



Greymouth Rating District Joint Committee AGENDA

Greymouth Rating District Joint Committee Meeting

Date: Tuesday 25 November 2025

Time: 10:00am

Venue: West Coast Regional Council Chambers, 388 Main South Road, Greymouth

This meeting will also be live streamed via West Coast Regional Council's YouTube Channel: @westcoastregionalcouncil5171

Order of business

1. Welcome (<i>Haere mai</i>)	
2. Apologies (<i>Ngā Pa Pouri</i>)	
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9 General Business

D. Lew

Chief Executive

Purpose of Local Government

The reports contained in this agenda address the requirements of the Local Government Act 2002 in relation to decision making. Unless otherwise stated, the recommended option promotes the social, economic, environmental, and cultural well-being of communities in the present and for the future.

Health and Safety Emergency Procedure

In the event of an emergency, please exit through the emergency door in the Council Chambers. If you require assistance to exit, please see a staff member. Once you reach the bottom of the stairs make your way to the assembly point at the grassed area at the front of the building. Staff will guide you to an alternative route if necessary.

5 Minutes of Greymouth Rating District Joint Committee Meeting 19 February 2025

Author Rasela Barrow, Executive Assistant
Authoriser Mayor Tania Gibson, Grey District
Public Excluded No

Report Purpose

The purpose of this report is to receive the minutes of the Greymouth Rating District Joint Committee meeting of 19 February 2025.

Recommendation

It is recommended that the Committee resolves to:

- 1. Confirm that the minutes of the Greymouth Rating District Joint Committee meeting held on 19 February 2025 are a true and correct record.*

Attachments

Attachment 5.1 Minutes of the Greymouth Rating District Joint Committee meeting held on 19 February 2025

GREYMOUTH JOINT (FLOODWALL) COMMITTEE

**MINUTES OF THE GREYMOUTH JOINT COMMITTEE MEETING
HELD ON 19 FEBRUARY 2025
AT THE WEST COAST REGIONAL COUNCIL CHAMBERS
388 MAIN SOUTH ROAD, PAROA, COMMENCING AT 10:00AM**

PRESENT:

Mayor Tania Gibson (Chair of Greymouth Joint Committee; GDC)
Cr Allan Gibson (GDC)
Cr Tim Mora (GDC)
Cr Brett Cummings (WCRC)
Cr Peter Ewen
Cr Peter Haddock (WCRC)

IN ATTENDANCE:

Joanne Soderlund (GDC CE)
Cr Allan Birchfield (WCRC)
Kurtis-Perrin Smith (GDC – Utilities Engineer)
Tom Hopkins (WCRC Capital Program Manager)
Darryl Lew (WCRC CE)
Shanti Morgan (WCRC GM Environmental Science)
Paulette Birchfield (WCRC Area Engineer)
Tracy Fitzgerald (Senior Management Accountant)
Rasela Barrow (WCRC EA – Minute Secretary)
Via Zoom:
Scott Hoare (INOVO – Project Manager)

1. Welcome

The Chair (Mayor Gibson) opens the meeting.

2. Apologies

There are no apologies.

3. Declarations of Interest

The following declaration/s are received:

- P. Haddock – MBD Contracting – (family association) pertaining to contracted work for the Greymouth Floodwall.

4. Public Forum, Petitions and Deputations

No public form, petitions, or deputations.

5. Confirmation of Minutes

5.1 Minutes of Greymouth (Floodwall) Joint Committee Meeting – 23 July 2024

Moved (Cr P. Haddock/Cr A. Gibson) the Minutes of Greymouth (Floodwall) Joint Committee meeting – 23 July 2024 are a true and accurate record.

Carried

Matters Arising

Cr A. Birchfield comments that in the previous minutes he is listed as 'in attendance' and should be listed as 'present'.

There is a discussion led by Cr P. Ewen regarding staff voting rights if a quorum is not present. The Chair requests clarification from the CEs on this matter.

6. Chair's Report

The Chair acknowledges the collaborative works between GDC and WCRC and their input into (agenda) reports and proposes that future Greymouth Joint (Floodwall) Committee meeting agenda items would continue to be addressed through a collaborative and streamlined approach.

Moved (Mayor T. Gibson/Cr B. Cummings) that the Committee reinstate collaborative work between Grey District Council and West Coast Regional Council staff to streamline the meetings and product the agenda reports presented to the Committee.

Carried

7. Reports

7.1 Capital Works (Mawhera Quay IRG Update) Report

S. Hoare addresses the report and completion of works for Stages 1 and 3 of the floodwall upgrade. There is a discussion regarding a Stage 1 section of the

floodwall occupied by Westland Mineral Sands (WMS). D. Lew confirms WCRC's decision to allow WMS time to confirm their development and design plan for this section of the floodwall – if not provided to WCRC by 28 February 2025, the upgrade work will be overtaken by WCRC. The Chair affirms the Committee's support for WCRC's decision.

Moved (Mayor T. Gibson/Cr P. Haddock) the report is received.

Carried

7.2 Regional Infrastructure Fund (RIF) Report

S. Hoare addresses the report and Stages 2, 4, and 5 of the floodwall upgrades. D. Lew confirms there are current discussions with (Kānoa) government regarding bids for funding both Hokitika and Greymouth flood-scheme projects and WCRC's 'Before the deluge' application. D. Lew states that dependent funding criteria, a successful grant or loan will result in a special consultative process carried out by WCRC. The special consultative process is based on receiving final status of the application in June 2025 and, if successful, WCRC's Long-Term Plan.

Moved (Cr P. Haddock/Cr P. Ewen) the report is received and the Committee endorse the initiation of the Tranche 2 Flood Protection Upgrade Project for Stages 2, 4, and 5.

Carried

7.3 Saltwater Creek Report

P. Birchfield addresses the report and funding for investigating reoccurring issues of Saltwater Creek. There is discussion regarding retention ponds as an option to channel and mitigate flooding, as well as council responsibilities regarding regular maintenance and development of outlets for urban-sea flooding.

Moved (Cr A. Gibson/Cr B. Cummings) the report is received and the Committee approve funding to investigate potential flood mitigation measures and report on the recommended options.

Carried

7.4 Greymouth Floodwall Asset Transfer

T. Hopkins addresses the report, highlighting the need for a complete inventory of Greymouth Floodwall assets and ownership. There is a discussion regarding structural and stormwater assets, as well as management, amenities maintenance, and expenses related to these assets.

Moved (T. Gibson/Cr P. Haddock) that the report is received and a delegate authority to CE of each council work together at an operational level to complete a full inventory list of the Greymouth Floodwall assets, proportioning ownership to either Grey District Council or West Coast Regional Council, noting that a formal council resolution would be required by each respective council before any such transfer could occur.

Carried

7.5 Nature-based solutions (verbal update)

P. Birchfield addresses recent investigation into a 'wetland retention-pond/basin' (nature-based) flooding solution for Cobden. D. Lew confirms that the third-party funding was designated for investigative work only and is due to be complete in April; the funding does not cover any of the physical works associated with the proposed solution. P. Birchfield reports that the proposed solution would provide ecological and community benefits however the cost of implementation would need to be readdressed. P. Birchfield notes the [nature-based solutions report] will be circulated to the Committee following the meeting.

Moved (T. Gibson/Cr P. Ewen) the report is received.

Carried

7.6 Cobden Seawall and Range Creek

T. Hopkins addresses the report and coastal inundation in Cobden and potential to 'package' the Cobden Sea Wall and Range Creek project works. D. Lew confirms there is potential for an application to be put forward for 'RIF/Before the Deluge Tranche 3' funding, if this becomes available and the application proves the project is not exclusively a coastal sea-wall structure and is ancillary to a flood protection scheme i.e. in correlation with Range Creek and nature-based solution

projects. There is a discussion regarding the ratepayer costs involved with a new application for this project, including the pre-requisite concept design with resource consents. The Committee also discuss Cobden seawall being a part of the rating district flood scheme, and the merits and losses of either maintaining the current structure as is or investing in its future development.

1. (Cr P. Ewen/Cr T. Mora) *to respective Councils that a Project Plan and cost estimate be developed for the Cobden Sea Wall and Range Creek Project and that a budget of \$80,000 be allocated for the preparation of the plan.*
2. (Cr P. Haddock/Cr T. Mora) *that the preparation for the Project Plan be funded 50/50 by Grey District Council and West Coast Regional Council.*

D. Lew confirms that beyond the costs of preparing the Project Plan, the Greymouth Joint Committee would be consulted.

3. (Cr T. Mora/ Cr P. Ewen) *that a programme report be provided to the Greymouth Joint Committee by November 2025.*
4. (Cr P. Haddock/Cr B. Cummings) *the Committee note that development of a project plan is the first step in defining the scope, cost and programme for the project. Further work and expenditure will be required for the project to qualify from the Regional Infrastructure Fund (RIF) for 'Flood Resilience Projects'.*

D. Lew confirms that applications for 'RIF' funding are expected to be submitted in December for decisions in June, and notes that a 30-year long-term funding plan is in consideration and essential for robust flood-scheme upgrades and developments.

5. (Cr P. Haddock/Cr T. Mora) *that it should be agreed to make an application to the RIF for Flood Resilience Projects for either the Range Creek Project*; special consultative process will be required to obtain community acceptance of the project and associated rating impact.*

*An amendment to the original recommendation is to exclude 'the Cobden Sea Wall' from this application.

Carried

T. Gibson notes that interim action for maintenance of Cobden Sea Wall is being addressed by GDC/WCRC with on-site inspections.

7.7 Greymouth Joint Committee Terms of Reference

T. Hopkins addresses this report. There is a discussion regarding responsibilities of urban vegetation maintenance, and clarification of GDC asset management inclusive of amenity vegetation maintenance, as opposed to WCRC asset management including the maintenance of riverside vegetation, is sought in addition to the current draft.

Moved (Cr P. Haddock/Cr P. Ewen) that the report is received and the Committee approve the Terms of Reference and instruct staff to arrange the Terms of Reference to be signed by the parties to the agreement.

Carried

7.8 Finance Report

T. Fitzgerald addresses the report, noting the reserve closing balance as \$214k in comparison to a recommended prudent reserve balance of \$250k. T. Fitzgerald also notes the loan balance of \$1.08m and reserve of \$644k will allow for the option to make a loan down-payment once costs of Stage 1 and 3 have been reviewed, and that there is no recommended loan-rate due to outstanding cost assessments of Stage 1 and 3 yet to be finalised.

Moved (T. Gibson/Cr A. Gibson) that the report is received.

Carried

7.7 Annual Works Report

P. Birchfield addresses the report and gives a verbal update on the Range Creek works (the written report to be circulated following the meeting).

Moved (Cr P. Ewen/Cr B. Cummings) that the report is received.

