

## Notes from the Snells Beach Community Meeting

Hosted by: Snells Beach Ratepayers and Residents Association. SBRRA

Date: Monday 7 July 2025 Time: 7.30pm Location: Betty Paxton Room

Welcome from David Burt – Chairman SBRRA

**Present:** SBRRA committee – David Burt (Chair), Brian Fehsenfeld (Treasurer), Eileen O’Loan (Secretary), Troje Botica, Cherie Final, Julie Coppins

**Guest speakers:** Dirk du Plessis (Watercare), Micheal Wheatcroft (PestFreeME) with Tim Armitage (Restore Rodney East), Henry Chellew (PestFreeSnells)

**Numbers present** x 30

**Apologies:** Greg Sayers (AC Rodney councillor), Maurie Hooper, Alana van Boheeman, Pamela Oldfield, Raewyn McQuoid, Robyn Duffy,

### Guest Speaker:

**Dirk du Plessis (Watercare) and Nicholas Gulley from March Cato Ltd..** Design & Build contractor for the SB/Algies Intrusion project.

**Topic: The remediation of the Snells Beach waterfront wastewater pipes**

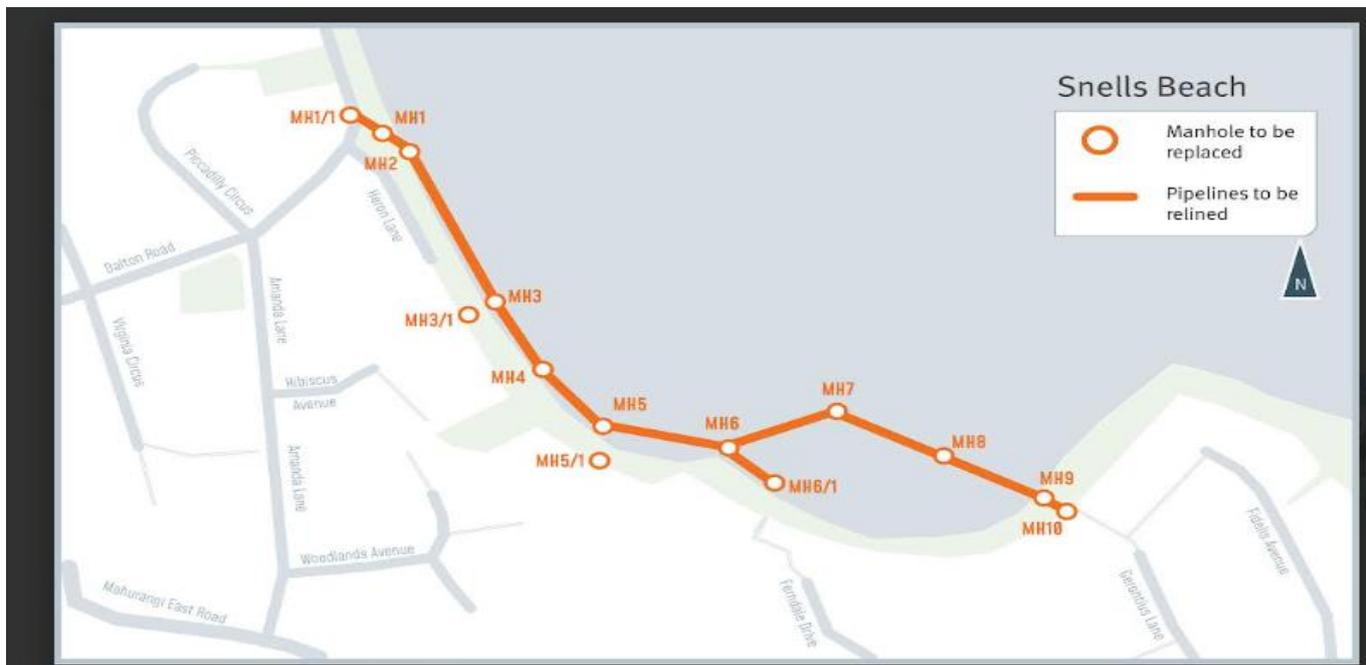
**First** – an update on other local Watercare projects.

