various values and uses of the area and proposes no radical changes to them.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Strongly support

Q6. **Tell us why:**

see above

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Strongly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	I don't know

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Strongly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

see above

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Strongly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP5
Login: [redacted]

Responded At: Sep 19, 2022 09:58:17 am
Last Seen: Sep 13, 2022 03:21:31 am

Q1.	**If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**	No
Q2.	**If yes, please provide an email and/or phone number so we can contact you about this:**	not answered
Q3.	**Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**	Strongly do not support

Q4. **Tell us why:**

not answered

Q5.	**Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**	Mostly do not support

Q6. **Tell us why:**

Stop wasting ratepayers money unneccsarily. We don't need signage in Te Reo. There are less then 100 people who live on waiheke who can speak Te reo.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly do not support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly do not support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Strongly do not support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Strongly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

Stop prioritising maori wonderfullness. It is wasting ratepayers money.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Strongly do not support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly do not support
INFORMAL RECREATION (pages 38 to 39)	Mostly do not support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly do not support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP6
Login: [redacted]

Responded At: Sep 22, 2022 11:22:51 am
Last Seen: Sep 21, 2022 23:10:19 pm

Q1.	**If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**	No
Q2.	**If yes, please provide an email and/or phone number so we can contact you about this:**	not answered
Q3.	**Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**	Mostly support

Q4. **Tell us why:**

not answered

Q5.	**Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**	Mostly support

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly do not support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

Objective 6 - Do not see a need for parking charges Objective 7 - Support the community use of the space, but it must be made sure not to impact licensed users, i.e. damage the fields. Current users book out fields for their use during the season to prevent this, so some semi-exclusive license to areas for certain periods needs to happen

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Active Recreation & Sport - Would still like to see in the longer term goals a community swimming pool. This has been tables in the past and should not be removed from the long term goals

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP7
Login: [redacted]

Responded At: Sep 29, 2022 14:05:44 pm
Last Seen: Sep 29, 2022 00:55:01 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Strongly support

Q4. **Tell us why:**

not answered

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Strongly support

Q6. **Tell us why:**

The screen industry supports local boards in creating inclusive, well maintained and well managed parks. Access to high quality parks, facilities and public places is not only a massive resource for everyday Aucklanders, but also a draw card for attracting overseas and NZ business to the region. The screen industry is a growth industry in our region, contributing over a billion dollars to the Auckland economy every year. Continued access and parking for film productions is vital for us to continue to be an economic driving force in Auckland. Drone filming is becoming more common and I would like to mention this specifically. In our experience complaints about drone filming are usually related to amateur drone operators, while drone filming by film professionals is highly controlled through the Screen Auckland application process and strict adherence to Civil Aviation rules. Thank you! [redacted] on behalf of NZAPG (New Zealand Advertising Producers Group)

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Strongly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Strongly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Strongly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Strongly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP8
Login: [redacted]

Responded At: Oct 19, 2022 18:22:05 pm
Last Seen: Oct 19, 2022 05:15:56 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly do not support

Q4. **Tell us why:**

I think as a whole it needs to be managed in such a way that makes it accessible for all.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Mostly support

Q6. **Tell us why:**

Needs looking after.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

Its all relevant

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

All relevant

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

I really think some part of it needs to have a dedicated dump station for self contained vehicles etc to dump their wastewater.

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP9
Login: [redacted]

Responded At: Oct 20, 2022 09:54:10 am
Last Seen: Oct 19, 2022 20:32:51 pm

Q1.	**If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**	No
Q2.	**If yes, please provide an email and/or phone number so we can contact you about this:**	not answered
Q3.	**Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**	Mostly do not support

Q4. **Tell us why:**

I dont believe the golf course and its expansion should be restricted as it is a growing sport, it brings people to the island in tourism and is accessible for all people and promotes sport and wellbeing. What else is the area going to be used for. Because currently it isnt used for anything?

Q5.	**Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**	Mostly support

Q6. **Tell us why:**

It is quite conflicted, as sport tends to happen on curated land or areas. Not on natural areas. So in terms of development what is the priority?? I agree all sports facilities should be maintained and improved, as they are great. But are you also consulting with the sports clubs and users as well as Ngati Paoa on the facilities and designs because they are the end users.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Mostly support these actions in principle, as long as the actions do not compromise the individual objectives, which think is a possibility

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** I don't know

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP10
Login: [redacted]

Responded At: Oct 20, 2022 09:56:51 am
Last Seen: Oct 19, 2022 20:53:46 pm

Q1.	**If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**	No
Q2.	**If yes, please provide an email and/or phone number so we can contact you about this:**	not answered
Q3.	**Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**	Mostly support

Q4. **Tell us why:**

I am a user of the disc golf course, but the proposal lacks any mention of upgrading the disc golf course

Q5.	**Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**	Mostly support

Q6. **Tell us why:**

I am a user of the disc golf course, but the proposal lacks any mention of upgrading the disc golf course

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

I am a user of the disc golf course, but the proposal lacks any mention of upgrading the disc golf course

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

I am a user of the disc golf course, but the proposal lacks any mention of upgrading the disc golf course

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

I am a user of the disc golf course, but the proposal lacks any mention of upgrading the disc golf course

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: 11
Login: [redacted]

Responded At: Oct 20, 2022 10:08:42 am
Last Seen: Oct 19, 2022 21:05:01 pm

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

we need more areas that cannot be built on and are for the people

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Mostly support

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

I would like helicopters and light aircraft to be banned to fly over the area and Waiheke in general as the noise is very annoying and they are damaging to the environment

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP12
Login: [redacted]

Responded At: Oct 22, 2022 12:44:08 pm
Last Seen: Oct 21, 2022 23:34:22 pm

Q1.	**If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**	No
Q2.	**If yes, please provide an email and/or phone number so we can contact you about this:**	not answered
Q3.	**Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**	Strongly do not support

Q4. **Tell us why:**

Removing future 18 hole golf course. Removing existing golf course hole 2 tee block. putting in access road to golf course with only single lane to exit/enter main road (traffic hazard).