Carried

Proposed rates for 2025 to 2026 Financial Year are addressed by S. Morgan and a reported \$307,572.00 is recommended as the rate strike for 2025/2026 financial year,

based on 250 hours of contractor work, as well as infrastructure insurance cover based on \$24m of flood-scheme assets. S. Morgan confirms that remaining estimated budget would be reallocated to the prudent reserve if unspent, inclusive of the additional '1% allowance' attributed to the general maintenance rate. S. Morgan clarifies the insurance excess is \$1m or \$250k for earthquake damage and there is a discussion regarding the current insurance agreements. National Emergency Management Agency (NEMA) funding criteria for damage incurred during emergency events is also discussed.

J. Soderlund requests clarification regarding the proposed rates for the 2025 – 2026 Financial Year inclusive of the \$40k Cobden Sea Wall and Range Creek Project Plan and the Committee's approval for 50:50 cost share between WCRC and GDC Councils. D. Lew confirms that \$80k (shared 50:50) for the Cobden Sea Wall is not funded by the rating scheme, therefore the proposed rate strike reported by S. Morgan is amended to \$267, 572.00. D. Lew notes that collective insurance is being addressed by Mayors, Chairs, and Iwi forum and best options will be reported back to the Joint Committee in due course.

Moved (Cr P. Haddock/Cr B. Cummings) that the report is received with a new proposed rate strike of \$267, 572.00 excluding GST.

Carried

General Business

Cr P. Ewen notes the dumpsite above the Cobden Bridges on the true left and alleviating potential flooding, requesting the Land, River, and Sea modelling report held by WCRC is shared with GDC, as well as request that the Joint Committee write to LINZ with an expression of concern regarding authorization of adjacent riverbed works not consulted with WCRC as an affected party. A. Birchfield objects to a shared concern for the dumpsite and its effect on the river. D. Lew confirms that a hydraulic assessment and detailed survey of the dumpsite has shown increased flood-levels upstream, and these environmental effects are being addressed (with reference to RMA section 128), and that an abatement notice has also since been issued to the 'dumpsite' consent-holder for breaching limitations on their discharge permit.

Moved (Cr P. Haddock/Cr P. Ewen) that a letter to LINZ regarding riverbed works and lack of consultation with WCRC as an affected party is written on behalf of the Committee.

Carried

[No public forum speakers, petitions or deputations].

T. Hopkins raises the previous minutes (23 July 2024) actions list:

1. An additional Joint Committee meeting within a month of 23 July 2024 did not occur, however an executive meeting did occur on 9 October 2024 to discuss flood and coastal issues. T. Hopkins notes Terms of Reference also includes two annual Joint Committee meetings for improved communications – addressed (in Item 7.7).
2. Review of the Greymouth Floodwalls Joint Committee Agreement – addressed (in Item 7.7).
3. Consolidation of financial information – addressed (in Item 7.8).
4. T. Fitzgerald reports that repayments to amalgamated rating districts has been resolved with (reserve) paid to Coal Creek rating district residents and Saltwater Creek reserve balance is being amalgamated with the Greymouth Floodwall reserve.

Cr A. Gibson requests a review of options to bring Cobden (seawall) into the Greymouth Floodwall scheme and consideration of the consultation process if required. P. Ewen also raises question regarding Range Creek realignment affecting Jellyman Park, and further consultation required between GDC, WCRC, and the community.

Meeting closed at 12.02PM.

.....
Chair

.....
Date

UNCONFIRMED

Action list (received 19 February 2025 – Greymouth Joint Committee meeting):

Date	Action	Update	Delegate
23 July 2024	1. Follow-up required from the two CEOs regarding a previous request for an extra meeting within a month.		WCRC
23 July 2024	2. Review of the Greymouth Floodwalls Joint Agreement-T. Hopkins to finalise minor amendments after further staff review at Grey District Council. Once the draft is ready, it should be circulated promptly for review by committee members.		WCRC
23 July 2024	3. A. Pendergrast proposed consolidating financial information onto one page for clarity in future reports.		WCRC
23 July 2024	4. T. Hopkins to prepare a short paper outlining options for handling repayments to amalgamated rating districts.		WCRC
19 February 2025	5. Clarification on (staff and elected members) voting rights in Committee meetings.		GDC/WCRC CEs

19 February 2025	6. Circulate [nature-based solutions/Range Creek reports] to the Committee.		WCRC
19 February 2025	7. Review/clarify responsibilities of vegetation management in the current Terms of Reference draft and arrange for the Agreement to be approved and signed.		WCRC/GDC
19 February 2025	8. Provide GDC with a copy of the Land, River, and Sea modelling report completed regarding land-fill site upstream on true-left of Cobden Bridges.		WCRC
19 February 2025	9. Write a letter to LINZ addressing concerns regarding riverbed works and lack of consultation with WCRC as an affected party on behalf of the Committee.		WCRC
19 February 2025	10. Table options to bring Cobden (seawall) into the Greymouth Floodwall scheme.		WCRC/GDC

6**Actions List****Author**

Rasela Barrow, Executive Assistant

Authoriser

Darryl Lew, Chief Executive

Public Excluded

No

Report Purpose

This report is a summary of items that require actions.

The responsible managers have updated the list and will address their respective action items.

Recommendation

It is recommended that the Committee resolve to:

- 1. Receive the report and the information noted.*

Attachments

Attachment 6.1 Actions List Table

ACTIONS LIST

Item No.	Reference	Date of Meeting	Item	Officer	Update
1.	ACT0028	24 October 2025	Clarification on (staff and elected members) voting rights in Committee meetings.	Darryl Lew	Complete – The Joint Committee is appointed under clause 30(1)(b) of the Local Government Act (LGA) 2002. Same as Council, voting rights are assigned to the elected members of the Joint Committee only. The membership of the committee is as follows: CI 5: WCRC shall appoint three elected Councillors to the Joint Committee, being two Councillors from the Grey constituency (or a delegate) and the Chair of WCRC. In the event that any of the appointed members cannot attend a meeting of the Committee, a substitute may be appointed by the Chair of WCRC. CI 6: GDC shall appoint the Mayor for Grey and two Councillors (or a delegate) to the Joint Committee.

Item No.	Reference	Date of Meeting	Item	Officer	Update
					In the event that any of the appointed members cannot attend a meeting of the Committee, a substitute(s) may be appointed by the Mayor. Delegates (alternate elected members) do have voting rights. As per clause 31(4)(b) of the LGA, staff may not act as a member of any committee and therefore do not have voting rights.
2.	ACT0029	24 October 2025	Circulate [nature-based solutions/Range Creek reports] to the Committee.	Tom Hopkins, Capital Programme Manager	Complete – To be provided as an agenda item (ref Item 8.2.3).
3.	ACT0030	24 October 2025	Review/clarify responsibilities of vegetation management in the current Terms of Reference draft and arrange for the Agreement to be approved and signed.	Tom Hopkins, Capital Programme Manager	Complete – Terms of Reference signed September 2025. Note that some finer detail on operational matters may best be included in an MOU between the councils.
4.	ACT0031	24 October 2025	Provide GDC with a copy of the Land, River, and Sea modelling report completed regarding land-fill site upstream on true-left of Cobden Bridges.	Tom Hopkins, Capital Programme Manager	Complete – Sent 24-Oct-2025 to GDC GM-Operations

Item No.	Reference	Date of Meeting	Item	Officer	Update
5.	ACT0032	24 October 2025	Write a letter to LINZ addressing concerns regarding riverbed works and lack of consultation with WCRC as an affected party on behalf of the Committee.	Matt Smith, GM Policy and Regulatory	Ongoing – Letter is being prepared and will be sent when ready.
6.	ACT0033	24 October 2025	Table options to bring Cobden (seawall) into the Greymouth Special Rating District	Tom Hopkins, Capital Programme Manager	Complete – For the Cobden Seawall asset to be transferred from Grey District Council to West Coast Regional Council the following would have to occur: 1) GDC would have to formally write to WCRC requesting the transfer on: either an 'as is where is' basis or, on condition that the asset is brought up to an acceptable level of service and condition prior to transfer. 2) The West Coast Regional Council would then have to formally agree to the transfer of the asset, but only following a Special Consultative Procedure. 3) If WCRC agreed to take on the asset a Special Consultative

Item No.	Reference	Date of Meeting	Item	Officer	Update
					Procedure would be required to gauge the Greymouth Rating District's appetite for transferring the asset and associated operating, maintenance and capital costs from wider Grey District ratepayers (GDC general rate funded) to Greymouth Special Rating District (WCRC targeted rate funded).

REPORTS

8.1 Induction briefing to new members of Greymouth Rating District Joint Committee

Author Dearne Thompson, Principal Governance Advisor

Authoriser Darryl Lew, Chief Executive

Public Excluded No

Report Purpose

To provide an induction briefing to the new committee about the terms of reference, Greymouth flood protection scheme development and key current issues.

Report Summary

The Greymouth Rating District Joint Committee is a joint committee established by West Coast Regional Council (WCRC) and Grey District Council (GDC) to facilitate flood protection measures in response to ongoing risks from flooding and inundation to the Greymouth, Blaketown and Cobden communities.

The Local Government Act 2002 (LGA) provides that unless the Council resolves otherwise, all committees and subcommittees are deemed to be discharged on the coming into office of the members of the local authority elected at the triennial election. Both parent Councils resolved in September 2025 to continue the Greymouth Rating District Joint Committee as it is involved in important and ongoing areas of work in relation to Greymouth flood protection measures.

However, post-election the Committee now has new members appointed to it and this paper serves to provide an induction briefing to the new committee on the committee terms of reference, Greymouth flood protection scheme development and key current issues.

Recommendation

It is recommended that the Committee resolve to:

1. *Receive the report.*

Discussion

Terms of reference

The Committee was originally known as the Grey Joint Floodwall Committee and was established by West Coast Regional Council (WCRC) and Grey District Council (GDC) in 1994. The Committee was formed to jointly govern the Grey River Flood Protection Scheme on behalf of the Greymouth Rating District, following completion of the scheme's construction in 1990.

The Committee is now known as Greymouth Rating District Joint Committee and the current terms of reference for the Committee is dated 19 February 2025 (Attachment 1).

The Local Government Act 2002 (LGA) provides that unless the Council resolves otherwise, all committees and subcommittees are deemed to be discharged on the coming into office of the members of the local authority elected at the triennial election. Both parent Councils resolved in September 2025 to continue the Greymouth Rating District Joint Committee as it is involved in important and ongoing areas of work in relation to Greymouth flood protection measures.

