

Nov 26, 2023

To Auckland Council  
Private Bay 92300, Victoria St West  
Auckland 1142  
Attention: Katerina Marinkovich  
VIA EMAIL TO: landpropertyspecialists@aucklandcouncil.govt.nz

Dear Sir/Madam

**Submission By Herne Bay Residents Association Inc (HBRAI)  
Re The proposed Use of Salisbury Park by Watercare**

Background

This submission results from a notice from Watercare under the Public Works Act seeking to occupy the outlined part (see figure 2 of Attachment A of Waitemata Local Board Meeting Agenda item 17 and as attached to information memorandum circulated by Auckland Council) of Salisbury Park, Herne Bay. **Watercare estimates the area required as some 3500 sq meters. The occupation sought is for a period of “24 months from May 2024 (to be confirmed)”.**

The HBRAI notes a similar application has been made under the publicly notified Resource Consent application BUN60420393 now closed for submissions.

Strong Opposition

**In the HBRAI experience, the potential takeover of Salisbury Park is among the top issues that our community feels the most strongly about.**

Upset Residents

People are angry because Salisbury Park is the only public park in Herne Bay, and as such is a facility that is very precious to residents and the Herne Bay community at large. It seems possible the occupation and subsequent reinstatement may take considerably longer than 24 months.

### Strong vote against use of Salisbury Park

At the Herne Bay Residents Association Annual General Meeting on November 15, 2023, members voted 133/1 against permitting more than two thirds of Salisbury Park (as outlined in the WLB October meeting report) to be leased to Watercare for two years.

The Herne Bay Residents Association committee supports its members in their contention that the park should not be used for the purpose of storing materials and office/staff facilities as currently proposed.

### Look Elsewhere

Any assertion that Watercare can't complete the important sewer pipework in Herne Bay without using Salisbury Park is nonsense.

The large part of the park's use is planned for staff facilities like a "smoko room", a "welfare area" "lunchroom" "office", etc.

These could well be accommodated in an empty house that Watercare could rent for the period. Also, it is not uncommon for construction companies to locate containers on grass verges or partly on roads that could house these facilities. Both Sarsfield St and Argyle St footpaths/berms are wide enough to take temporary offices. This also has the advantage that the worksite containers can be moved along as the work progresses.

There is also ample parking for staff and visitor cars. Areas of Argyle St or Sarsfield St on-street parking could be blocked off for this purpose.

Other planned uses of the reserve for items such as diesel tanks should not be located so close to residences.

### Alternatives

The Herne Bay Tunnel project is not dependent on the use of Salisbury Park. Had the Park not been available at all, this would not have stopped the project because Watercare has outlined some alternatives including Cox's Bay Reserve and/or Pt Erin Park in Shelly Beach Road.

Below is the Watercare response to questions about alternative solutions to the use of Salisbury Park (response provided by Auckland Council).

## **“What has been done to assess any alternative to using Salisbury Park**

This query has also been raised by Council staff and the Waitemata Local Board.

The following alternative locations were explored by Watercare but not considered due to different challenges:

- **Cox’s Bay Reserve**- the reserve is distanced from the construction sites, which generate additional construction traffic movement and disruption to arterial roads in the area.
- Reserves by the north of the Auckland Harbour Bridge **Little Shoal Bay Reserve, Stafford Park and Onepoto Domain** – site assessments were done but these options were not pursued due to flooding hazards, logistical challenges, distance from the construction site and additional construction traffic on central highway.
- **Salisbury Reserve** and **94A and 94B Shelley Beach Road** were selected by Watercare due to their proximity to the construction sites and ground area available.”

The HBRAI notes Cox’s Bay Reserve and/or 95A and 95B Shelly Beach Road (Pt Erin Park) are also suitable alternative sites to Salisbury Park. It is noted that use of Cox’s Bay Reserve would produce additional construction traffic on the arterial road – that road being an arterial road is constructed for heavy traffic use whereas residential streets not so much. Exit/ingress from Westend Road could easily be controlled through traffic lights causing minimal disruption. Both these sites are much larger than Salisbury Park and use of some 3500 sq meters would still leave a very large parts of those Reserves available for public use. The opposite effect applies to Salisbury Park.

We note the report shows no assessment of the effects on Salisbury Park compared to the alternatives.

### Noise

Salisbury Park is closely surrounded by housing – just over the fence. The noise from the site will affect residents for at least 2 years. Some noise is expected to be greater than that permitted under the Auckland Unitary Plan. Using either

Pt Erin or Cox's Bay parks where there is much open space away from housing would alleviate the potential noise issues from Salisbury Park.

### Auckland Council Opposition

The HBRAI notes that Auckland Council in its assessment of the proposal is opposed to the application.

### Remediation

If eventually Watercare is to occupy Salisbury Park, it should be required to make fulsome reinstatement to its current existing condition when it again vacates the Park. The HBRAI notes that the current design/layout of Salisbury Park resulted from public consultation in 2013. It took some years for that vision to be achieved. It is essential that reinstatement is required to the layout decided then and that the reinstatement is completed expeditiously.

This reinstatement was also a recommendation recorded in the relevant Waitemata Local Board meeting agenda. Such reinstatement should be included in any lease to Watercare should it become entitled to occupy Salisbury Park.

### **SUBMISSION**

**The HBRAI submits the application should be declined.**

If Salisbury Park is to be used the Lease should be as per the map supplied by Watercare, require the reinstatement as per the current layout, and positioning of sound meters to ensure compliance with noise level requirements.

The HBRAI would like to be heard in any hearings resulting from this application.

Herne Bay Residents Association

Dirk Hudig – Co-chair

Don Mathieson – Co-chair