Q5.	**Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**	Strongly do not support

Q6. **Tell us why:**

Removal of 18 hole golf course.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly do not support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	I don't know
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly do not support
ACCESS AND PARKING (page 24)	Mostly do not support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

Golf course land was private land donated to council as a future 18 hole golf course. Internal bickering amongst council departments have stalled the development for 20 years & cost ratepayers a lot of wasted money.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly do not support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly do not support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Lots of area for paths & informal recreation without using proposed future 18 hole golf course.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP13
Login: [redacted]

Responded At: Oct 22, 2022 18:07:50 pm
Last Seen: Oct 22, 2022 04:29:25 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
Yes

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
[redacted]

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

I agree with the proposal except the use of the Informal Recreation Area 8 where a poor unjustified decision has been made to not seriously consider its use as an extension of the Golf Course to an 18 hole course

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Mostly do not support

Q6. **Tell us why:**

I agree with the proposal except the use of the Informal Recreation Area 8 where a poor unjustified decision has been made to not seriously consider its use as an extension of the Golf Course to an 18 hole course

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly do not support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly do not support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Strongly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

Disagree with: "Provide for the ongoing use and development of the Waiheke Golf Course, within the indicative activity footprint as shown in Appendix 1, for the game of golf and for safe public access for the benefit of the wider community. " The footprint should be expanded to include Informal Recreation Area 8

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Strongly do not support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

I believe the Informal Recreation Area 8 shown on Appendix 1: Activity Footprints should be used to develop an 18 hole golf course. The Waiheke Island Golf Club should arrange for the design to be approved by Auckland Council and make a financial contribution for its construction. This 18 hole course would provide a greatly improved recreation facility for Ngāti Pāoa and other mana whenua, Waiheke residents and attract visitors from Auckland. It would not interfere with native fauna or harm the natural wetland.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

I believe the Informal Recreation Area 8 shown on Appendix 1: Activity Footprints should be used to develop an 18 hole golf course. The Waiheke Island Golf Club should arrange for the design to be approved by Auckland Council and make a financial contribution for its construction. This 18 hole course would provide a greatly improved recreation facility for Ngāti Pāoa and other mana whenua, Waiheke residents and attract visitors from Auckland. It would not interfere with native fauna or harm the natural wetland.

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP14
Login: [redacted]

Responded At: Oct 27, 2022 13:02:22 pm
Last Seen: Oct 26, 2022 23:51:00 pm

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Strongly support

Q4. **Tell us why:**

Because it takes into the account the ecological and cultural value of the land and tries to accommodate group from all walks of life.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Strongly support

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Strongly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Strongly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Strongly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP15
Login: [redacted]

Responded At: Oct 27, 2022 17:15:05 pm
Last Seen: Oct 27, 2022 04:10:07 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

To allow a lease with the golf club. Little O beach is unswimable due to pollution, yet AC woriies about the little stream by the gold course

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Mostly do not support

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly do not support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly do not support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly do not support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly do not support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly do not support
INFORMAL RECREATION (pages 38 to 39)	Mostly do not support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP16
Login: [redacted]

Responded At: Oct 30, 2022 08:45:05 am
Last Seen: Oct 29, 2022 19:02:16 pm

Q1.	**If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**	No
Q2.	**If yes, please provide an email and/or phone number so we can contact you about this:**	not answered
Q3.	**Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**	Mostly support

Q4. **Tell us why:**

The plan generally strikes an appropriate balance between environmental and recreational objectives.

Q5.	**Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**	Mostly support

Q6. **Tell us why:**

The objectives and policies generally strike the right balance between the environment, cultural values and recreation.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Strongly support

Q8. **Tell us why (please be clear which section you are referring to):**

For active recreation it would be appropriate to investigate a short (par 3) course on the current driving range area. The golf club already has a wide range of membership ages and backgrounds and welcomes non-members but a 9 hole par 3 course would further encourage wider participation, particularly as a family activity. The car parking already needs to be extended so that would need to be part of such an expansion. It is a serious concern that the draft plan currently omits the golf course's second tee from the lease area. There is no viable option for relocating that tee as the second hole is already only 120m long. Nor would there appear to be any environmental benefit in excluding that tee area as the public walkway already goes around two sides of it and watercourses go around 3 sides of it and it is compatible and co-exists with these features. Doing away with the second tee would require a major re-design and major costs as well as resulting in a lower standard of course. The draft plan should be amended to include teh second tee in the golf club lease area.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

In terms of environmental considerations the proposed actions to enhance the wetlands and watercourses and moderate the golf club's use of herbicides and fertilisers are appropriate. The suggestions circulating in the community that all the previously undertaken earthworks should be removed are unrealistic and unnecessary and would essentially kill the golf course which currently provides active recreation opportunities for young and old (golf club members include a significant number in their 70's and even 80's who have little other recreational options, as well as having some promising youth development) and adds to the social contacts and cohesion of the community as well as providing a tourism attraction. There are allegations that kokopu are trapped in ponds and unable to access the wetlands but I am aware of several instances where kokopu live in watercourses upstream of culverts (eg in both parts of Park Road Reserve in Surfdale each side of the main road (Tetley Road). I've also seen giant kokopu in the watercourse upstream of the Dead Dog bay sculpture park so it is clear that they can survive and travel in very shallow and low flow watercourses. The draft plan's proposal to investigate the presence of fish and other stream life and undertake any improvements found necessary is appropriate.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Strongly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16.	**You can attach extra documents on your feedback. Please include your name on each additional page.**	not answered

Respondent No: RRMP17
Login: [redacted]

Responded At: Oct 31, 2022 16:49:51 pm
Last Seen: Oct 31, 2022 02:45:54 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?** — No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:** — not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?** — Mostly support

Q4. **Tell us why:**

I am curious as to how many people actually use the golf course given the huge amount of land it takes. I note the mention of swimming pool funding and believe that a covered 25m swimming pool would serve all people of the island well throughout the year.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.** — Strongly support

Q6. **Tell us why:**

The historical significance of the land and the need to protect its natural amenities and wetlands. I do not see mention of future-proofing for the coming environmental changes - how will these be allowed for?

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

Would like to see the possibility of a community all weather swimming pool addressed. Parking - should be very limited - provision for a bus turning bag could be made near the clubrooms. The reserve is right on the Onetangi bus route which surely reduces the need for cars. Why would there be any leases allowed in wetland areas when the aim is to clean them up and have them functioning the way they should? Why would the golf club be further developed when it already has so much of the usable space?