Important terms from the agreement are as follows:

Membership

The agreement provides for membership of the Committee to be as follows:

- “WCRC shall appoint three elected Councillors to the Joint Committee, being two Councillors from the Grey constituency (or a delegate) and the Chair of WCRC. In the event that any of the appointed members cannot attend a meeting of the Committee, a substitute may be appointed by the Chair of WCRC. *[Clause 5]*
- GDC shall appoint the Mayor for Grey and two Councillors (or a delegate) to the Joint Committee. In the event that any of the appointed members cannot attend a meeting of the Committee, a substitute(s) may be appointed by the Mayor. *[Clause 6]*”

All members (or delegates, provided they are elected members) have voting rights. As per clause 31(4)(b) of the LGA, staff may not act as a member of any committee and therefore do not have voting rights.

Chair of Committee

The chair of the Committee alternates annually between WCRC and GDC, with the term being 12 months from 31 October (in election year it is to the date of the election) *[Clause 8]*. The Chair of this Committee will be Councillor Colin Smith from WCRC until 31 October 2026.

Quorum

The quorum is four members and must include two or more members from each Council. *[Clause 12]*

Secretariat

This role is carried out by WCRC. *[Clause 9]*

Meetings

Meetings are held twice a year, or as otherwise agreed by the Committee, with at least one meeting happening between November and March for annual planning purposes. *[Clause 13]*

For clarity, the joint committee is not a decision-making body. The joint committee makes recommendations back to the regional council who are the final decision makers.

Scheme development

The communities of Greymouth, Blaketown and Cobden have historically been exposed to flooding from the Grey River. The Greymouth Rating District Joint Committee is a joint committee established by WCRC and GDC to facilitate flood protection measures in response to ongoing risks from flooding and inundation for these communities.

Work on the Cobden stopbanks commenced in 1986 and the final contract for the raising of the Blaketown Tiphead Road stopbanks was completed in 1990. Strengthening works to Cobden stopbank were carried out in 2000 and following re-evaluation of updated river flow and tide data, the floodwalls at Mawhera Quay, Blaketown Tiphead Road and Turumaha Street were upgraded/raised in 2010 to allow for a higher level of flood protection.

Between 2024 and 2025 the stopbank between Richmond Quay and ANZAC Park was upgraded/raised to the same level of service as the floodwalls.

Following community consultation in 2021 (as part of WCRC's consultation on the draft 2021-2031 Long-term Plan), the rating district boundary was extended to include Coal Creek and New River. Coal Creek flood protection scheme consists of approximately 1,900m of rock-lined stopbank and six spurs. The New River/Saltwater Creek catchment doesn't have flood protection assets but was established to fund the management of the river mouth where it meets the sea.

It is recommended committee members read the **Greymouth Floodwall Rating District 2023-2026 Asset Management Plan** for in depth information (available on the West Coast Regional Council website under Greymouth Rating District:

<https://www.wcrc.govt.nz/services/special-rating-districts/special-rating-districts>)

In addition to the Grey River and New River/Saltwater Creek catchments, there are a number of smaller urban catchments within the rating district boundary. Sawyers Creek and Range Creek are two smaller catchments that require management from a flood hazard perspective. While WCRC manages flood hazard within the two larger catchments within the rating district boundary (Grey River and New River/Saltwater Creek catchments) responsibility for managing flood hazard at Sawyers Creek and Range Creek lies with Grey District Council.

Key current issues

The following are key issues which committee members should be aware of with regards to the Greymouth flood protection scheme/joint committee:

Asset transfer	• Grey River Flood Protection Scheme ○ refer to Agenda Item 8.3 • Cobden Seawall ○ refer to the Actions List, action number ACT0033
Operating and maintenance	• Coal Creek ○ Refer to Agenda Item 8.5 • New River/Saltwater Creek mouth openings ○ Refer to Agenda Item 8.2.3
Capital projects	• Greymouth Stages 2, 4 & 5 and Flood Gates ○ Refer to Agenda Items 8.2.2 • Range Creek at Cobden ○ Refer to Agenda Item 8.2.3

Further report headings are not required as this report is for information purposes only.

Considerations**Implications/risks**

The Joint Committee is considered the most appropriate mechanism for both Councils to work together and facilitate flood protection measures for at risk Greymouth communities.

Significance and Engagement Policy assessment

There are no issues within this report which trigger matters in this Policy.

Mana whenua views

Staff are not aware of any issues within this report which would impact mana whenua.

Views of affected parties

Staff are not aware of any views of affected parties which impact on matters discussed in this report.

Financial implications

Each Council is responsible for the cost of providing their elected member representation on and senior staff support to the Committee and these are included as part of their current budgets.

West Coast Regional Council is the rating body for the Greymouth Rating District and as such has the right to set the appropriate rate to fund required works.

Legal implications

The Joint Committee is established as per clause 30A of the Local Government Act 2002.

Attachments

Attachment 8.1.1 Greymouth Rating District Joint Committee agreement dated 19 February 2025



Greymouth Rating District Joint Committee Agreement

February 2025

DOCUMENT CONTROL

	Revision Number	Revision Date	Approval
Primary Agreement			18 March 2015
Amendment to include updates to Rating District area, works and assets	1 - Draft	January 2025	Preliminary amendments drafted
	1 – Final	6 May 2025	Revision adopted by WCRC
	1 - Final	25 August 2025	Revision adopted by GDC

This Deed is made this 19th day of February 2025

PARTIES

GREY DISTRICT COUNCIL ("GDC")

WEST COAST REGIONAL COUNCIL ("WCRC")

AGREEMENT

BACKGROUND

- A. The wider Greymouth area is subject to flooding inundation from:
- The Grey River and its tributaries
 - Surface flooding
 - The Tasman Sea
- B. GDC is empowered by Sections 12 and 130 of the Local Government Act 2002 to manage stormwater and amenity issues within its district; and
- C. WCRC is empowered by Section 126 of the Soil Conservation and Rivers Control Act 1941 to take such steps as are necessary for the prevention of damage by floods; and
- D. Both Councils are empowered by the Local Government (Rating) Act 2002 to raise the funds necessary to carry out their respective functions; and
- E. Both Councils are empowered by Sections 12 and 137 and clauses 30 and 30A of Schedule 7 of the Local Government Act 2002 to enter into joint agreements and form a joint committee to co-ordinate the management of overlapping functions; and
- F. The Greymouth Rating District flood defence assets are owned by the GDC. It is intended that the structural flood protection assets (stop banks, floodwalls, associated rock protection and stop log structures) are transferred to WCRC. The Councils are working through a process to identify which assets should be transferred. The land the flood defense assets are on is under various ownership; and
- G. Both Councils wish to record their agreement to jointly manage the maintenance of the Greymouth Rating District flood defense assets, via a Joint Committee of the two Councils.
- H. Both Councils have responsibilities under the Resource Management Act 1991 for the management of flooding.
- I. Both Councils acknowledge the need for joint decision-making in relation to the management

of flood hazards in the wider Greymouth area.

- J. A map of the Greymouth Rating District area is attached as Appendix I to this Agreement.

PRINCIPLES UNDERPINNING THIS AGREEMENT

1. The two Councils serve the same community who pay rates to both Councils.
2. Both Councils act in the best interests of the people living in the area
3. The Councils recognise the need to work cooperatively in managing flood hazards facing the Greymouth area and see the Joint Committee as the appropriate vehicle to achieve this.
4. The Joint Committee will always function under the clear provision that it simply makes recommendations to their parent Councils. Nothing prevents the Committee from seeking a formal delegation from their parent Councils should it be deemed appropriate.

STRUCTURE AND OPERATION OF THE COMMITTEE

5. WCRC shall appoint three elected Councillors to the Joint Committee, being two Councillors from the Grey constituency (or a delegate) and the Chair of WCRC. If the Chair of WCRC is from the Grey constituency, then the third Councillor will be appointed from another constituency. In the event that any of the appointed members cannot attend a meeting of the Committee, a substitute may be appointed by the Chair of WCRC.
6. GDC shall appoint the Mayor for Grey and two Councillors (or a delegate) to the Joint Committee. In the event that any of the appointed members cannot attend a meeting of the Committee, a substitute(s) may be appointed by the Mayor.
7. The membership of the Joint Committee shall be reappointed at or after the first meeting of WCRC and GDC following each triennial general election.
8. The Chair shall alternate one year to the next being a GDC elected representative one year and a WCRC elected representative the next, with the term of the chairpersonship being 12 months from 31 October each year except in years where the triennial election is held, where the term ends at the date of the election. The appointment of the Chair shall be made by the relevant Council who has responsibility for the Chair.
9. The function of the secretariat will alternate as per the term of chairpersonship.
10. The Council not exercising the role of Chair in any year shall appoint a Deputy Chair. The term of the deputy chairpersonship shall be 12 months from 31 October each year except in years where the triennial election is held, where the term ends at the date of the election.
11. Unless otherwise specified in this Agreement, the Committee shall use the current standing orders of the WCRC, noting that the committee wishes to achieve consensus decisions wherever possible.
12. A quorum of the Committee shall be not less than four members, and must include two or

more members from each of the two Councils (two or more from WCRC and two or more from GDC).

13. Meetings shall be held biannually or as otherwise agreed by the Joint Committee with at least one meeting to be held between November and March of each year as a means of ensuring that the needs of the Joint Committee can be provided for in the Annual Plans of the two Councils.
14. Notification of meetings and the publication of agendas and reports shall be conducted in accordance with the requirements of Part 7 of the Local Government Official Information and Meetings Act 1987, and will be undertaken by the secretariat.
15. Minutes of all Joint Committee meetings shall be provided to the next meeting of the respective parent Councils.

TERMS OF REFERENCE & DELEGATIONS

16. Each year the Joint Committee shall consider any staff and/or expert reports, ascertain what work and budget requirements will be for the coming year and make a recommendation to each parent Council for annual planning and action.
17. The Joint Committee shall not have any funding or rate setting authority.
18. WCRC as the Rating Body for the Greymouth Rating District is the final decision maker on the annual work plan and setting the appropriate rate to fund the agreed works.
19. The Joint Committee's role is to review the annual work plan provided to it by the WCRC, receive and consider any independent expert advice, and make informed recommendations to WCRC for the final decision. The Committee may also make recommendations to the WCRC regarding:
 - Commissioning independent expert reports; and
 - Undertaking public consultation on boundary changes, major capital works and other areas of significant public interest.

The WCRC will consider any recommendations of the Committee in making any decisions on the above.