- **North-East programme**
  - o Warkworth to Snells Transfer Pipeline,
  - o Snells WWTP upgrade
  - o Snells Ocean Outfall to Martins Bay (completed) •
  - Snells Algies Saline Intrusion

It will be another 4-5 weeks before new plant WWTP is fully commissioned. End of August. Final tests are still being undertaken. All pipelines have now been connected. All is going well

### Snells Algies Saline Intrusion Project.

- Seawater was identified as getting into the older wastewater pipes on the southern end of Snells Beach. This will comprise the new plant equipment and sewage breakdown processes if left unactioned.
- Project area will be from the pumping station cnr Dalton Road/ Heron Lane to Algies Bay



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- A 2 part project
  1. 9 manholes sitting below the tide line will be replaced with new plastic ones as well as some above high tide line.
  2. The existing pipes connecting the manholes will be relined. A non-intrusive process leaving a watertight connection.. A video was shown.
- Most of the project is on the beach, but work may need to be done on individual properties if the pipes have been blocked – tree roots or other blockages, so it will be a low tide operation.
- There will be 3-4 teams of workers. Specialist sub-contractors
- Start date will be in 8 weeks time – end of August and completion by Xmas.
- It is estimated that each manhole will take 3 days for replacement.
- Once manholes have been replaced then the re-lining of the pipes process will start.
- Council consent has given a 7.30am start time – tide dependant – and there may be some noise/ vibrations. Individual property owners affected will be contacted.
- The community has been asked to be aware and respect the work space – as time within the tides is limited – no major fencing will be erected around the manholes – but they will be left secure at the end of each day. There will be construction vehicles on the beach.
- No limitations to beach access for the community. Just be respectful of this workspace.
- More publicity to the community is coming – with contact details for the team is any issues arise.

**Questions:**

- Any risk of spillage into the bay? – No – each manhole will be sealed off and wastewater rerouted while manhole is being worked on.
- Why were they built in the tide? They are over 60 years old – things different then
- Is there any danger to boating? No – manholes will be flush with the surface.
- Wastewater spillage in the bay after rain – will this project eliminate this? This is just the replacement manholes project – no visibility of where this spillage is coming from in this project.
- Backup pump stations if needed? 3 pump stations along our beachfront. – sucker trucks on standby, and online monitoring in place.

## Snells Algies Saline Intrusion



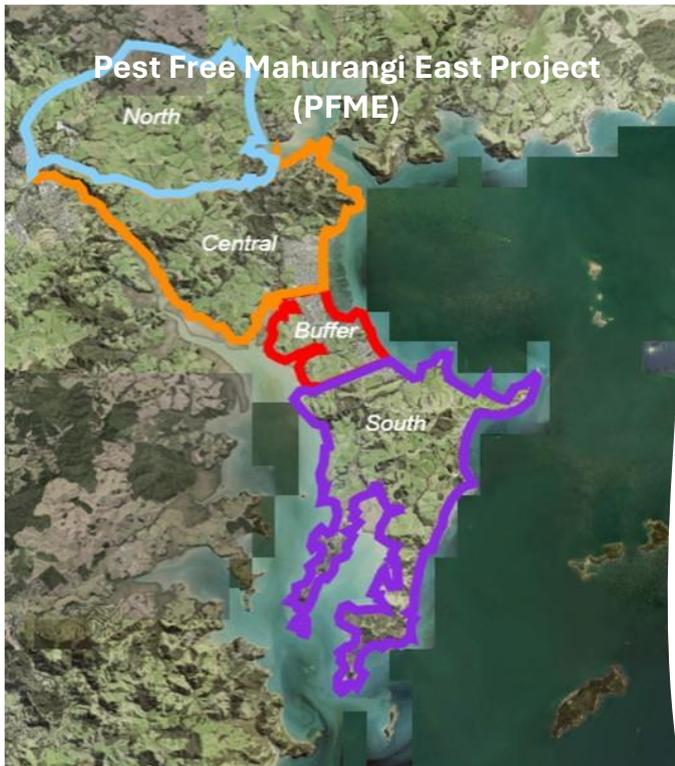
48 Manholes will be refurbished of which several are in the tidal zone, will be replaced with HDPE manholes.  
 2,100 m of 300mm diameter spiral wound UPVC relining inside the 60-year-old asbestos cement pipes.  
 Currently awaiting completion of consenting to complete design requirements



**Guest Speakers:** Michael Wheatcroft PestFreeME, Tim Armitage RRE, Henry Chellew PestFreeSnells

**Topic:** Why Snells Beach is so important for the success of the PestFree Mahurangi East Project.

A slideshow was presented.