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Strongly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Good to see plans for the review of occupancy arrangements in line with our growing permanent population. And also the plans for a playground area.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP18
Login: [redacted]

Responded At: Nov 01, 2022 13:12:41 pm
Last Seen: Oct 31, 2022 22:17:33 pm

Q1.	**If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**	No
Q2.	**If yes, please provide an email and/or phone number so we can contact you about this:**	not answered
Q3.	**Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**	Mostly do not support

Q4. **Tell us why:**

There are some sections regarding environmental protection and restoration that need to be strengthened.

Q5.	**Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**	Mostly do not support

Q6. **Tell us why:**

Pg13 - I agree that the streams, wetlands and riparian margins in Rangihoua Reserve and Onetangi Sports Park are to be protected and restored. The pg33 map indicates a number of streams and water bodies but few of these are shaded as watercourses and wetlands however, making me wonder how extensive the streams, wetlands and riparian margins restoration will be. In my view The wetland watercourse management area must include all wetlands, margins and watercourses.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	I don't know
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Strongly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

Pg19, policy 1. - the current management plan is too weak on environmental restoration (per above). Pg23, policy 4. - viewshaft protection should be removed. Viewshaft management is difficult and time consuming, it could be used as an excuse to stifle necessary planting (in my view trees enhance viewshafts, but this is not a universal opinion). The environment should be able to develop and be enhanced in a natural way that this policy will likely interfere with.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly do not support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Pg26, focus IV. - viewshaft identification should be removed. Viewshaft management is difficult and time consuming, it could be used as an excuse to stifle necessary planting (in my view trees enhance viewshafts, but this is not a universal opinion). The environment should be able to develop and be enhanced in a natural way that this policy will likely interfere with. Pg 31, focus I. "which may include restoration" should be changed to "which must include restoration", and should make specific mention that the removal of landfill is part of this focus. Pg 31, focus II. needs to set a minimum, not a maximum riparian planting width - "vegetation enhancement of up to 10m along the edges" should be changed to "vegetation enhancement of at least 3.8m along the edges" (per section view on pg33). Pg 31, focus III. needs to recognise that existing fairways will need modification to enable some riparian planting on the streams Northern tributary.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly do not support

Q15. **Do you have any other feedback on the draft plan?**

Thanks

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP19
Login: [redacted]

Responded At: Nov 03, 2022 19:23:36 pm
Last Seen: Nov 03, 2022 06:20:46 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?** — No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:** — not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?** — Strongly support

Q4. **Tell us why:**

I think it gives a good mix of maintaining current recreational facilities (especially the golf course) but keeping the environment front of mind.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.** — Strongly support

Q6. **Tell us why:**

As above.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP20
Login: [redacted]

Responded At: Nov 04, 2022 17:02:36 pm
Last Seen: Nov 04, 2022 03:52:54 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Strongly do not support

Q4. **Tell us why:**

I believe that Waiheke Golf Club as one of the Clubs on Waiheke's Island with the most members (currently 400 plus) should have the ability of expanding its present course to a full 18 hole course . By limiting the course to its present size future generations are going to be penalised as the course is scarcely big enough for its present membership. The Club has plans to create public walkways thereby making the area accessible to all which I think is an excellent idea.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Strongly do not support

Q6. **Tell us why:**

As explained above

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly do not support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Strongly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

See my first comments on limiting the Waiheke Golf Club to its present size

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Strongly do not support
INFORMAL RECREATION (pages 38 to 39)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

By limiting the golf club to its present size future generations will be penalised

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP21
Login: [redacted]

Responded At: Nov 05, 2022 14:13:00 pm
Last Seen: Nov 05, 2022 00:53:12 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?** — No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:** — not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?** — Mostly do not support

Q4. **Tell us why:**

Does not protect biodiversity sufficiently Specifics below

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.** — I don't know

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

PROTECT AND RESTORE BIODIVERSITY (page 22) — Mostly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

Needs greater biodiversity protection. See specifics below

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

WATERCOURSES AND WETLANDS (pages 30 to 31) — Mostly do not support

Q10. **Name of park:** — not answered

Q11. **What do you think about the management intentions for this park?** — not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Immediate priority and action to restore fish passage Absolute minimum of 20m riparian boundaries for wetlands and watercourses 'up to 10m' is meaningless and offers no protection and doesn't follow AC recommendation and science

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?**

Mostly do not support

Q15. **Do you have any other feedback on the draft plan?**

I am in support of Forest and Bird Hauraki Gulf Islands submission

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.**

not answered

Respondent No: RPMP22
Login: [redacted]

Responded At: Nov 06, 2022 09:33:52 am
Last Seen: Nov 05, 2022 20:31:43 pm

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Other

Q4. **Tell us why:**

I wish to support the Forest and Bird submission with respect to enhanced riparian zones and removal of barriers to fish passage.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
not answered

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

Q10. **Name of park:**
not answered

Q11. **What do you think about the management intentions for this park?**
not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** not answered

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP23
Login: [redacted]

Responded At: Nov 07, 2022 09:55:38 am
Last Seen: Nov 06, 2022 20:43:51 pm

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
Yes

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

not answered

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Mostly support

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

I support the submission from the Hauraki Islands branch of Forest and Bird. It is important to me that ecological function is restored to the catchment wetlands and watercourses(both seasonal and permanent).

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP24
Login: [redacted]

Responded At: Nov 07, 2022 12:03:36 pm
Last Seen: Nov 05, 2022 06:25:15 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
Yes

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
[redacted]

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Other

Q4. **Tell us why:**

This report does not take into consideration that the golf club has supported the development of sport since 1973.The whole of Onetangi straight was uninterrupted gorse during the 1970's. This draft document does not acknowledge that the Onetangi Sports Park came into existence at the current site after 2 years of public negotiations. Other sites were examined (Te Toki Reserve/Donald Bruce Road opposite the High School) and it was established as a Sports Park in 1996. It didn't just materialise! Whilst acknowledging the importance of cultural heritage to all people the current document appears to give Ngati Paoa and other tangata whenua a stronger voice than those who contributed to the establishment of the park originally. The term co-governance appears to be misinterpreted throughout this document. The term "co-" should mean an ongoing shared vision of both Maori and non-Maori interests.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Other

Q6. **Tell us why:**

The purpose of the plan should be a partnership opportunity of Ngati Paoa AND other stakeholders

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Other
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly do not support
ACCESS AND PARKING (page 24)	Mostly do not support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