20. Where Committee recommendations relate to the functions of the GDC, GDC shall consider and make decisions on any recommendations accordingly.
21. Without limiting the ability of the Joint Committee to recommend the most appropriate arrangements for works and funding, in relation to the Greymouth Rating District flood defence assets GDC shall be responsible for all works and funding relating to:
 - Amenity management, including grass mowing, gardening, beautification, and public access management;
 - Stormwater management, including any pump station operation and maintenance and

floodgates on drainpipes and their operation and maintenance (but excluding the Cobden overflow outlet i.e. the 'Cobden Cut');

- Flood emergency management, including the operation of concrete flood barriers over road and rail, any sandbagging requirements, and all and any Civil Defence evacuation planning and execution.
- All other duties as specified in the Grey Flood Action Plan

22. Without limiting the ability of the Joint Committee to recommend the most appropriate arrangements for works and funding, in relation to the Greymouth Rating District flood defence assets the WCRC shall be responsible for all works and funding relating to:

- The maintenance and repair of the structural integrity of the flood defense assets managed under WCRC Asset Management Plans (including the concrete flood barriers over road and rail, and the management of riverside vegetation);
- The provision of flood warning advice to GDC for the Grey River in accordance with the Grey River Flood Action Plan;
- Management of the Cobden overflow outlet (the 'Cobden Cut') to the sea, to ameliorate flooding under certain conditions.
- All other duties as specified in the Grey Flood Action Plan

23. The WCRC has constituted a "Greymouth Rating District" and reserves the right to raise such funds as it may need to carry out its functions under clause 18 above from this source.

24. The GDC will fund the performance of its functions under clause 17 above from such sources that are available that it may determine.

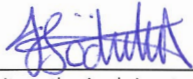
VARIATION OF THIS AGREEMENT

25. This agreement may be amended at any time, at the request of either Council, but such amendment will only take effect once both parent Councils have formally received and adopted those changes sought.

SIGNATURES

SIGNED by

GREY DISTRICT COUNCIL



by its authorised signatory

9/9/2025

date

SIGNED by

WEST COAST REGIONAL COUNCIL



by its authorised signatory

15 September 2025

date

Attachment: Map of Greymouth Rating District



8.2	IRG 'Shovel Ready' Projects – Greymouth Stages 1 & 3
Author	Scott Hoare, Programme Manager Inovo Projects
Authoriser	Darryl Lew, Chief Executive
Public Excluded	No

Report Purpose

The report provides an update on progress with the Provincial Growth Fund 'Shovel Ready' Infrastructure Reference Group Projects funded Hokitika Flood Protection Scheme Upgrade Stages 1 & 3.

Recommendation

It is recommended that the Committee resolve to:

- 1. Receive the report.*

Attachments

Attachment 8.2.1 Greymouth Stages 1 & 3 Update

Attachment 8.2.1

GREYMOUTH FPS UPGRADE IRG PROJECT UPDATE

PROJECT	IRG Greymouth FPS Upgrade Project (Stages 1 and 3)	DATE	13/11/25
SUBJECT	RD Meeting Update		
ISSUED BY	Scott Hoare	WCRC IRG Programme Manager	
ISSUED TO	Tom Hopkins	West Coast Regional Council	
FILE / REF No.	15408		

INTRODUCTION

The purpose of this report is to provide an overview of and update on the Infrastructure Reference Group (IRG) Greymouth Flood Protection Scheme Upgrade Project (Stages 1 & 3).

PROJECT OVERVIEW

- The project was initiated in 2020 to bring the level of service for the stopbanks in the Greymouth Flood Protection Scheme up to the same level of service as the floodwalls (1:150-year event plus 600mm freeboard)
- The project start was delayed due to resolving disparities between the design and existing resource consent to raise the stopbanks.
- The upgrade works were tendered in September/ October 2023 to four contractors. On completion of the tender analysis all four prices received were over the initial project construction budget. A value management exercise was undertaken in parallel with exploring areas for reduction in scope. A recommendation was put forward in December 2023 to WCRC to proceed the construction of the full scope of Stage 1 & 3.
- Stages 1 & 3 are as follows:
 - Stage 1 – Johnston St to Preston Rd
 - Stage 4 – Preston Rd to ANZAC Park
- Work to stages 1 and 3 is now complete apart from:
 - Resolving scope and completing the section through the Western Mineral Sands site on Gresson Street.

Financial update:

- The forecast cost for completion of stages 1 and 3, including design for all five stages, is within the project budget of \$2,605,822
- A revised budget and results from preliminary geotechnical and contamination testing were provided to WMS on 16 October 2025 with a request to confirm acceptance of the costs and agreement to proceed. No response has yet been received from WMS.

Next Steps:

- Obtain agreement from WMS for additional works including preparing revised designs and obtain consents.

Regards



Scott Hoare

WCRC IRG Programme Manager

scott@inovo.nz

DRAFT

8.3 RIF 'Flood Resilience' Projects – Greymouth Stages 2, 4 & 5 and Stoplogs

Author Scott Hoare, Programme Manager Inovo Projects

Authoriser Darryl Lew, Chief Executive

Public Excluded No

Report Purpose

The report provides an update on progress with the Provincial Growth Fund 'Shovel Ready' Infrastructure Reference Group Projects funded Hokitika Flood Protection Scheme Upgrade Stages 1 & 3.

Recommendation

It is recommended that the Committee resolve to:

1. *Receive the report.*

Attachments

Attachment 8.3.1 Hokitika Stages 1 & 3 Update

Attachment 8.3.1

GREYMOUTH FPS UPGRADE RIF PROJECT UPDATE

PROJECT	RIF Tranche 2 Greymouth FPS Project (Stages 2, 4 and 5)	DATE	13/11/25
SUBJECT	RD Meeting Update		
ISSUED BY	Scott Hoare	WCRC IRG Programme Manager	
ISSUED TO	Tom Hopkins	West Coast Regional Council	
FILE / REF No.	15408		

INTRODUCTION

The purpose of this report is to provide an overview of and update on the Regional Infrastructure Fund (RIF) Tranche 2 Greymouth Flood Protection Scheme Upgrade (Stages 1 & 3).

Project Overview

- Stages 2, 4 and 5 were unable to be completed under the previous IRG project because of budget limitations.
- Stages 2, 4 & 5 are as follows:
 - Stage 2 – Preston Rd to Fisherman's Wharf
 - Stage 4 – Raleigh Street to Preston Rd
 - Stage 5 – Cobden
- Kānoa have now confirmed additional funding is available from the RIF Tranche 2 fund. The available funding is allocated to allow:
 - completion of the stopbank raising to stages 2, 4 and 5 to provide the same level of service as for the rest of the flood protection scheme (1:150-year event plus 600mm freeboard),
 - upgrading the flood barriers at the Preston Rd bridge and on the railway either side of Sawyers Creek,
- Updated pricing has been obtained from the incumbent Contractor, and as the pricing is within budget a recommendation has been provided to WCRC to instruct the additional work as a variation to the current construction contract.

Financial update:

- The budget for these works is \$4,000,000. The work is forecast to be completed by June 2027.
- As part of the Tranche 2 work Kānoa funding can only be claimed after invoices have been paid. The first Kānoa claim is forecast to be submitted in April 2026 for all works to the end of March 2026 including the forecast completion of Stage 2.

Next Steps include:

- Obtain approval to engage the Contractor to carry out Stage 2, 4 and 5

- Engage Consultants to commence design of stoplog/flood barriers

Regards



Scott Hoare

WCRC IRG Programme Manager

scott@inovo.nz

DRAFT

8.4 RIF 'Flood Resilience' Tranche 3 Projects – Range Creek and Saltwater Creek**Author** Tom Hopkins, Capital Programme Manager**Authoriser** Darryl Lew, Chief Executive**Public Excluded** No

Report Purpose

The report provides an update on progress with projects put forward to the Regional Infrastructure Fund for Flood Resilience Projects (Tranche 3), namely the Cobden Attenuation project at Range Creek and Flood Mitigation Investigation at Saltwater Creek.

Report Summary

At the 19 February 2025 Greymouth Joint Committee meeting West Coast Regional Council (WCRC) staff presented two reports to the committee. Both reports requested the Joint Committee's endorsement of project proposals and funds to support their further development.

The projects in question are the Cobden Attenuation Basin at Range Creek and Saltwater Creek Flood Mitigation at Paroa. Both projects and associated funding requests were endorsed by the Joint Committee and approved by WCRC Councillors at the 20 May 2025 Operations Committee meeting.

Both projects have made some progress since February. The feasibility study for the Cobden Attenuation Basin project has been completed, and a draft brief developed for the Saltwater Creek Flooding Mitigation Investigation. Most critically, both projects have been put forward to the Regional Infrastructure Fund (RIF) 'Flood Resilience' projects (Tranche 3) and have made the first cut of projects to go forward to the Minister of Regional Development for his consideration.

Next steps are to continue to progress both projects while staff await a decision from the Minister and budget announcements, likely to be received no earlier than mid-2026.

Recommendations

It is recommended that the Committee resolve to:

1. *Receive the report.*

Issues and Discussion

Background

At the Greymouth Joint Committee meeting of 19 February 2025 Joint Committee members were presented with two papers: 'Cobden Seawall and Range Creek Project Report' and 'Saltwater Creek Flood Mitigation'. Summaries of both papers and the resolutions of the Joint Committee are as follows:

Cobden Seawall and Range Creek Project Report:

Following a verbal report provided on progress with the Ministry for Environment funded Nature Based Solutions feasibility study into the potential for a 'wetland retention-pond/basin (nature-based) flooding solution for Range Creek at Cobden, staff presented a further report, summarised as follows:

"There are ongoing concerns about the risk of coastal inundation in the Cobden community and the integrity of existing foreshore assets following recent storm events. The committee has requested a report on a long-term solution.

A number of reports have been prepared which detail the coastal processes that are occurring and make recommendation to mitigate the effects. Significant areas of Cobden are vulnerable to both coastal and riverine flooding and this can be expected to increase in future storm events as a result of climate change and sea level rise.

A number of projects are being considered or are in progress that will mitigate flood hazards in Cobden. There are opportunities to combine projects which could streamline management and provide opportunities for funding.

The report recommends that resources be allocated to develop a project plan for the Cobden Sea Wall and Range Creek project.

To qualify for funding from the Regional Infrastructure Fund (RIF) for Flood Resilience Projects concept design and consents must be in place. Should the Joint Committee and Councils endorse/approve the project plan once developed, further expenditure will be required to obtain consents."¹

¹ Report 7.6 Cobden Seawall & Range Creek Project Report (WCRC 19 Feb 2025)

The Joint Committee moved the following:

1. **Moved** (Cr P. Ewen/Cr B. Cummings) the report is received.
2. **Moved** (Cr P. Ewen/Cr T. Mora) *to respective Councils that a Project Plan and cost estimate be developed for the Cobden Sea Wall and Range Creek Project and that a budget of \$80,000 be allocated for the preparation of the plan.*
3. **Moved** (Cr P. Haddock/Cr T. Mora) *that the preparation of the Project Plan be funded 50/50 by Grey District Council and West Coast Regional Council.*
4. **Moved** (Cr T. Mora/ Cr P. Ewen) *that a progress report be provided to the Greymouth Joint Committee by November 2025.*
5. **Moved** (Cr P. Haddock/Cr B. Cummings) *the Committee note that development of a project plan is the first step in defining the scope, cost and programme for the project. Further work and expenditure will be required for the project to qualify from the Regional Infrastructure Fund (RIF) for 'Flood Resilience Projects'.*
6. **Moved** (Cr P. Haddock/Cr T. Mora) *Amend the recommendation to exclude the Cobden Seawall component from the project and therefore the recommendation to read: that should it be agreed to make an application to the RIF for Flood Resilience Projects for the Range Creek Project a special consultative process will be required to obtain community acceptance of the project and associated rating impact.*

The motions were carried.