Pest Free Mahurangi East is a Restore Rodney East initiative launched in 2023 after discussions with residents' associations and stakeholders identified the need for **improved, collaborative pest control across the peninsula.**

The project aims to coordinate trapping efforts for greater impact over **4,170 hectares** of diverse terrain, vegetation, and habitats, spanning both residential and rural areas.

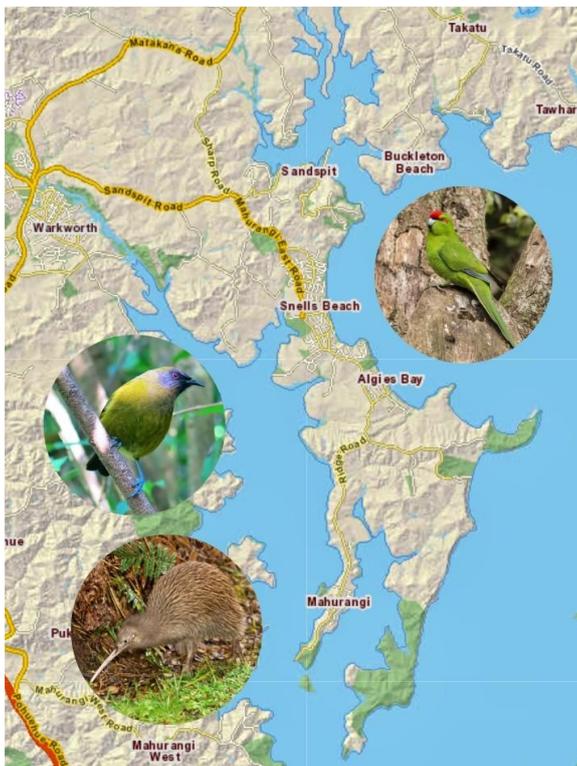
To manage such an extensive project, the peninsula has been designated into four zones. These zones have been chosen based on natural "pinch points"

**NORTH ZONE:** Includes large farms, the golf club, wineries, Monarch Downs, industries, land-banked areas

**CENTRAL ZONE:** Contains key DOC reserves, significant areas of farmland, Sandspit, the wharf, half of Snell's Beach residential

**BUFFER ZONE:** Crucial to preventing free passage of predators up and down the peninsula. Snell's and Algies

**SOUTH ZONE:** Protected by the buffer, redouble efforts to clean out key predators. Regional Parks



### Why Aim for a Pest Free Peninsula?

- Every day in New Zealand, it is estimated that **68,000 native birds** are killed by introduced predators such as rats, stoats, and possums. That adds up to roughly **25 million birds per year**
- Mahurangi East is well positioned to join other peninsula projects to help bring back our native bird species and improve the quality of our environment, and at the same time put in place a strong new buffer to protect its own regional parks
- **A peninsula has a great advantage** in controlling reinvasion of predators when a defensible line of traps is established across the land
- The southern end of Mahurangi East Peninsula has high value environmental areas which could quite **possibly sustain kiwi today**
- **Pest free Kawau** is progressing which is a big incentive to eliminate pests on the adjacent mainland
- **Close proximity to Tiritiri Matangi Island** will see the migration of birds such as Kākāriki (NZ parakeet) and Korimako (NZ bellbird)



## Current Pest Control on Mahurangi East

Collectively there is already a good trapping presence on the peninsula with various well established groups, property owners and volunteers maintaining traps and traplines



## Southern Snells Beach and Algies Bay are within the strategic “Buffer Zone”

- A primary focus of Stage 1 is to ensure that the buffer zone is thoroughly trapped.
- This requires the setup of well managed traps and bait stations that act as “virtual barriers” across the buffer zone from Kawau Bay to Mahurangi Harbour.
- Thorough control within the buffer zone will hinder reinvasion along the peninsula and help sustain the progress made as the project advances.



## Northern Snells Beach is within the "Central Zone"

- In close proximity of the residential areas of Snells is Lawries Scenic Reserve
- With approval from DOC, PFME now has permission to manage pest animals and weeds in the 27-hectare reserve
- This project is particularly exciting, as very little, if any, conservation work has been undertaken in the past
- We are now underway installing traps and we have a good team of volunteers willing to help. There is much to be done, but we are confident we can look forward to the return of birdsong to Lawries Scenic Reserve



## Community Involvement

You can help by having a trap in your backyard or assisting with the wider peninsula trapping program.

