

**RC14513 / COASTAL PROTECTION STRUCTURE AND ASSOCIATED ACTIVITIES
SUPPLEMENTARY EVIDENCE OF ANDREW FRASER (GIPS)**

This evidence is provided in response to the evidence provided by submitters on and since 2 August 2025.

Dot Watch Waihi Beach & Surrounds – disturbance in front of 12 Glen Isla Place

1. Dot Watch Waihi Beach & Surrounds (Dot Watch) has tabled an additional statement in relation to a section of the dune land in front of 12 Glen Isla Place where the planting is less abundant and there is more sand than in other sections of the dune.
2. 12 Glen Isla Place was sold by Mrs Melanie O’Sullivan to Mr Mark Bason and Mrs Kathryn Bason on 28 March 2025.
3. Mr and Mrs Bason have since that date become members of GIPS. Mrs O’Sullivan has resigned her membership of GIPS as she is no longer resident at Glen Isla Place.
4. The waterfront owners at Glen Isla Place, including Mrs O’Sullivan (as a former owner) and Mr and Mrs Bason, understand that the Council reserve land and the dune upon it provide the only protection their properties currently have against coastal erosion and storm damage, so it would be illogical for them to do anything deliberately to harm the dune.
5. The phenomenon Dot Watch refers to was noted in my brief of evidence dated 25 July 2025 in which I stated (on page 14):

‘Note, however, that some erosion or disturbance seems to have occurred in the vicinity of the path to 12 Glen Isla Place recently.’
6. From my own observations at the site, I do not consider the images provided by Dot Watch are an accurate representation of the scale of the issue (the perspectives and composition of the images make the area of disturbance seem much larger than it actually is).
7. In response to Dot Watch’s additional statement, I have carried out further investigations by comparing photos of the site and discussing the matter with Mrs O’Sullivan and Mr Bason. I intend to view the site again on Sunday 10 August, and so may have more information after that inspection, but in the meantime, I summarise what I have learned so far.

The access path was created naturally and some time ago

8. Mrs O’Sullivan, the previous owner of the property, has confirmed that the access path shown in the last two photos in Dot Watch’s evidence occurred naturally and during the time when she owned the property. Mrs O’Sullivan states that she did nothing to create the pathway, it was caused by erosion.
9. This can be verified in Image 4 below where the path was visible around 12 months before Mr and Mrs Bason acquired the property, and is part of a larger area of erosion.

The area has been particularly affected by erosion recently

10. Image 1 below, which I believe was taken in January 2017, shows the dune in front of 12 Glen Isla Place prior to the recent erosion.



Image 1 (believed to be January 2017): the dune is relatively uniform in front of 12 Glen Isla Place.

11. Image 2 below shows the effects of the early 2023 storms, particularly Cyclone Gabrielle, on the dune in front of 12 Glen Isla Place, including the lowered level of

the sand on the beach resulting in a substantial near-vertical face on the dunes.
The house at number 12 is visible on the right-hand side of the image.



Image 2 (February 2023): damage to the dune post Cyclone Gabrielle.

12. Image 3 below, taken in September 2023, shows worsening erosion in front of 12 Glen Isla Place.



Image 3 (1 September 2023): after the storms of early 2023, the area of concern starting to erode more than the surrounding dune.

13. Image 4 below shows the extent of the erosion by March 2024, and also shows sand is being blown onto the dune in the affected area, covering some of the plants.



Image 4 (14 March 2024): as the beach recovers, sand has begun to naturally cover some of the planting in the area of concern (red arrows).

There has been a lot of wind-blown sand coming onto the dune recently

14. Since the width of the dune was significantly reduced by storms in early 2023 and the height of sand on the beach has increased, the residents and 12, 14 and 16 Glen Isla Place have observed frequent occurrences of sand being blown onto the dune plants near their properties, and onto their lawns (see Images 5 and 6 below). Until recently, they had not previously seen this happen.



Image 5 (17 April 2025): showing sand blown over the dune onto the lawn of 12 Glen Isla Place.



Image 6 (22 July 2025): Wind blown sand on the lawn at 14 Glen Isla Place.

15. There is also wind blown sand covering dune plants seaward of the private property boundary at 14 and 16 Glen Isla Place (see Image 7 below), which is also unusual. Usually the dune is thick with plants, as can be seen in the photos shown in Dr Keesing's evidence such as Figure 8 in that document.



Image 7 (22 July 2025): wind blown sand covering dune plants seaward of 14 Glen Isla Place.

Recent storm damage has further contributed to the issue

16. In the last few weeks, storms seem to have further damaged the dunes and some of the plants (see Image 8 below).



Image 8 (22 July 2025): plants that appear to have been sand covered and storm damaged in the dune seaward of 16 Glen Isla Place.