Sense of place and identity: This needs to be a Waiheke-wide sense of place and identity. There are non-Maori components that are part of one's identity and culture. This section seems to totally ignore this fact and total governance of this aspect is totally allocated to Ngati Paoa. Public access and connectivity; has had problems in the past. Horses and golfing greens/fairways are not a good mix. Protect and restore section is well done. It encourages conversations between all groups involved in ecological restoration. This is genuine co-governance. Access and parking: there needs to be treated with care. "Ability to meet parking demand during non-peak use" does not make sense. A punitive regime for time-limited parking does not make good sense.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Other
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly support
ACCESS AND PATHS (pages 34 to 35)	Mostly support
INFORMAL RECREATION (pages 38 to 39)	Other

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

Sense of place and cultural identity: needs to be acknowledged as a multi-cultural venue. e.g. If the Maori component of the local Waiheke Museum is to be enhanced will the drivers of this development add their services to this voluntary organization free of charge?

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Other

Q15. **Do you have any other feedback on the draft plan?**

Your document fails to acknowledge that the sports park in Onetangi was created as a sports park. It is the most wonderful of venues and chosen in the early 1990's after public consultation as the venue which would have the least impact on the environment. Huge earthworks were required and did take place. The waterways would have been impacted by this. There is a need for the document to emphasise balance of active recreation and ecological restoration. If a planted 10 meter buffer is the ideal between recreation space and waterways this should be the "ideal" aimed for . If it means a sporting body (i.e. the golf club) can not function with these ideal settings a compromise MUST be reached. It seems to me that the golf club has been painted an environmental villain. This is NOT the case. Many thousands of volunteer hours has been devoted to creating the current 11 hole golf course. It is time for environmental groups and sporting bodies to come together for their mutual well-being. What would have been considered acceptable environmental practice in the 1990's may no longer meet Auckland Council requirements but that does not make the work done between 1973 and the present day unacceptable. I am not a golf club member. I just know how much time and effort has gone into developing the course. I personally don't believe the golf course should be expanded beyond its current footprint at Onetangi Sports Park but they are to be commended for what they have achieved over the last 50 years. Please accept that Auckland Council has created a wonderful multi-purpose facility with scope for further improvement. All improvement will occur with proper consultation between ALL parties: local sports clubs, environmental groups the museum and Ngati Paoa. anything less will do this wonderful facility a disservice .

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP25
Login: [redacted]

Responded At: Nov 08, 2022 10:27:32 am
Last Seen: Nov 07, 2022 20:18:23 pm

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

I strongly object to the Waiheke Golf Course wanting to acquire the area of the reserve to expand to an 18 hole golf course.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
not answered

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly support
ACCESS AND PARKING (page 24)	Strongly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Strongly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

I strongly object to the Waiheke Golf Course wanting to acquire the area of the reserve to expand to an 18 hole golf course. I use this area of the reserve twice a day to walk, its an area that is frequented by so many walkers every day and horses its the most scenically beautiful free open natural space it will be tremendously sad to have this entire space removed for exclusive use of a Golf Club. Its really sad that slowly these areas are being absorbed for exclusive members use and removed from use for the public for exclusive use for members only. A golf course and the number of people who will use this area will push out the public's ability to use this space and largely take over this area. More people would use this area than the limited number of people who play golf. Golf is also largely a seasonal sport how many people play golf in Winter , not many, so this area would be shut down for a large part of the year which is not fair to the public that do and wish to use this space . In addition to this there is not a significant number of people who play Golf Its really only a Saturday and Sunday the Golf Club has people on its greens so this area will just sit unused for the most part of the week and the public will not be able to use this space.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Strongly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Strongly do not support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Strongly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

I strongly object to the Waiheke Golf Course wanting to acquire the area of the reserve to expand to an 18 hole golf course.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** I don't know

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP26
Login: [redacted]

Responded At: Nov 08, 2022 15:01:24 pm
Last Seen: Nov 08, 2022 01:24:01 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**
No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**
not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**
Mostly support

Q4. **Tell us why:**

Any furthur prescriptive provisions will adversly affect the ability for the golf course to operate efficiently or expand.

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**
Mostly support

Q6. **Tell us why:**

People of all ages and ability all use the golf course 7 days a week.There are already many other reserves for other activities that are maintained by the council.

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Mostly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Strongly do not support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Strongly do not support

Q8. **Tell us why (please be clear which section you are referring to):**

Any extension of the Ranighoua creek tributaries would result in the Waiheke Golf course becoming unplayable.The suggestion that golf balls should not be hit across waterways or wetlands is absurd.There is no degradation of wetlands through the entry of golf balls.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Mostly do not support
ACCESS AND PATHS (pages 34 to 35)	Mostly do not support
INFORMAL RECREATION (pages 38 to 39)	Mostly do not support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

The activities of the golf course on the land has a low impact in terms of effect on the environment,evidenced by the proliferation of bird life which already exists.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

The question of public access across the Golf Club land has always been an issue and needs to be addressed with an immediate granting of a lease. The development of the golf course has been exposed to public scrutiny on at least 5 occasions. An 18 hole course is the normal for any sizeable community and if not developed should be reserved for the future in a fast growing community as well as catering for the visitor/tourist market.An 18 hole course is central to the game of golf.

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.** not answered

Respondent No: RRMP27
Login: [redacted]

Responded At: Nov 09, 2022 15:42:19 pm
Last Seen: Nov 09, 2022 02:37:07 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?** — No

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:** — not answered

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?** — Mostly support

Q4. **Tell us why:**

As more and more wealthy homeowners move to Waiheke there are correspondingly more horseowners. Yet increasingly there are fewer safe areas to ride. The roads have very few verges or cycle lanes so being able to ride at Rangihou which is safe is a huge benefit. Both my daughter's and I own horses and appreciate that Rangihoua is one of the few grassed areas that we have to ride in. Please protect this area for horse riders!