If you wish to be involved please send an email to your local trapping group:

### Sandspit

secretary@sandspit.net.nz

### Snells Beach

info@pestfreesnells.org.nz

### Algies Bay

predatorfreealgiesbay@gmail.com

### Scotts Landing

merra.pests@gmail.com

## Important points from this slideshow

- A primary focus of Stage 1 is to ensure that the "buffer zone" is thoroughly trapped. The buffer zone is the area between Snells Beach Road to southern Algies Bay, and across from Kawau Bay to the Mahurangi Harbour. The aim is to build a "virtual fence" of traps across the buffer zone to hinder reinvasion of pests along the peninsula
- The "buffer zone" is very important for the project to succeed and a high concentration of traps is required.
- This will be achieved by residents managing a trap around their home and volunteers servicing trap-lines in reserves
- Traps and training are provided and backyard trappers and volunteers will be able to choose just how much time/effort they wish to give to the project. All help is greatly appreciated.

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- Please note that Pest Free Snells do not use poison baits between Boathouse Bay to Highfield Reserve.
- The lure used for traps is typically Peanut butter. Supplies of this are available from PestFreeME. Liquorice has also been found to be good as slugs and snails don't eat it.
- A community launch for the Pest Free ME project will happen in September
- If you would like to help please email: [info@pestfreesnells.org.nz](mailto:info@pestfreesnells.org.nz). Or contact Henry Chellew 021 959 102
- Thank you for helping us to make Mahurangi East a pest free peninsula where our native species can thrive

**Question from the floor** – Canada Geese. Tim Armitage (RRE) replied that they are doing research into the management of this pest. and are talking with Watercare

## **Greg Sayers – update sent via email.**

*Both the Mayor and the Deputy Mayor are out of the country and I have been asked to fill in for their duties tonight, which unfortunately clashes with tonight's Snells Beach meeting. Could you please note my apologies, however,*

*I do have an update about the Snells Beach dog control bylaw.*

*For the interest of all users of Snells Beach, I raised the dog control bylaw for Snells Beach at the Governing Body meeting this month.*

*The Mayor and all the Councillors were told the Governing Body does not have any ability to overturn the Rodney Local Boards decision.*

*We were told that the Rodney Local Board are the sole decision makers for the Snells Beach esplanade reserve and the beach. Their decisions are full and final. The Governing Body has no ability to overturn their decisions, or force the dog rule decision to be reconsidered by them.*

*Also, we were told if a group, or members of the public, wanted to challenge the Rodney Local Board decision that would have to be dealt with directly with the Rodney Local Board. The Mayor has no influence over this. Any petitions must be presented to the Rodney Local Board. For example, there has been one circulating for signatures post the Rodney Local Board decision.*

*For your interest here is the link to the Governing Body video. Go to about 10 minutes 55 seconds into the video to see the relevant clip about Snells Beach*

*- <https://councillive.aucklandcouncil.govt.nz/meeting/26-06-25-governing-body/26-06-25-governing-body-item-11/>*

*Although the Governing Body does not deal with local dog control bylaws, which are the domain of Local Boards, it does deal with dog control bylaws for the Regional Parks eg: Te Arai*

*Trusting this is helpful in explaining who is responsible for what regarding the dog control bylaws as this remains a very typical local issue.*

*With kind regards and warm wishes to all.*

## **Tim Holdgate – RLB member**

- **Shorebirds project:** Tim was surprised at the lack of communication that had been given to them on this project. Acknowledge it has been very disruptive within the community. RLB is to have a workshop on this Wed to reconsider the proposal. but engagement with the whole community is a priority. Voting will take place a fortnight later at the business meeting. However, it has been suggested to leave a decision until the new board has been elected. RLB will try to support the community's wishes
- **Snells Pedestrian crossings:** The crossing on Mahurangi East Rd opp Governor Grey is nearly ready to start. The 2<sup>nd</sup> crossing – Mahurangi East Rd – opp the doctors and Iris St is now in the planning stage.

