



21 June 2018

Planners Plus Ltd  
PO Box 218  
Whitianga 3542

Attention: David Lamason

Dear Dave

### Homeowners Coastal Defence Structure - Buffalo Beach

Thank you for providing a copy of the plans for the redesigned coastal defence structure and the additional information the applicants would like Council to consider.

Referring to paragraph 7 of your letter, which discusses the ongoing issue concerning the provision of a pedestrian access way along the coastal defence structure, please be aware that Council is adamant this should be incorporated into the design.

A response to the consultation matters you have raised is as follows:

1. As landowner, is the current design and location of the proposed Coastal Defence Structure acceptable/appropriate?

***Partially acceptable/appropriate for the reasons stated below:***

- *While the proposed coastal defence structure meets the objectives of the 16 homeowners and is considered a robust revetment wall design it fails to show how it will promote the development of a natural dune especially towards the south end where the proposed wall will move landward.*
- *At the site meeting held on 24 April 2018, Council indicated that a pedestrian access way could potentially be located behind (landward) of the coastal defence structure at the southern end. However it is noted that the proposed coastal defence structure fails to address the request of Council to provide a pedestrian access way 'within' the rest of the new wall design particularly given the existing 'informal' access across the mass blocks will be removed. Council acknowledges that public access across the portion of the wall located on private property (i.e. 119, 121 and 123 Buffalo Beach Road) is a separate matter and will investigate accordingly.*

2. As landowner does Council accept that the coastal defence structure extends along the entire length of the beach and therefore reconstructed public access ways would be required?

***Yes subject to the following:***

- *While coastal defence structure should extend along the entire length of the beach it is expected that reconstruction costs for the public access ways would be borne by the applicants - i.e. reconstruction of these structures is necessary to ensure the integrity of the coastal defence structure is not compromised*

3. With regard to dune management requirements for the southern end of the Coastal Defence Structure, will Council continue to provide sand push ups at the southern end of the Coastal Defence Structure adjacent to the reserve?

***Yes subject to the following:***

- *Details of how this will be most effectively managed will need to be worked through with the applicants.*
4. As landowner, whether there are any other matters that the applicant or processing officers should consider during the decision making process.
    - *The applicants do not appear to have addressed/considered potentially affected properties at either end of the coastal defence structure.*

I trust this clarifies Council's position on this matter however if you have any further queries please do not hesitate to contact me on (07) 868 0200.

Yours sincerely

*Faith O'Sullivan-Babe*

Faith O'Sullivan-Babe  
**COMMUNITY FACILITIES PLANNER**