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.** — Mostly support

Q6. **Tell us why:**

not answered

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Mostly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

not answered

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

Q10. **Name of park:** — not answered

Q11. **What do you think about the management intentions for this park?** — not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

not answered

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?**	Mostly support

Q15. **Do you have any other feedback on the draft plan?**

not answered

Q16. **You can attach extra documents on your feedback. Please include your name on each additional page.**	not answered

Respondent No: RRMP28
Login: [redacted]

Responded At: Nov 09, 2022 15:43:26 pm
Last Seen: Nov 09, 2022 00:59:41 am

Q1. **If you would like to speak to decision-makers about your submission, you can request a hearing. Do you wish to speak about your submission at a hearing?**

Yes

Q2. **If yes, please provide an email and/or phone number so we can contact you about this:**

[redacted]

Q3. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**

Mostly support

Q4. **Tell us why:**

not answered

Q5. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why.Please refer to pages 12 and 13.**

Strongly do not support

Q6. **Tell us why:**

The vision should be providing wellbeing and enjoyment for ALL people, including all current users of the park .

Q7. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?Please refer to pages 19 to 25.**

UTILISATION AND DEVELOPMENT (page 19)	Strongly support
SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	Mostly support
FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	Strongly support
PROTECT AND RESTORE BIODIVERSITY (page 22)	Strongly support
PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	Mostly support
ACCESS AND PARKING (page 24)	Mostly support
LEASES OR LICENCE ARRANGEMENTS (page 25)	Mostly support

Q8. **Tell us why (please be clear which section you are referring to):**

2.1. This is very broad - what does 'protect' mean? Does this policy allow public access to be denied permanently? How does this relate to 5.5.h, which only allows temporary closures? 2.5 This is very broad and should be well defined, with a proper process. For example is this enabling veto rights or not? 3.3. Agree the public should have access to the golf course, where possible. 5.5.h. is extremely BROAD and could be mis-used. It needs to have a maximum time, such as six months otherwise it can be used as an excuse to block public access; we should NOT be reducing any current access to the reserve. 6.2.a . 6.2 is a requirement whereas 6.3 contains options. So why is the 'requirement' for non-peak use, and no requirement for peak use? 7. The objective seems to be ambiguous - how are you defining community use? The leases are essential for specific community users and provide great services to those groups. Does it acknowledge the current contributions that the leaseholders are offering the community - is that included in 'community use'? 7.2 The assessment should consider the current services provided as well as the history of the lease eg. WIRC has been there for years and provides community benefits. They have put up with ambiguity over this matter for so long, this long-awaited plan should provide certainty / transparency not add ambiguity. 7.2 needs to be very clear, workable, with a well defined process.

Q9. **Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?Please refer to pages 26 to 39.**

STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	Mostly support
ACTIVE RECREATION AND SPORT (pages 28 to 29)	Mostly support
WATERCOURSES AND WETLANDS (pages 30 to 31)	Strongly support
ACCESS AND PATHS (pages 34 to 35)	Strongly support
INFORMAL RECREATION (pages 38 to 39)	Mostly support

Q10. **Name of park:** not answered

Q11. **What do you think about the management intentions for this park?** not answered

Q12. **Tell us why and any other feedback on this park:**

not answered

Q13. **Tell us why (please be clear which section you are referring to):**

The Active Recreation and Sport Actions, for the next five years, should specify all the current user groups. There is no mention of support for them, recognizing their current contributions to the recreational value of the reserve. Who/how/when is 'where appropriate' decided in Action i? Action ii and ii provides detail and specifies about working with the golf club, Ngati Paoa and mana whenua, but not the other existing users. Likewise, the information recreation actions should be more extensive.

Q14. **Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?** Mostly support

Q15. **Do you have any other feedback on the draft plan?**

More feedback will be presented, when I attend in person. Please note the legal name is the "Waiheke Island Riding Club'; there is no 'adult' in the charities' name. It is interesting that 'education' seems to be a very low factor in this whole plan, only being mentioned twice, yet there are currently so many ways the reserve is being used to educate/train/upskill people now, and in the future, in regards to many forms of recreation.

Q16.	**You can attach extra documents on your feedback. Please include your name on each additional page.**	not answered

#O29

From: Janet Salas
To: Rangihoua Onetangi RMP
Subject: Submission Rangihoua Draft Management Plan feedback
Date: Wednesday, 9 November 2022 3:29:15 pm
Attachments: 20221109_JSS_Rangihoua_feedback.pdf

Please find attached the completed feedback form supplied.

Janet Salas

Waiheke Island

Help shape the future of Rangihoua Reserve and Onetangi Sports Park!

Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan is now open for feedback!

Feedback must be received by **5pm on Wednesday 9 November 2022.**

The purpose of the Rangihoua Reserve and the Onetangi Sports Park Reserve Management Plan is to provide an enduring vision for this recreation reserve with policies and actions to guide management of the reserve over the next decade.

The draft plan was informed by community and stakeholder engagement, a Watercourse Assessment Report[1] and discussions with Ngāti Pāoa and other mana whenua.

The draft plan has been prepared in line with the Reserves Act 1977. Please refer to page 10 of the draft plan for a map of land in scope of this plan and page 45 for an explanation of the purpose of recreation reserves under this Act.

Now we want your feedback to help finalise the draft plan in 2023, so the reserve management plan can provide the best guidance possible for the reserve over the next decade.

A submission is your chance to tell us what you think of the draft reserve management plan. It is your opportunity to provide ideas and suggestions on how you would like to see this reserve managed and protected. You might wish to comment on a topic of interest to you, or on every section of the draft plan.

We encourage you to give feedback online at akhaveyoursay.nz, or you can:

Scan and Email your completed form to:
rangihouaonetangirmp@aucklandcouncil.govt.nz

Post your completed form to:
Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Thank you for taking the time to provide feedback.

Hearings

Let us know if you want to speak to your submission at a Hearing. Hearings are likely to take place in February or March 2023. We will contact you at least 10 working days prior to the hearing date to let you know when and where this will take place.

[1] Prepared for Auckland Council by Morphum Environmental Ltd during 2020 and 2021.

Do you wish to speak about your submission at a hearing?

☐ Yes ☒ No If yes, please provide an email and/or phone number so we can contact you about this:

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Janet Last name: Salas

Email address or postal address: [redacted]

Your local board: Waiheke Island

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☒ No Name of organisation/business: _____

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

These questions are optional but will help us understand which groups of the community are engaging with us.

What gender are you?