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- **New bridge linking the Showgrounds to Town Centre** now open
- **WW River Bridgeway walkway repairs** now underway.
- **Rubbish bins:** Will be a targeted rate to pay for this. September is start date. Unitary plan to have all Auckland with the same options.
- **Warkworth River** and the Oyster farms update given. A way forward to manage overflows now agreed including retention tanks and capacity upgrades to Elizabeth Street pipeline. These upgrades should reduce overflows 50%. 2027 will see full implementation
- **Elections** In Sept/Oct for RLB. Interested in standing? Nominations close 1 August 12 noon.

## Hugh Briggs – WALG Technical Representative.

- Hugh is a town planner – now retired.
- WALG wanting a community led plan for the future development of WW and surrounding areas. – transport, infrastructure, parking, town centre development plus the new urban growth areas as designated from AC.
- What does the existing community want? Rather than AC telling us what to expect.
- 20-30,000 population growth expected in our areas.
- Technical working group – preparing submissions – initial emphasis on WW Town Centre.
- WALG will become an INC Society.
- Once plans developed – will take to the communities for feedback. AC Unitary plan is to be reviewed next year – WALG will be ready to make submissions. This is what the communities want
- WALG concentrating on the big picture rather than submissions for the proposed smaller plan changes.
- **Unitary Plan** (Tim Holdgate)– one plan for the whole of Auckland. Then within each area individual unitary plans eg: WW RLB subdivision. Developers now challenging these plans and asking for plan changes for land use, through legitimate processes.

## SBRRRA committee updates

- **Recent Community Day:** A very successful event – thanks to the RLB, Library staff, KBAG. Outside the library you will find a fishing net ready to capture your dreams and wishes for our community. Please take the time to add your thoughts to the net. Dream big and perhaps it may happen.
- **Shorebird Sanctuary proposal:** This is still dividing our community. There has been discussion through this meeting so no further update here. The community must find a way to come together to find a solution. More details to come.
- **Mahurangi East Road** – road slippage going north from Muncaster. **CAS-PH5W0-Y9V0D0**. Members Maurie Hooper, Maurie Purdie and Secretary have logged a job with council. Email reply has been received.
  - **We've now reviewed the details of your case (case number CAS-PH5W0-Y9V0D0)**  
Thank you for contacting us in regards to the road surface by 121-137 Mahurangi East Road in Snells Beach and apologies for the delayed response. Our Road Corridor Maintenance team advise that they have received some resilience funding for a 3 year programme and the site on Mahurangi East Road is being investigated in the current 2025/26 financial year with anticipation to extending the current retaining wall by this location. However, we are unable to advise when this will be done but our roading team don't have any immediate concerns on the area and they will continue to monitor the area on a regular basis for any deterioration.
  - The SBRRRA committee will continue to follow up on this.
- **Emergency access to our peninsula:** The SBRRRA committee are still working with the other peninsula community groups and CRG to plan for an emergency access route out from the area if needed.

## New matters arising from the community

### Kia Kaha Subdivision proposal – Alison & Laurie Richardson.

- **Background:** Kia Kaha Road. Off Dawson Rd opp the SB School.
- The outlook from this subdivision is over rural land - below Horizon School – designated large lot in the unitary plan. This means 4,000sq metres min size of the lots.
- 3 weeks – a notified consent letter was put into the letterbox. asking for a plan change to build 12 houses on the land. Only 6 neighbours were notified although the development will have a significant visual impact and traffic impact on the local residents.
- Access to this land is thru a right of way from Kia Kaha # 27
- Submissions close Monday 14<sup>th</sup>. <https://www.aucklandcouncil.govt.nz/have-your-say/have-your-say-notified-resource-consent/notified-resource-consent-applications-open-submissions/Pages/ResourceConsentApplication.aspx?itemId=698&appNum=BUN60405812>
- The address is 20 Goodall Road (8 Komarohi Road) despite the fact that the only access is from Kia Kaha Drive.
- Very grateful to Hugh Briggs and Brian Fehsenfeld for their support and advice. It is a very big change from a large lot designation to a suburban lot.
- If you are unwilling to support this change – your submission would be welcomed.
- Alison & Laurie wished to bring this to the community's attention and hope for a greater visibility of these changes that may just happen.

**Betty Paxton Portrait** – missing. It was hanging in the Betty Paxton Room. Does anyone know where it has been stored. Has gone missing over the renovation time?

**Next community meeting: Early Sept.** A “meet the candidates” meeting for the new RLB Mon 1<sup>st</sup> Sept 7pm Venue to be confirmed

**Meeting closed 9.24pm.**