Some of the changes occurred on private land

17. Image 9 below shows the location of the seaward boundary of 12 Glen Isla Place. Note that many of the dune plants shown in the red pentagons in images in Dot Watch’s supplemental evidence are on private land.



Image 9 (2023): from the WBOPDC MAPI public maps, shows the seaward boundary of 12 Glen Isla Place.

Some plants were temporarily covered by a negligent contractor

18. Mr and Mrs Bason have two dogs and so, after purchasing 12 Glen Isla Place, they needed to fence the lawn on the seaward side of their property. They arranged for a contractor to install a fence, which involved levelling the ground along the boundary to accommodate the fence. Mr Bason told me that when he talked through the methodology with the contractor, it was agreed that the contractor would hand dig the excavation required, and no material would be put onto the dune.
19. The work was carried out between 5 and 12 April 2025, while Mr and Mrs Bason were away from Waihi Beach. Unfortunately, the contractor did not adhere to the agreed methodology, but instead brought in a digger and deposited some of the excavated material onto the dune, covering some plants. Mr Bason was unhappy with what had occurred and required the contractor to return to the site to remove the material covering plants on the dune by hand. That remedial work occurred on 1 May 2025. The completed work with some new planting is shown in Image 10 below.
20. Mr Bason has estimated the area affected by the contractor's actions at around 5 - 6 metres by about 2 metres to the south of the path, with another small area of around 2 metres by 2 metres north of the path. Some plants in those areas have recovered quite well after the remediation work, while some others are still a bit brown, but will hopefully improve in the spring.
21. Mr and Mrs Bason have been in contact with Coast Care and have already re-established some of the native planting that was removed from their own land when the fence was installed, and they intend to carry out more planting on the dune by moving some established native dune plants from their own garden as well as buying some new plants.
22. It is obviously disappointing that the contractor did not adhere to the agreed methodology, but it is also apparent from the other issues mentioned above that this was not the only, or even the main, cause of the phenomenon observed by Dot Watch.



Image 10: shows the completed fence and replanting of the affected area inside the property.

Dot Watch Waihi Beach & Surrounds – other allegations

23. I also wish to respond to some other allegations made by Dot Watch.

No evidence of remedial work, replanting or collaboration with Coast Care

24. The residents of Glen Isla Place, working together with the Council and Coast Care, planted numerous native dune plants on the dune after the dune enhancement was carried out in 2011. In particular, Mrs O’Sullivan and her late husband Mr Mike O’Sullivan at 12 Glen Isla Place, the Fraser family at 16 Glen Isla Place and Mr and Mrs Cory-Wright at 15 Glen Isla Place, have planted hundreds of dune plants, and fertilized and watered the southern end of the Glen Isla Place dune. The outcome of that planting can be seen in the healthy spinifex and pingao visible in Image 1.

25. Unfortunately, most of that work has been lost due to natural erosion of the dune – hence the reason ‘no evidence is visible’. The current proposal is aimed at stopping any further loss of the reserve land, and extensive new planting will be carried out as part of the works.

Dumping of garden waste

26. I am not aware of any dumping of garden waste. Perhaps Dot Watch is referring to Mr Cory-Wright occasionally placing grass clippings on the dune, which he tells me he does carefully to provide nourishment for the dune plants.

Allegations regarding respect for the law and the environment

27. GIPS denies the various allegations made by Dot Watch regarding the waterfront property owners' lack of character, honesty and respect for the environment, and lack of care for the dune, which is currently the only protection they have.

Mr Keith Hay – Katikati – Waihi Beach Residents and Ratepayers Association Inc.

28. I would like to respond to some of the points raised by Mr Keith Hay. Many of the other points he makes not covered below are dealt with in other evidence or do not relate to our project.
29. Mr Hay states that 25 metres of vegetation needs to be 'destroyed' rather than 13 metres which is the width of the proposed excavation. He says there will be a pile of sand 12 metres wide, and so the 25 metres seems to be the sum of 13 + 12. That analysis is incorrect because the excavation will be done in stages, not all at once. As explained in paragraph 7.2 of the Construction Methodology attached to the application, for the northern section of the wall:

'Sand excavated from first excavation would also be deposited on front of 12-16 above high tide. However, sand excavated from subsequent sections will be used to backfill and cover completed section[s].'

30. Regarding possible damage to roads, GIPS has proposed condition 67 which states:

Any damage to the public road or reserve which can be directly attributed to the traffic movements associated with the activity on the site will be repaired or made good within 4 weeks of being identified for remediation. Repairs (temporary and permanent) will need to be completed to a standard that is accepted by WBOPDC.

31. Regarding rock quality, GIPS would arrange for the rock to be tested prior to use in construction. The same rocks have proved durable in other seawalls at Waihi Beach so GIPS does not anticipate any issues with rock quality.

32. It is not true that the Environment Court refused to allow a rock wall at Glen Isla Place. See footnote 1 in my statement of evidence.