Saltwater Creek Flood Mitigation:

"Flooding in Paroa has been a persistent problem due to coastal sediment dynamics affecting river mouth locations as well as notable flood events in 1978, 2010, and 2024 impacting local properties and infrastructure. The current management strategy involves clearing river outlets when specific trigger points are reached. However, this approach is limited during active flooding when outlets are already open.

The existing strategy is not sufficient to manage major flood events. Council staff propose engaging Land River Sea Consulting Ltd to review historical data, existing management strategies, and potential mitigation options, including stormwater storage and nature-based solutions.

The estimated cost of this work is \$15,000–\$20,000, with funding recommended from the Greymouth Rating District reserve²."

² Report 7.3 Saltwater Creek Flood Mitigation (WCRC 19 Feb 2025)

The Joint Committee moved (Cr A. Gibson/Cr B. Cummings) that the report be received, and the Committee approve funding to investigate potential flood mitigation measures and report on the recommended options. The motion was carried.

Current situation

Since the 19 February Joint Committee meeting progress has been made with both projects. Most critically, the Minister for Regional Development has called for bids for a further tranche of Flood Resilience projects (Tranche 3).

The Catchment Management group put significant effort into compiling a list of potential projects and submitted this to Te Uru Kahika as a 'first cut' by the deadline of end of August 2025. Nationally there were approximately \$900 million worth of projects submitted. WCRC submitted projects totalling \$43 million.

In early November we received advice that three of the six initiatives submitted by WCRC have been shortlisted to go to the Minister of Regional Development for a decision. Greymouth Small Catchments Programme (Range Creek at Cobden, Saltwater Creek at Paroa) with a total cost estimate of \$3,464, 500 was one of these initiatives. While this is an important first step for attracting co-funding for these initiatives, we will not know whether we have been successful with our bids until mid-2026 at the earliest.

In the meantime, the following progress has been made with each project:

Cobden Attenuation Basin at Range Creek Project:

The feasibility study has been completed and is appended as Attachment 1. Please note that to preserve the integrity of any procurement processes required to progress the project the detailed cost estimates have been redacted from the report.

Saltwater Creek Flood Mitigation Investigation:

A draft brief for the investigation has been prepared and presented to our preferred supplier for these types of services. We are awaiting the offer of service from the consultant. The draft brief is appended as Attachment 2.

Please note that progressing these projects is dependent on resourcing at WCRC staff level. WCRC must prioritise its resources to completing the flood scheme upgrades that have already been funded. Failure to do so will put at risk council's ability to attract further funding from central government.

Note: This report is for information purposes only.

Considerations**Implications/risks**

Progressing both these initiatives is contingent on available resource within WCRC's Catchment Management group, and in the case of the Attenuation Basin at Range Creek, the outcome of consultation with the community (see Significance & Engagement Policy Assessment section below).

Significance and Engagement Policy assessment

Both projects will likely result in increased levels of service for communities at Cobden and Saltwater Creek and may involve levels of expenditure that trigger WCRC's Significance & Engagement Policy. If this proves to be the case, then consultation with the community will be required via Annual Plan/Long-Term Plan/Special Consultative Process methods. For the Cobden Attenuation Basin at Range Creek the proposal is well enough developed that the likely increase in level of service is known, as is the rough order cost for the proposal.

Mana whenua views

Staff are not aware of any issues within this report which would impact mana whenua.

Views of affected parties

Staff are not aware of any views of affected parties which impact on matters discussed in this report.

Financial implications**Current budget**

- Cobden Attenuation Basin at Range Creek:

To progress the proposal by developing a project plan for delivery \$80,000, split 50/50 with Grey District Council.

- Saltwater Creek:

For investigation, issues & options analysis up to \$20,000 from Rating District funds.

Future implications

Budgets submitted to RIF Tranche 3 (assuming a 60% Crown contribution/40% local share):

- Cobden Attenuation Basin at Range Creek:

Total project cost \$3,328,700 (Crown share \$1,997,220, local share \$1,331,480).

- Saltwater Creek:

Total project cost \$56,650 (investigation, issues & options analysis to preferred option only). Crown share \$33,990, local share \$22,660.

Legal implications

Not applicable

Attachments

Attachment 8.4.1 Cobden Nature Based Solution Feasibility Report

Attachment 8.4.2 Saltwater Creek Flood Mitigation Investigation – Draft
Brief to Consultant

MEMORANDUM

Project:	Cobden Nature-based Solutions for Flood Mitigation	Author:	Sophie South
Job no:	43857	Date:	14 February 2025
Subject:	Feasibility Recommendations		
Issued To:	West Coast Regional Council		

1.0 COBDEN NATURE-BASED SOLUTIONS (NBS) FOR FLOOD MITIGATION PROJECT

WCRC received funding through the Ministry for the Environment (MfE) Nature-Based Solutions (Deed 26499) to undertake a feasibility study for flood mitigation within the Cobden urban catchment. Three potential basin or wetland areas were proposed (Upper, Middle and Lower) (Figure 1).



Figure 1: Proposed basin locations.

Current Progress:

- Investigations and Modelling completed for feasibility across 3 possible basin locations
- Final Reporting underway, completion April 2025
- Benefits and Measurable Outcomes identified, refer to **Attachment 1**.
- Feasibility Conclusions (including Limitations and Opportunities) for each basin location, refer to Table 1 below.

Table 1: Feasibility Conclusions

	Limitations	Opportunities	Conclusion
Lower Basin	- Potential contamination and uncontrolled fill requiring managed disposal - Proposed Te Tai o Poutini Site of Significance to Māori - Accommodate existing sewer infrastructure - Tidal influenced groundwater	- Most effective for flood mitigation - GDC land owner as partner - Connectivity options with surrounding amenities - Potential as ecological / hydraulic extension of Aromahana Lagoon - Collaboration with CASRA	- Key benefit of flood mitigation is met - Multiple co-benefits
Middle Basin	- Likely contamination requiring remediation - Small land area - Flood mitigation less effective	- Separation of combined sanitary sewer and stormwater pipes - GDC land owner as partner - Stormwater treatment	- Key benefit of flood mitigation not met - Secondary site for water quality as primary co-benefit
Upper Basin	- Flood mitigation least effective due to location in catchment - Private land ownership - Geotechnical concerns of landslides - More likely to require structural embankment - Part property in Outstanding Natural Landscape	- Large land area - Ecological – key benefit	- Key benefit of flood mitigation not met - Secondary site for ecological co-benefit

Recommendation:

- Lower Basin location can provide flood mitigation and multiple co-benefits. This is the preferred location to be progressed to funding for detailed design, consenting, procurement and construction, refer to:
 - Attachment 2:** Concept Plan for the Lower Basin.
 - Attachment 3:** Landscape Masterplan for the Lower Basin.
- Preliminary hydraulic modelling indicates the size of the basin correlates to the increase in effectiveness of flood mitigation, implying 'the bigger the better'. However, consideration must be given to physical, environmental, cultural and social constraints.
- Attachment 1:** Benefits and Measurable Outcomes, summarises co-benefits, and how these could be quantitatively measured, specifically in the Cobden context.

2.0 LOWER BASIN – DETAILED DESIGN, CONSENTING AND CONSTRUCTION ESTIMATE

Table 2: Engineering Design and Construction Observation

Task	Detail	Estimate
1.1	1.1.1	1.1.1.1
1.2	1.2.1	1.2.1.1
1.3	1.3.1	1.3.1.1
1.4	1.4.1	1.4.1.1
1.5	1.5.1	1.5.1.1
1.6	1.6.1	1.6.1.1
1.7	1.7.1	1.7.1.1
1.8	1.8.1	1.8.1.1
1.9	1.9.1	1.9.1.1
1.10	1.10.1	1.10.1.1
1.11	1.11.1	1.11.1.1
1.12	1.12.1	1.12.1.1
1.13	1.13.1	1.13.1.1
1.14	1.14.1	1.14.1.1
1.15	1.15.1	1.15.1.1
1.16	1.16.1	1.16.1.1
1.17	1.17.1	1.17.1.1
1.18	1.18.1	1.18.1.1
1.19	1.19.1	1.19.1.1
1.20	1.20.1	1.20.1.1
1.21	1.21.1	1.21.1.1
1.22	1.22.1	1.22.1.1
1.23	1.23.1	1.23.1.1
1.24	1.24.1	1.24.1.1
1.25	1.25.1	1.25.1.1
1.26	1.26.1	1.26.1.1
1.27	1.27.1	1.27.1.1
1.28	1.28.1	1.28.1.1
1.29	1.29.1	1.29.1.1
1.30	1.30.1	1.30.1.1
1.31	1.31.1	1.31.1.1
1.32	1.32.1	1.32.1.1
1.33	1.33.1	1.33.1.1
1.34	1.34.1	1.34.1.1
1.35	1.35.1	1.35.1.1
1.36	1.36.1	1.36.1.1
1.37	1.37.1	1.37.1.1
1.38	1.38.1	1.38.1.1
1.39	1.39.1	1.39.1.1
1.40	1.40.1	1.40.1.1
1.41	1.41.1	1.41.1.1
1.42	1.42.1	1.42.1.1
1.43	1.43.1	1.43.1.1
1.44	1.44.1	1.44.1.1
1.45	1.45.1	1.45.1.1
1.46	1.46.1	1.46.1.1
1.47	1.47.1	1.47.1.1
1.48	1.48.1	1.48.1.1
1.49	1.49.1	1.49.1.1
1.50	1.50.1	1.50.1.1
1.51	1.51.1	1.51.1.1
1.52	1.52.1	1.52.1.1
1.53	1.53.1	1.53.1.1
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1.68	1.68.1	1.68.1.1
1.69	1.69.1	1.69.1.1
1.70	1.70.1	1.70.1.1
1.71	1.71.1	1.71.1.1
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1.73	1.73.1	1.73.1.1
1.74	1.74.1	1.74.1.1
1.75	1.75.1	1.75.1.1
1.76	1.76.1	1.76.1.1
1.77	1.77.1	1.77.1.1
1.78	1.78.1	1.78.1.1
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1.86	1.86.1	1.86.1.1
1.87	1.87.1	1.87.1.1
1.88	1.88.1	1.88.1.1
1.89	1.89.1	1.89.1.1
1.90	1.90.1	1.90.1.1
1.91	1.91.1	1.91.1.1
1.92	1.92.1	1.92.1.1
1.93	1.93.1	1.93.1.1
1.94	1.94.1	1.94.1.1
1.95	1.95.1	1.95.1.1
1.96	1.96.1	1.96.1.1
1.97	1.97.1	1.97.1.1
1.98	1.98.1	1.98.1.1
1.99	1.99.1	1.99.1.1
1.100	1.100.1	1.100.1.1

Notes:

Assumed 6-week construction period.