☐ Male ☒ Female ☐ Another gender (please specify): _____

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44

☐ 45-54 ☐ 55-64 ☒ 65-74 ☐ 75+

Which ethnic group(s) do you feel you belong to? (Please select as many as apply)

☒ Pākehā/NZ European ☐ Other European ☐ Māori

☐ Cook Islands Māori ☐ Samoan ☐ Tongan

☐ Indian ☐ Chinese ☐ Southeast Asian

☐ Other (please specify): _____

Would you like to subscribe to any of the following (tick all that apply):

☐ People's Panel – to take part in council surveys

☐ Our Auckland – your weekly guide to what's happening in Auckland

☐ Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

Your feedback (all questions are optional)

We strongly encourage you to read the draft plan before answering the following questions.

1. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**

☐ Strongly support

☒ Mostly support

☐ Mostly do not support

☐ Strongly do not support

☐ Other

☐ I don't know

Tell us why

I do not support the wetlands assessment, which is contrary to the council's own guidelines and NZ conservation regulations. I support a plan which follows DOC margin guidelines of min. 20m2

The wetlands need to be restored to the 1989 state. The activity map shows the huge proportion of area taken up by the low use golf course.

About 4 people per day, if that, use the golf course, which occupies most of this 'amenity' for mana whenua and the people of Waiheke.

Allowing an elite to lease this public amenity is on the level of selling the right to private investors to monetise, sell on and occupy a precious public amenity - like a bay and beach

for a luxury marina. The golf course is not a natural fixture to be preserved., nor is it a widely-used public amenity. The ecosystem of Waiheke should have higher priority and be restored.

2. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why**

Please refer to pages 12 and 13.

☐ Strongly support

☒ Mostly support

☐ Mostly do not support

☐ Strongly do not support

☐ Other

☐ I don't know

Tell us why

I support the vision and goal of KAITIAKITANGA, TAIAO and TOMOKANGA.

I do not support the park as solely a place for use and recreation by people. The natural environment must be in first place.

If human activities are to take place, they need to support the maintenance and restoration of the natural habitat of native flora and fauna.

The activities that take place there should be inclusive, free or rate-payer subsidised for maximum access, and public. They should not be privately owned.

3. Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?

Please refer to pages 19 to 25.

	Management objectives and policies	Strongly support	Mostly support	Mostly do not support	Strongly do not support	Other	I don't know
1.	UTILISATION AND DEVELOPMENT (page 19)	☐	☐	☐	☐	☒	☐
2.	SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	☒	☐	☐	☐	☐	☐
3.	FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	☐	☒	☐	☐	☐	☐
4.	PROTECT AND RESTORE BIODIVERSITY (page 22)	☒	☐	☐	☐	☐	☐
5.	PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	☐	☒	☐	☐	☐	☐
6.	ACCESS AND PARKING (page 24)	☐	☒	☐	☐	☐	☐
7.	LEASES OR LICENCE ARRANGEMENTS (page 25)	☐	☒	☐	☐	☐	☐

Tell us why (please be clear which objectives and policies you are referring to)

Objective 1: The goal prioritises human activities over natural habitat needs. Without priority given to restoration and climate change mitigation, the goal of 'development and utilisation' for human purposes will further degradation. Humans need intact nature more than ever.

Objectives 3, 5 and 6: Climate change issues, emissions reduction needs should be more clearly identified and given higher priority. Parking charges should not be part of this plan. Small, regular, free, island-wide electric shuttles should bring people to and from the park. Our rates should cover this cost rather than paying large council officer salaries.

Objective 7: seems to protect the status quo of the golf course exclusively occupying most of the reserve. This needs to be challenged and redressed.

4. Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?

Please refer to pages 26 to 39.

Delivering the vision	Strongly support	Mostly support	Mostly do not support	Strongly do not support	Other	I don't know

1.	STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	x					
2.	ACTIVE RECREATION AND SPORT (pages 28 to 29)		x				
3.	WATERCOURSES AND WETLANDS (pages 30 to 31)			x			
4.	ACCESS AND PATHS (pages 34 to 35)		x				
5.	INFORMAL RECREATION (pages 38 to 39)		x				

Tell us why (please be clear which actions you are referring to)

3. Watercourses: The 'up to 10 m' margin is inadequate and does not conform to DOC regulations. It should be minimum 20m.

The golf course is not a fixture to be preserved. The ecosystem of Waiheke should be restored.

2 and 4. Access and pathways: Mountain biking is an aggressive, speed-seeking activity which is destructive of habitat and disrespectful of walkers.

I don't see why mountain biking should be facilitated or allowed in such a park. Mountain bikers require cars to transport their bikes.

5. Informal recreation: I don't see why leaseholders should be involved in making decisions about other uses. for areas of the park.

Forest and Bird and other nature-representative organisations should be involved.

5. Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?

- ☐ Strongly agree
- ☒ Mostly agree
- ☐ Mostly do not agree
- ☐ Strongly do not agree
- ☐ Other
- ☐ I don't know

6. Do you have any other feedback on the draft plan?

The plan should have built into it as a fundamental premise, the notion of what the creatures and native flora need in order to thrive. That would be good for humans as well.

Need more room? You can attach extra pages. Please include your name on each additional page.

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[1] Prepared for Auckland Council by Morphum Environmental Ltd during 2020 and 2021.

Do you wish to speak about your submission at a hearing?

☐ Yes ☑ No If yes, please provide an email and/or phone number so we can contact you about this:

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Sandra Last name: Pope

Email address or postal address: [redacted]

Your local board: Waiheke I.

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☑ No Name of organisation/business:

Important privacy information

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These questions are optional but will help us understand which groups of the community are engaging with us.

What gender are you?

☐ Male ☑ Female ☐ Another gender (please specify):

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44
☐ 45-54 ☐ 55-64 ☑ 65-74 ☐ 75+

Which ethnic group(s) do you feel you belong to? (Please select as many as apply)

☑ Pākehā/NZ European ☐ Other European ☐ Māori
☐ Cook Islands Māori ☐ Samoan ☐ Tongan
☐ Indian ☐ Chinese ☐ Southeast Asian
☐ Other (please specify):

Would you like to subscribe to any of the following (tick all that apply):

☐ People's Panel – to take part in council surveys

☐ Our Auckland – your weekly guide to what's happening in Auckland

Must be adaptive to the future needs of the people of Waiheke.

3. Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?

Please refer to pages 19 to 25.

