

## **RC 2022- 0039 Hokitika Seawall Extension – Oppose Application.**

Addition to submission, by the following named:

Sheldon Rankin, Cassandra Colman  
[REDACTED]  
[REDACTED]

10 July, 2023

### **My/Our Submission is that:**

We oppose the current seawall application.

If the following conditions were met, we would agree to the application.

1. Employ a 'trigger line' strategy for commencement of the seawall construction.
2. Move the wall to seaward to conserve the corridor of vegetation and habitat that exists.
3. Assurance that construction would be done from the ocean side, with no impact to terrain and vegetation further inland of the pink peg.
4. Assurance that no road or public walkway would be created on, or inland from the proposed seawall.

We disagree strongly with the following:

1. Construction of the Seawall at a time when the beach is currently rebuilding.
  - As evidenced by the current sand dunes and vegetation seaward of the latest emergency works, the cycle is currently in a rebuilding stage. We agree that at some time protection will be necessitated by overall effects of climate change. We disagree with the current need to disturb the beach and beachside vegetation so significantly. We instead support the 'trigger line' concept as noted in several other submissions, however, with a seawall placement seaward of the current planned position,
2. Removal of bush scrub and mature native and non-native trees to build the seawall. (Loss of privacy, security, protection and removal of environmentally beneficial vegetation, loss of habitat for korora penguin, weka, skinks etc).
  - The current placement of the seawall (indicated by the green and pink pegs) requires removing a large corridor of bush, scrub and trees along its proposed site. Many mature trees, countless Tī Kōuka (Cabbage Trees) and other native vegetation will be lost.
  - I note that in in the document available on the WCRC website, noted on both the 'Mana Whenua Assessment', subheading: 'Runanga position and Recommendations', and additionally noted in the WC Penguin trust highlight the need for "Ramps shall be included within the seawall design to provide for public access and also facilitate access for penguins to the back-shore". Given the current positioning of the seawall, there will

be little vegetated 'back shore' left for penguin habit. These texts also identify 'ramps' that should be built for access adjacent to 191/193 Revell St. These ramps are not included in the current seawall design.

- The vista walking along the beach is currently a 'wild west coast' experience. In most places the bush obscures the housing from the beach. The nature of this experience for visitors would drastically change were it to be a row of visible housing along the beach.
- Specific to our property boundary, the seawall construction would remove two mature Macrocarpa trees, Rata and Kapuka, along with native flax and dune grasses. These trees provide an enormous amount of stabilising and erosion prevention. They provide nesting for birds. Tyre swings hang from their limbs. They provide shelter for our property from prevailing winds. They are a pleasant part of the landscape.
- Privacy: This vegetated area provides properties along Revell St with privacy and security along the beach from public users. This will be reduced to almost zero if the sea wall is placed in the proposed site.

These concerns would be negated if the seawall was moved seaward to preserve the Macrocarpa trees and vegetation seaward of our property boundary.

- ***See photos attached. Appendix A***

3/4. A potential roadway or pathway along council land inland of the seawall.

- There is a lack of information and transparency regarding the possible construction of a road to build the seawall, or a public pathway on or inland of the proposed seawall.
- In the above-mentioned document and subheading, the Mana Whenua recommendation is as stated "A walkway/path will be constructed either on the seawall or immediately inland of the seawall to improve public access along the foreshore...." I find it concerning that no specific information is easily available. When I contacted the council for information, I was informed this may be at the discretion of the contractor.
- When will the decision be made? Who will make it...Council or contractor? How wide will the road be? Will it be closed from public use? Will the council replant the area?
- In the case of a roadway or a path being constructed on or inland from the seawall, all privacy to our property will be compromised.
- In the case of a temporary road being placed, fences on both side of our property will be affected. We also have a small greenhouse that will need to be removed. In addition, native re-planting we have undertaken on council land will be bulldozed.
- If a road is constructed, depending on its further impact inland/width, it may be concerningly close to our 1955 legally consented garage on council land.
- ***See consent attached. Appendix B***

Additional concerns we have include:

- Rates increases targeted to residents on Revell Street. This seawall protects the township from downhill tidal surge and should be shared by all rate payers.
- Longevity of the proposed seawall without further planning for predicted sea level rise and climate change associated weather events.
- Lack of access from private property to the beach.

**I/We seek the following decision from the Local Authority:**

1. Employ a 'trigger line' strategy for commencement of the seawall construction.
2. Move the seawall placement seaward to protect existing vegetation corridor and wildlife habitat.
3. Stipulate that the seawall will be constructed from the seaward side of the seawall.
4. Stipulate that no pathway or road will be constructed on, or inland of the proposed seawall.

Regards,

*Sheldon Rankin, Cassandra Colman.*

**Appendix A**

*– Photos of vegetation specific to 193 Revell St, that will be removed with current wall position*



South side mature Macrocarpa and Mature Kapuka, with pink peg inland of tree.



South side mature Macrocarpa as viewed from dunes



South side mature Macrocarpa and North side mature Macrocarpa trees. Both lost with current wall placement.

On R. edge of frame is the trunk of a tall Rata tree which will have roots significantly damaged.



Current view from property at 193 Revell St.

Current wall placement removes both mature trees in L. side of frame ( Kapuka and Macrocarpa), and both mature trees on R. side of frame (Rata and Macrocarpa).

Note: Consented garage on L. side of frame on council land.

**Appendix B. – As per the WDC records.**

110 244

APPLICATION FOR A BUILDING PERMIT.

TO THE HOKITIKA BOROUGH COUNCIL.

I, the Undersigned, hereby apply for a "Building Permit" under the "Hokitika Borough Building By-Law, 1946" consenting to my executing the following works in accordance with the accompanying plans and specifications, which must be in duplicate.

Description of Proposed work: GARAGE..... 35' x 12'

Purpose for which building is to be used: CARAGE T. MARKS ST. P.

Estimated Cost: £100 One Hundred Pounds

Name and address of owner: BRYANT, WALTER, GARDEN

Name and address of builder: SELF

Name and address of plumber and drainlayer: .....

Section numbers and Area: 227, 32, 58, 1744 Street: Revell, ST

Length of Boundaries: .....

Length of Hoarding in feet (if any): .....

Particulars of any fence or fences at front or street boundary: 7.1.1952

Date: 23/1/1955 Signature of applicant: W. S. Bryant

THIS SPACE IS RESERVED FOR USE OF THE BUILDING INSPECTOR.

Receipt No. 239 Permit No. 110 244

Hoarding Fees: .....

Date Final Inspection: .....

Remarks: .....

SCHEDULE OF BUILDING FEES TO BE PAID.

IF THE ESTIMATED VALUE OF THE WORK TO BE DONE.

Does not exceed	but does not exceed		
£20	£50	5/-	
EXCEEDS	£100	10/-	
£50	£200	15/-	
"	£300	£1-10/-	
"	£400	£1-15/-	
"	£500	£2-0/-	
"	£600	£2-10/-	
"	£700	£3-0/-	
"	£800	£3-15/-	
"	£900	£4-10/-	
"	£1000	£5-10/-	
"	£1250	£6-10/-	
"	£1500	£7-10/-	
"	£1750	£8-10/-	
"	£2000	£9-10/-	
"	£2500	£10-10/-	
"	£3000	£11-10/-	
"	£3500	£12-10/-	
"	£4000	£13-10/-	
"	£4500	£14-10/-	
"	£5000	£15-10/-	
"	£5500	£17-10/-	
"	£6000	£18-10/-	
"	£6500	£19-10/-	
"	£7000	£20-10/-	

Exceeding the stated Value of £7000 £1 for each additional £1000

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