This estimate has been prepared to provide indicative professional fees and an Engineer's Estimate of construction costs based on a preliminary design. Actual construction prices would be determined through a tender process. This does not constitute a fixed fee engagement. A formal offer of service for professional fees can be provided on request, or as suitable to support a funding application. Refer to attached Draft Schedule of Prices for Construction Estimate.

3.0 CONSTRUCTION - POTENTIAL COSTS SAVINGS

The Draft Schedule of Prices (**Attachment 4**) provides a conservative estimate of construction costs.

However, there are efficiencies and costs savings which may be achievable, including:

1. Re-use and / or disposal of unsuitable material to a WCRC/GDC owned site, current assumption allows for disposal.
Items 2.03, 2.06, potential cost reduction of \$400,000.
2. Removal of internal basin bund and culverts. The intent is to provide protection of and access to the sewer line, and connectivity across the basin.
Items 4.04 – 4.07, potential cost reduction of \$115,000.
3. Landscaping supply (reduced rate), planting and maintenance undertaken by CASRA/volunteers.
Items 6.07 – 6.14, potential cost reduction of \$200,000.

Potential Cost Savings (Excl. GST)

\$715,000.00



4.0 CLOSURE

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully,

DAVIS OGILVIE & PARTNERS LTD.

SOPHIE SOUTH

Principal Civil Engineer

ME, BEHons (Nat Res), CPEng, CMEngNZ

Email: sophie@do.nz

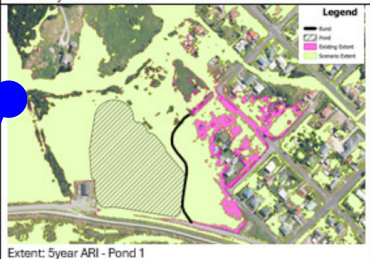
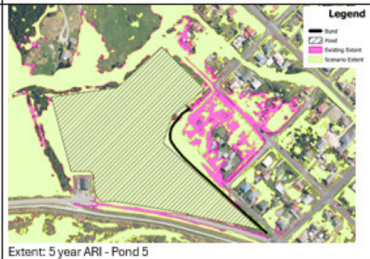
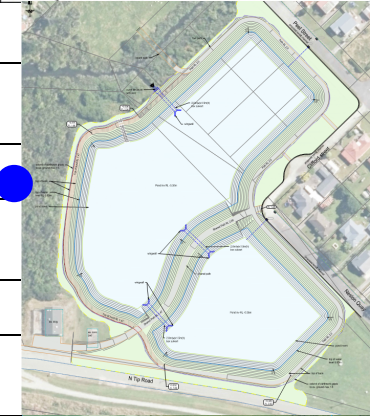
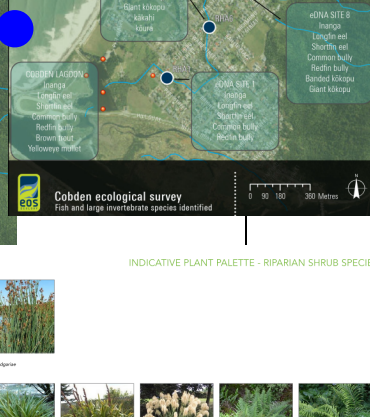
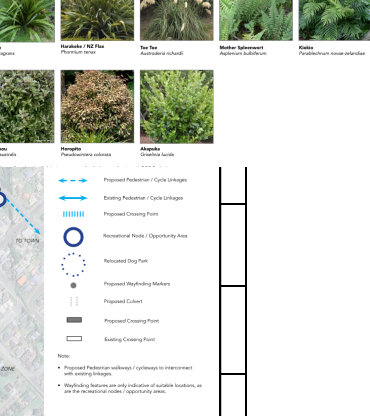
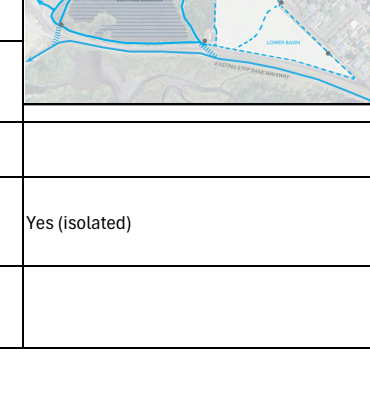
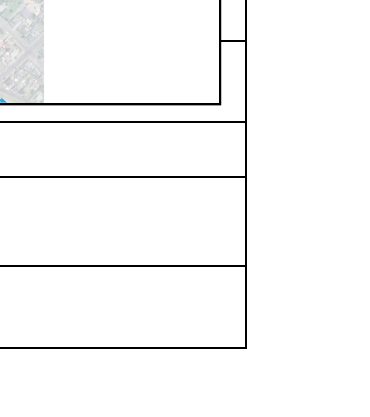
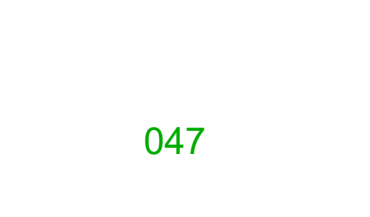
Enclosed:

Attachment 1: Benefits and Measurable Outcomes

Attachment 2: Lower Basin Concept Plan

Attachment 3: Lower Basin Landscape Masterplan

Attachment 4: Draft Schedule of Prices

		Cobden-Specific			
Benefit	Performance Indicator	Implementation Description	Predicted Measurable Outcome	Reference Document	
Flood Mitigation	Runoff and volume during rain events	Construction of a flood detention basin (and bund) within the Lower Basin area, and storage within the upper catchment	Hydraulic modelling indicates increased attenuation during xx events with storage of up to x m ³ within the basin	Hydraulic Modelling Memo, Earthworks modelling	 
	Land Cover Management	Native revegetation of catchment areas (Upper, Lower and Middle) including Range Creek riparian bank planting	Increased evapotranspiration, interception and infiltration in the catchment resulting in reduced flood peaks. Improved stream bank stability, reducing erosion, scour and sediment transport		
	Inundation of properties	Construction of a flood detention basin (and bund) within the Lower Basin area	Modelled reduction in flood depths within residential areas of XX m and reduction in number of dwellings flooded in a xx event from x to x.	Hydraulic Modelling Memo	
Water Quality	Stormwater pollutant reduction	Construction of a first flush basin with the Middle Basin land area	Water quality calculations indicate a x% reduction in concentrations of metals, x% reduction in TSS (suspended sediment) and x% reduction in nutrients in stormwater can be achieved through the use of a first flush basin	Water Quality Memo	 
	Network overflows	Separation of parts of the existing combined sewer-stormwater network	Reduction in load on sewer network from stormwater inflows, leading to reduced incidents of overflows	Water Quality Memo	
Cultural Inclusion	Engagement	Ongoing discussions and input sought from Ngati Waewae	Incorporation of cultural narrative within nature play areas, interpretive signage leading to increased awareness and consideration of cultural values. Protection of mahinga kai opportunities, particularly inanga.	Engagement Comments	 
Biodiversity	Presence of aquatic life	Naturalisation of Range Creek, stabilisation of streambanks, riparian planting, stormwater treatment	Improved eDNA results, increased abundance and diversity of aquatic life (including native species) as measured in Ecological Surveys	Ecology eDNA Map	
	Extent, significance and quality of aquatic habitat	Naturalisation of Range Creek, stabilisation of streambanks, riparian planting, stormwater treatment	Improved Rapid Habitat Assessment (RHA) Score. Shading through vegetation, habitat diversity through riffle-run and pools, reduced sediment input, erosion and scour	Ecology RHA Site Map	
	Extent, connectivity and quality of terrestrial habitat	Riparian enhancement planting and Wetland Planting within the Lower Basin area. Riparian and planting throughout catchment.	Increased planting density and coverage of native shrub and regenerative forest species, assessable by Visual Screening or Aerial Imagery Analysis. Provides for bird and wildlife habitat.	Landscape Design Plant Palette and Riparian Shrub Species	 
Social Cohesion	Community Interactions	Provision of Nature Play Area, improved Dog Park and access	Improved social connectivity and interactions of diverse incomes and backgrounds	Landscape Design Concept Plans	
	Voluntary Participation	Lower Basin complements established Aromahana Lagoon with native planting, access tracks and signage.	Works including planting and maintenance are complementary and supported by Cobden Aromahana Sanctuary and Recreation Area (CASRA). Community responsibility and ownership.	CASRA Inc	
Recreation	Recreational Opportunity Spectrum (ROS)	Recreational opportunities and increased naturalisation and re-vegetation within the catchment	Widened Recreational Opportunities Spectrum (ROS). Improved naturalness, access, size and habitat for flora and fauna, leading to an improved recreation experience	R N Clark, 1979. Recreational Opportunity Spectrum	 
	Wayfinding, Signage and Paths	Orientational, Interpretive and Directional wayfinding signage installed as part of pedestrian and cycle linkages around Lower Basin	Increased number of cycling and pedestrian users through interconnection with cemetery, existing playgrounds, beach, Jellyman Park, Aromahana Lagoon, dog park and residential areas.	Landscape Design Concept Plans - Wayfinding	
	Passive Recreation	Development of the basins with revegetation and additions of seating areas, paths and open spaces	Increased number of passive activity users such as picnicking, birdwatching and spending time outdoors		
Amenity Value	Environmental Awareness and Education	Educational and informative signage as part of pedestrian and cycling network. Nature playground to educate children through play.	Improved public understanding of the purpose of basins for flood mitigation and aquatic and terrestrial habitats.	Landscape Design Concept Plans - Signage	 
	Public Safety	Crossing points, safety barriers, fencing and dedicated cycling paths with separation from road carriageways	Reduced near misses and vehicle incidents. Increased implementation of Crime Prevention Through Environmental Design (CPTED) principles.	Landscape Design Concept Plans - Site Connectivity and Recreational Offsets	
	Natural Character	Construction and vegetation of basins, riparian enhancement planting and naturalisation of Range Creek	Increased number of users due to connectedness with nature, increased vegetated cover and landscaped environs, measurable via Geomorphical Assessments.		
Economic	Green space maintenance (as a proxy for job creation)	Through the construction of the basins and vegetated areas, ongoing maintenance is required for upkeep and weed management	Estimated 1,200 maintenance hours per year across all basins, equivalent to estimated 0.6 FTE employees per year.	CASRA Inc GDC Presentation June 2022	
	Multi-use Facilities	Combined functions of drainage, flood management and recreation within the Lower and Middle Basin areas.	Reduced operational and maintenance costs for Councils through cost-sharing across multiple departments and involvement of voluntary and community organisations		
Emergency Resilience	Evacuation and Risk Management	Identification of evacuation routes and planning for risk management associated with flooding in the Cobden catchment	Identification of Risk Treatment Options. Improved public awareness of potentially isolated properties, risks to flood-impacted properties and evacuation routes	Risk Management Memo	
	Climate Adaptation	Use of design factors and modelling which allow for predicted changes in climate in the design and sizing of basins for flood mitigation and stormwater.	Longer timescale for infrastructure and homes to remain within potentially flood-prone areas due to the effects of increased sea levels and increased storminess.		