	Management objectives and policies	Strongly support	Mostly support	Mostly do not support	Strongly do not support	Other	I don't know
1.	UTILISATION AND DEVELOPMENT (page 19)	☐	☑	☐	☐	☐	☐
2.	SENSE OF PLACE AND CULTURAL IDENTITY (page 20)	☐	☑	☐	☐	☐	☐
3.	FACILITIES FOR ACTIVE RECREATION, SPORT AND COMMUNITY USE (page 21)	☐	☑	☐	☐	☐	☐
4.	PROTECT AND RESTORE BIODIVERSITY (page 22)	☐	☑	☐	☐	☐	☐
5.	PUBLIC ACCESS, USE AND CONNECTIVITY (page 23)	☐	☑	☐	☐	☐	☐
6.	ACCESS AND PARKING (page 24)	☐	☑	☐	☐	☐	☐
7.	LEASES OR LICENCE ARRANGEMENTS (page 25)	☐	☑	☐	☐	☐	☐

Tell us why (please be clear which objectives and policies you are referring to)

The area marked for future development to an 18 hole golf course must be maintained. There is no future land available and the existing course is not highly rated

4. Tell us what you think of the proposed actions for te whakatinana I te matawhānui / delivering the vision in the plan?

Please refer to pages 26 to 39.

Delivering the vision	Strongly support	Mostly support	Mostly do not support	Strongly do not support	Other	I don't know

☐ Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

Your feedback (all questions are optional)

We strongly encourage you to read the draft plan before answering the following questions.

1. **Overall, what is your opinion of the draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan?**

☐ Strongly support

☐ Mostly support

☑ Mostly do not support

☐ Strongly do not support

☐ Other

☐ I don't know

Tell us why

Very limiting to the future development of the golf Club and any expansion for 18 holes

2. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why**

Please refer to pages 12 and 13.

☑ Strongly support

☐ Mostly support

☐ Mostly do not support

☐ Strongly do not support

☐ Other

☐ I don't know

Tell us why

1.	STRENGTHENING SENSE OF PLACE AND CULTURAL IDENTITY (pages 26 to 27)	☑	☐	☐	☐	☐	☐
2.	ACTIVE RECREATION AND SPORT (pages 28 to 29)	☐	☐	☑	☐	☐	☐
3.	WATERCOURSES AND WETLANDS (pages 30 to 31)	☐	☐	☑	☐	☐	☐
4.	ACCESS AND PATHS (pages 34 to 35)	☐	☐	☑	☐	☐	☐
5.	INFORMAL RECREATION (pages 38 to 39)	☐	☐	☑	☐	☐	☐

Tell us why (please be clear which actions you are referring to)

3) There has been no consideration for wetland enhancement or management. The Wetland areas are all covered in noxious gorse and tobacco weeds are not maintained by council.

4) Parking for normal days is already full so an extension facility is already required

5. Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?

- ☐ Strongly agree
- ☐ Mostly agree
- ☑ Mostly do not agree
- ☐ Strongly do not agree
- ☐ Other
- ☐ I don't know

6. Do you have any other feedback on the draft plan?

There are many other recreational areas available on Waiheke for informal recreation that are mostly under utilised.

A golf course is expected as a tourist facility as well as the wider public and the community will benefit from that.

Need more room? You can attach extra pages. Please include your name on each additional page.

Auckland Council
10 NOV 2022
CBD - ALBERT STREET

Help shape the future of Rangihoua Reserve and Onetangi Sports Park!

Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan is now open for feedback!

Feedback must be received by **5pm on Wednesday 9 November 2022.**

The purpose of the Rangihoua Reserve and the Onetangi Sports Park Reserve Management Plan is to provide an enduring vision for this recreation reserve with policies and actions to guide management of the reserve over the next decade.

The draft plan was informed by community and stakeholder engagement, a Watercourse Assessment Report[1] and discussions with Ngāti Pāoa and other mana whenua.

The draft plan has been prepared in line with the Reserves Act 1977. Please refer to page 10 of the draft plan for a map of land in scope of this plan and page 45 for an explanation of the purpose of recreation reserves under this Act.

Now we want your feedback to help finalise the draft plan in 2023, so the reserve management plan can provide the best guidance possible for the reserve over the next decade.

A submission is your chance to tell us what you think of the draft reserve management plan. It is your opportunity to provide ideas and suggestions on how you would like to see this reserve managed and protected. You might wish to comment on a topic of interest to you, or on every section of the draft plan.

We encourage you to give feedback online at akhaveyoursay.nz, or you can:

Scan and Email your completed form to:
rangihouaonetangirmp@aucklandcouncil.govt.nz

Post your completed form to:
Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan
Auckland Council
Private Bag 92300, Victoria Street West
Auckland, 1142

Thank you for taking the time to provide feedback.

Hearings

Let us know if you want to speak to your submission at a Hearing. Hearings are likely to take place in February or March 2023. We will contact you at least 10 working days prior to the hearing date to let you know when and where this will take place.

[1] Prepared for Auckland Council by Morphum Environmental Ltd during 2020 and 2021.

Do you wish to speak about your submission at a hearing?

☐ Yes ☐ No If yes, ~~please provide an email and/or phone number so we can~~ contact you about this:

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Alastair Last name: Gager.

Email address or postal address: [redacted]

Your local board: Waiheke Island.

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☑ No Name of organisation/business: _____

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Your feedback (all questions are optional)

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☐ Strongly support
☑ Mostly support
☐ Mostly do not support
☐ Strongly do not support
☐ Other
☐ I don't know

Tell us why

The plan goes some way in acknowledging the damage done by past fill dumping insufficient vegetation cover over some of the waterways and restoration to their original quality - ie water clarity, silt management, stream shading

2. **Tell us what you think of Te Matawhānui me ngā Whāinga / the Vision and Goals for the reserve in the draft plan, and why**

Please refer to pages 12 and 13.

☐ Strongly support
☑ Mostly support
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☐ Other
☐ I don't know

Tell us why

3. **Tell us what you think of ngā whānga me ngā kaupapa here / the management objectives and policies in the draft plan?**

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Tell us why (please be clear which objectives and policies you are referring to)

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Tell us why (please be clear which actions you are referring to)

5. Please indicate whether you think the draft plan achieves an appropriate balance between active recreation and ecological restoration?

- ☐ Strongly agree
- ☐ Mostly agree
- ☑ Mostly do not agree
- ☐ Strongly do not agree
- ☐ Other
- ☐ I don't know

6. Do you have any other feedback on the draft plan?

The council already has the Morpheum Report 2020 - which mentions the total degredation of the waterways. This reserve is unique in it goes from the coast to the hinterland. The coastal area of Mangrove and riparian plantings is working well. But,

Need more room? You can attach extra pages. Please include your name on each additional page.

after that the river/stream is dammed in 2 places enabling no fish ie kokopu, tuna to migrate up or come down. The areas in the mid catchment have no or little riparian planting especially the watercourses running through the golf club. There should be a minimum of 15 metres of planting to enable the health of the stream and the fish life. WTR has done a lot in the lower catchment with planting.

I dont feel the council needs any more reports based on the ecological significance of this area. The morphum report says it all!

The landfill that has blocked and reclaimed the ~~wet~~ areas around the upper golf course and signalled on morphum plans to be removed from the wetland and stream margins.

Thank You Alastair

Rangihoua, Onetangi Sports Park Management Plan

"If we look after the natural world, the natural world will look after us" David Attenborough.

The reserve provides for diverse community recreational outcomes and boasts a network of wetland watercourse systems providing habitat for native wildlife including rare and threatened species such as dotterels and banded rail.

The reserve is a critical component of a catchment flowing from mature protected podocarp forest, through the reserve with mosaics of freshwater and estuarine wetlands to saline wetlands and Putiki Bay.

The ecotone sequence of the catchment has been identified as rare in the region and in New Zealand.

Wetland and watercourse habitat has been buried and diverted without proper planning consent, seemingly to enable expansion of a golf course.
Native Kokupu fish are trapped above landfill and unable to migrate and repopulate the watercourses of Waiheke.

This notified plan provides for a golf course expansion to these areas.

Protection of natural features and cultural values is not listed as a primary purpose within the notified plan.

Please take the time to submit:

I Chris + Sumiko Palmer of [redacted] say that;

- **The primary purpose of the reserve should include protection of natural features and cultural values**
- **The landfill should be removed from wetland, margins, watercourse and the reserve entirely**
- **That public access must be provided as of right through the entire reserve.**
- **The wetland watercourse management area must include all wetlands, margins and watercourse.**



Chief Executive
Auckland Council
Private Bay 93200
Auckland 1142
Attention: Draft Rangihoua Reserve and Onetangi Sports Park Reserve Management Plan.

Or emailing;
rangihouaonetangirmp@aucklandcouncil.govt.nz

Advertisement by Rangihoua Protection And Enhancement Society Incorporated.



#P04

27 October 2022

ports Park Management Plan

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Chief Executive
Auckland Council
Private Bag 92300
Auckland 1142

Att: Draft Rangitoto Reserve
& Onetangi Sports park Reserve
Management Plan.

AUCKLAND COUNCIL
03 NOV 2022
CBD - ALBERT ST

Postage Included

Ngati Paoa Trust Board

P.O. Box 204144
Highbrook
Auckland 2161

31 July 2022
Waiheke Local Board
10 Belgium Street,
Waiheke Island 1081

Kia ora

At your hui on Friday 29th July to discuss the Draft Management Plan for Rangihoua, the Ngati Paoa Trust Board made it clear that Ngati Paoa are tangata whenua of Rangihoua, which has not been acknowledged in your Draft Managemant Plan for Rangihoua.

It was also made very clear to the Local Board and Council representatives that Ngati Paoa Trust Board did NOT support the Draft Management Plan in it's present form as presented for discussion.

Council and the Local Board have produced a Draft Management Plan for Rangihoua that depicts Ngati Paoa and "other mana whenua" as holding kaitiakitanga over Rangihoua, which is incorrect.

Council and the Local Board have shown a disgraceful disrespect of the mana of Ngati Paoa at Rangihoua, nor do they acknowledge tino rangatitanga of the hapu/iwi of Ngati Paoa on Waiheke Island.

We sought to correct the incorrect statements in the Draft Management Plan for public consultation as it does not give effect to the Hauraki Gulf Marine Act 2000, nor recognise tangata whenua of Waiheke Island concisely.

Hauraki Gulf Marine Park Act 2000

The Hauraki Gulf Marine Park Act was established by special legislation in February 2000 and covers the Hauraki Gulf, Waitemata Harbour, Firth of Thames, and the east coast of Coromandel Peninsula.

The Act protects important areas within a living, working environment and includes land controlled by different agencies.

The Act provides for integrated management of land and sea across 21 statutes, including the RMA, Conservation Act and Fisheries Act.

The Act recognises the national significance of the Hauraki Gulf and establishes a series of management objectives.

The Act is in part deemed a national policy statement and local authorities must ensure that their polices and plans are in accordance with it.

It contains provision for deeds of recognition which will acknowledge the relationship of tangata whenua with specified places and identify opportunities for them to contribute to their management.

Areas like Rangihoua Park have been bought by the council at considerable cost and the top half of Rangihoua Maunga is now a kaitiaki management area, recognising Ngati Paoa history with Waiheke as tangata whenua.

Because of the Council and the Local Board's decision to release this Draft Management Plan without correction fails to recognise Ngati Paoa mana Motuhake, the trustees of NPTB will convene an urgent hui to consider the following.

1. Ngati Paoa remove it's whenua, Waiheke Station, from the Predator Free program currently being undertaken on Waiheke Island.

2. The Trust Board to manage pest control, which will be dependent on our own resource availability.

3. As of today Council or Te Korowai o Waiheke representatives will no longer be allowed to enter Waiheke Station without written permission of the Trust Board.

Council and the Local Board choice to disrespect the historical associations of Ngati Paoa to the whenua and moana of Waiheke Island is unforgivable and shows an absolute ignorance of the importance of our turangawaewae to us.

Despite the Trust Board protestations to the inclusion of "other mana whenua" as having tangata whenua status on the Island, Council and the Local Board have clearly stated its position by the release of the unchanged and incorrect Draft Management Plan for public consultation.

Ngati Paoa is tired of Council and its CCO's marginalising our historic ties to our whenua and use the following to explain our stance.

" How do you know we are tangata whenua - because we told you so "

We don't say we have an interest, we say as Ahi Kaa we are the people of the land.

Aroha mai, Ngati Paoa may now show you the same contempt as you have bestowed on us, which will be decided at our trustees hui.

Nga mihi
Danella Roebeck
Co chair
Ngati Paoa Trust Board