Rev.	Date	Reason	By
P1	07/02/25	For Information	SS



LOCATION PLAN
Scale 1:10,000 (m)

Notes:

1. Refer to sheet ___ for general and drawing notes

LEGEND

	Landscape area
	Berm area
	Pond
	Footpath (Crusher Dust)
	Proposed contours (200 mm)

CUT & FILL VOLUME	
CUT :	34200 m³
FILL :	1490 m³
Net (cut):	32710 m³

Client

WEST COAST
REGIONAL COUNCIL

Project

COBDEN NATURE BASED SOLUTIONS
COBDEN, GREYMOUTH
WESTCOAST

Drawing

LOWER BASIN
OVERALL PLAN

Drawn NJ	Checked	Approved SS
Scale @ A1 1:500 (m)	Date 01/25	Rev. P1

Status

Dwg No.

43857-DOP-1-ZZ-DR-C-0100



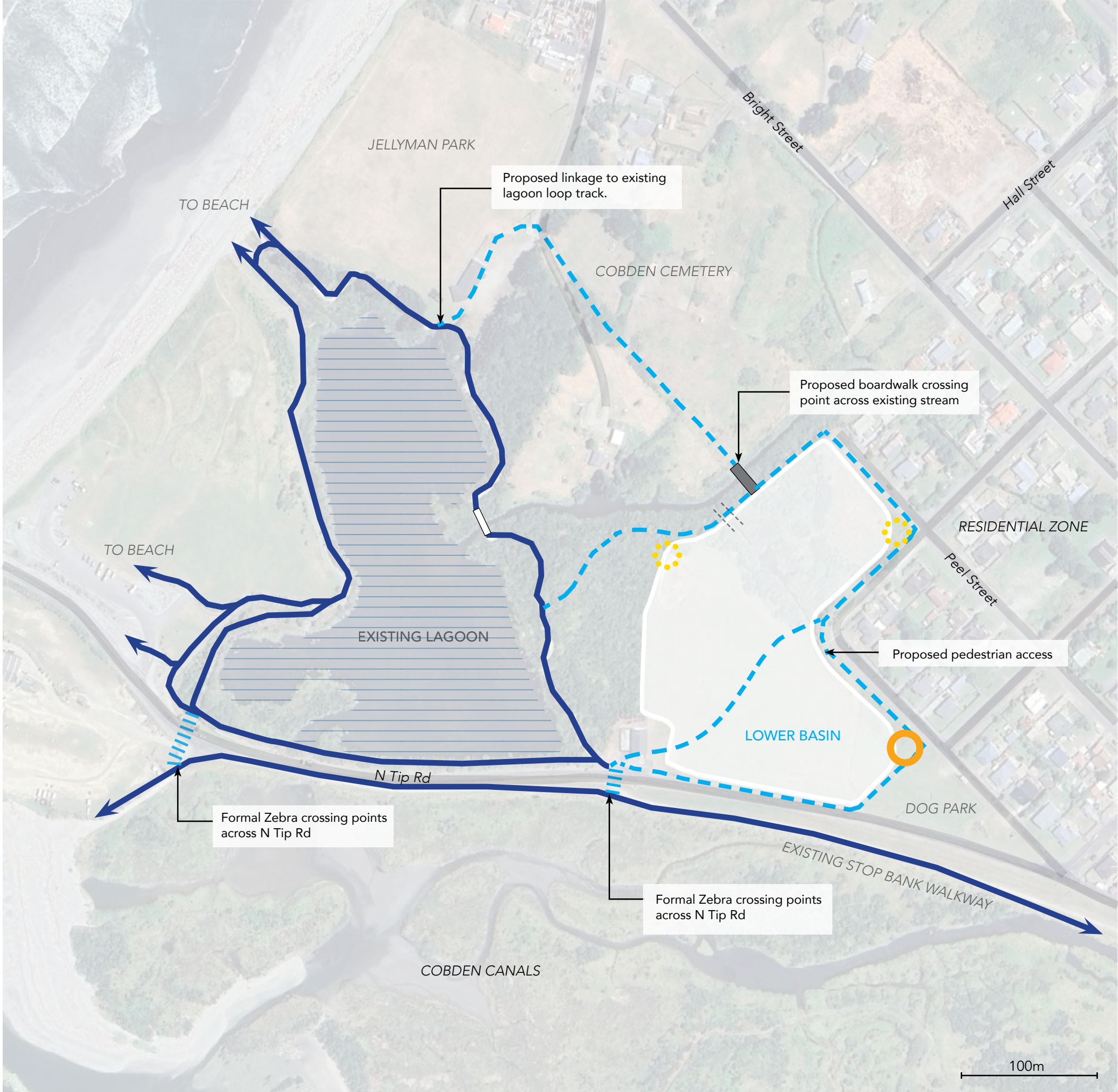
COBDEN NATURE BASED SOLUTIONS



NOVEMBER 2024

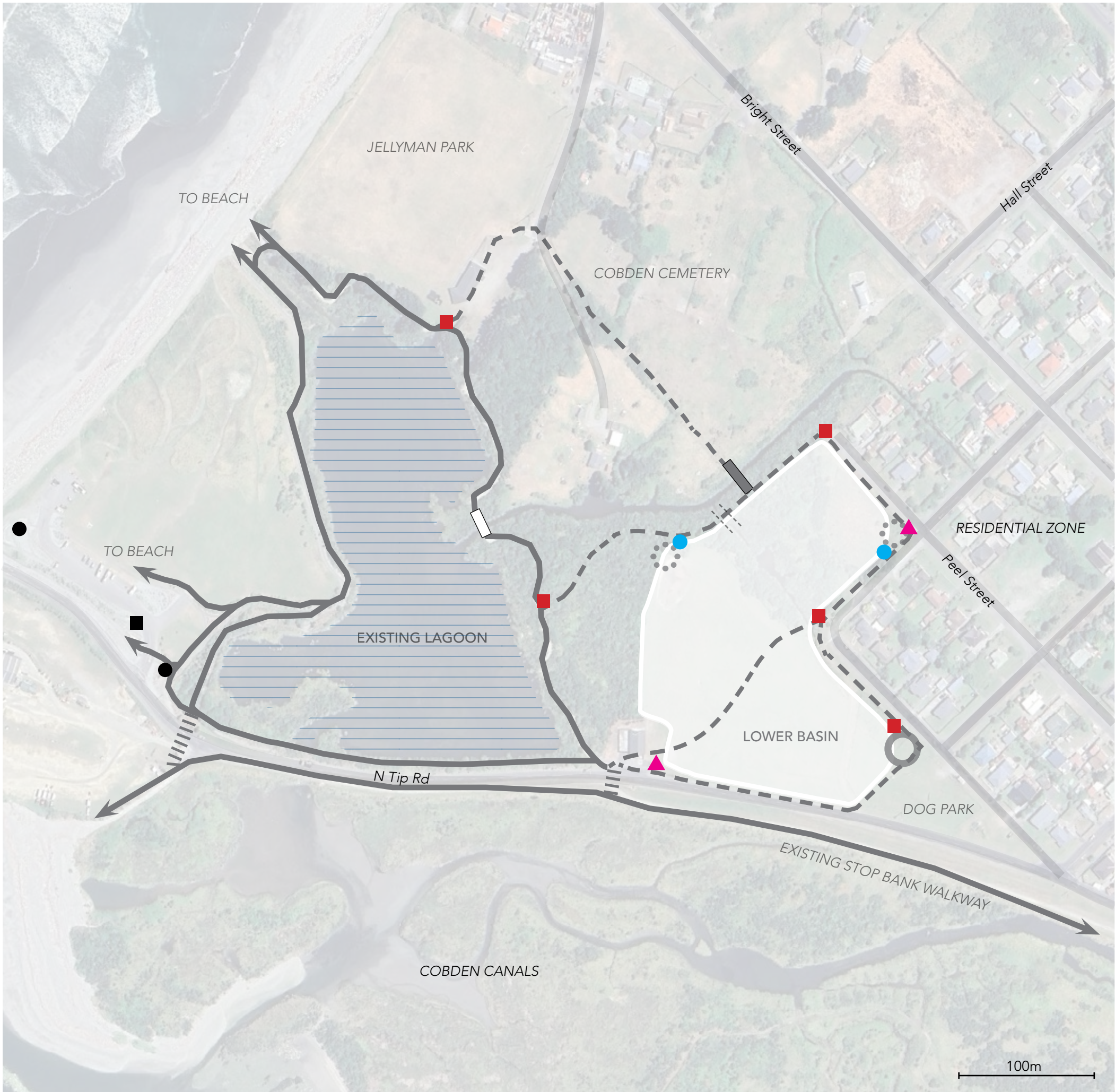
REVISION A

SITE CONNECTIVITY AND RECREATIONAL OFFSETS



KEY:

- Proposed Pedestrian / Cycle Linkages
- Existing Pedestrian / Cycle Linkages
- Proposed Formal Zebra Crossing
- Proposed Nature Playground Location
- Proposed Picnic Table Location
- Proposed Culvert
- Proposed Crossing Point
- Existing Crossing Point



WAYFINDING LOCATION PLAN

Note: Wayfinding Sign proposed within the Lower basin and Lagoon area will be in accordance with Grey District council Signage Framework and will be inkeeping with existing wayfinding features used within the area. Location TBC.

Refer to Page 15 Signage Typologies.

WAYFINDING KEY:

-  Orientation Wayfinding Signage with Trail Map
-  Interpretive Signage (Cobden Flooding and Basin Function etc.)
-  Directional Wayfinding Signage
-  Existing Interpretive Signage
-  Existing Directional Wayfinding Signage

GENERAL KEY:

-  Proposed Pedestrian / Cycle Linkages
-  Existing Pedestrian / Cycle Linkages
-  Proposed Formal Zebra Crossing
-  Proposed Nature Playground Location
-  Proposed Picnic Table Location
-  Proposed Culvert
-  Proposed Crossing Point
-  Existing Crossing Point

PROPOSED ECOLOGICAL ENHANCEMENT AREAS



KEY:



Supplementary Ecological Planting Zone



Native Wetland Basin Planting Zone

Note:

- All Plants shall be eco-sourced native species
- All planting within basin areas to interconnect with riparian plantings where possible.

1) Lower Basin (Native Wetland Planting)

Proposed planting includes groups of native trees and low groundcover surrounding the basin area.

2) Existing Stream (Supplementary Ecological Planting)

Remove exotic / invasive species and interplant with native riparian species.

3) Existing Lagoon (Supplementary Ecological Planting)

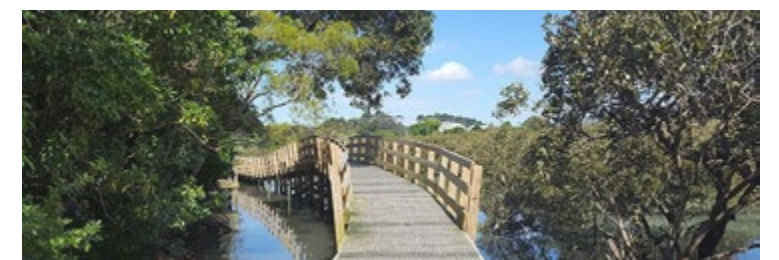
Work with CASRA to provide guidance on appropriate species for future lagoon planting to improve biodiversity.

PROPOSED LOWER BASIN PLAN



KEY:

- Native Riparian Planting
- Proposed Playground Locations
- Proposed Native Trees
- Proposed Pedestrian Walkway
- Existing Pedestrian Walkway
- Proposed Formal Zebra Crossing
- Proposed Culvert
- Proposed Crossing Point (Boardwalk)
- Existing Vegetation Edge
- Dog Park Re-proposed Boundary



LOWER BASIN FENCING PLAN



KEY:

- | | |
|---|---|
|  | Native Riparian Planting |
|  | Proposed Playground Locations |
|  | Proposed Native Trees |
|  | Proposed Pedestrian Walkway |
|  | Existing Pedestrian Walkway |
|  | Proposed Formal Zebra Crossing |
|  | Proposed Culvert |
|  | Proposed Crossing Point (Boardwalk) |
|  | Existing Vegetation Edge |
|  | Dog Park Re-proposed Boundary |
|  | Boundary Fence
Typology 1 - Radiata Knee Rail Fence |
|  | Vehicle Access Point
Typology 2 - Post and Chain Access Gate with Lock |

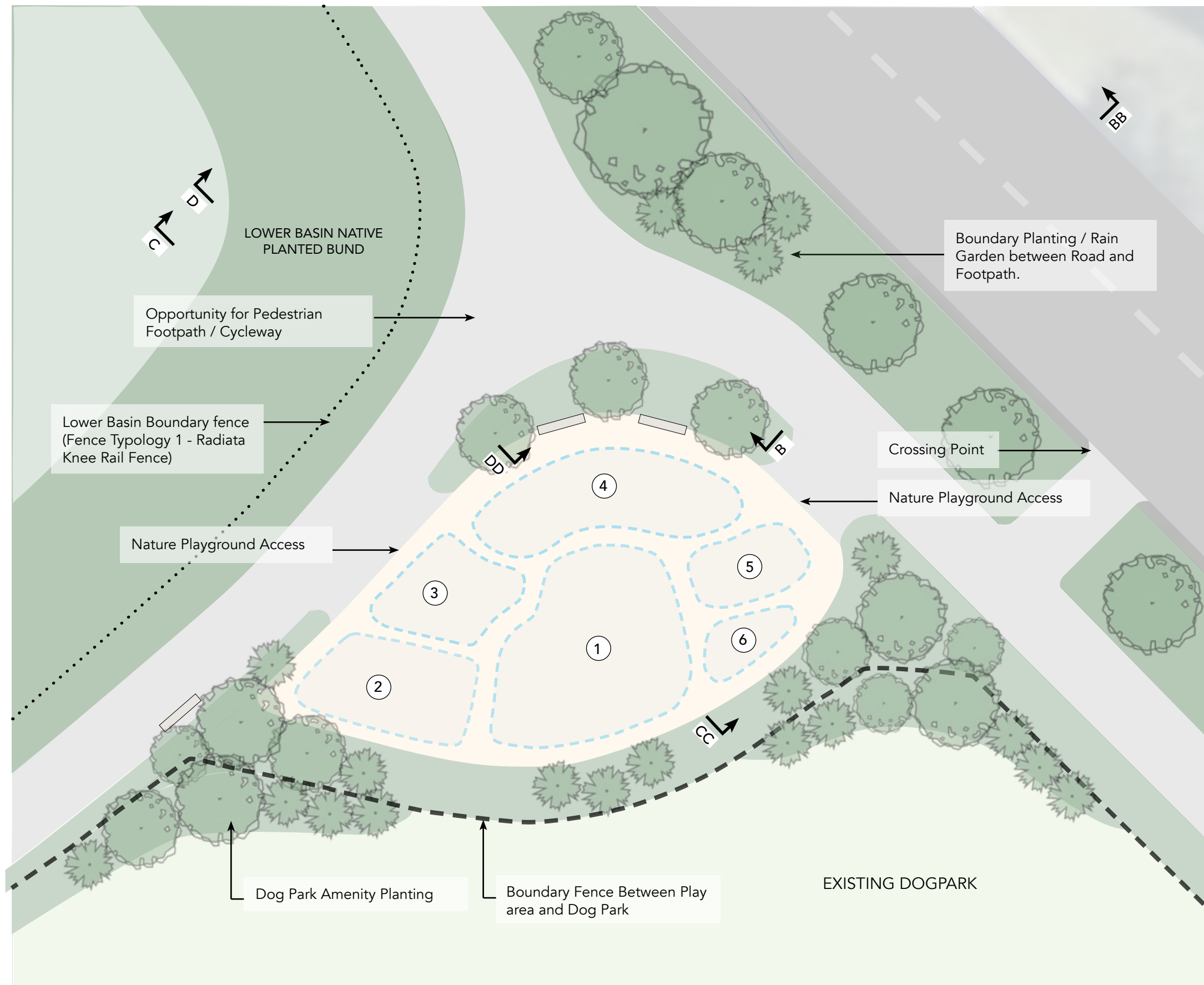


Fencing Typology 1 - Radiata Knee Rail Fence



Fencing Typology 2 - Post and Chain Access Gate with lock

NATURE PLAYGROUND CONCEPT



Note: Nature playground and surrounding arrangement is indicative only. Size and location of play area, rain gardens and walkways TBC in detail design stage.

1. Log and Net Climbing Frame with Slide



2. Play Mound



3. Timber sitting circle / Log Tea Table



4. Timber Balance Beam Play Feature



5. See-saw



6. Wobbly Bridge Play Feature



Fencing Typologies:

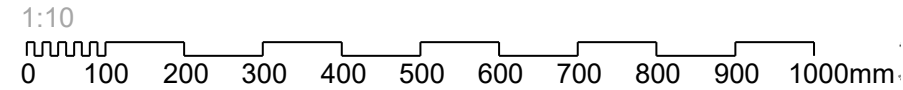
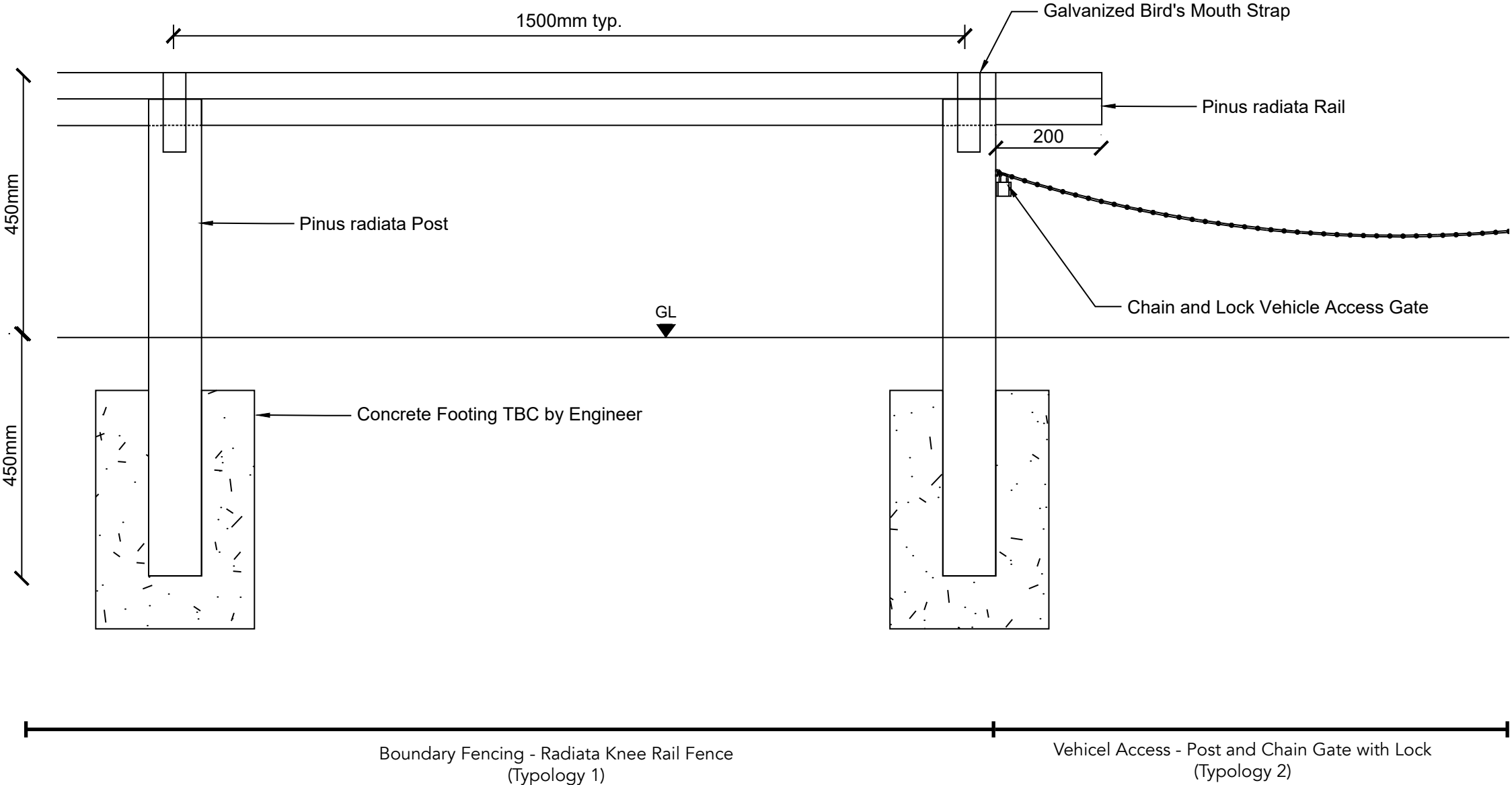
FENCING TYPOLOGIES



Fencing Typology 1 - Radiata Knee Rail Fence

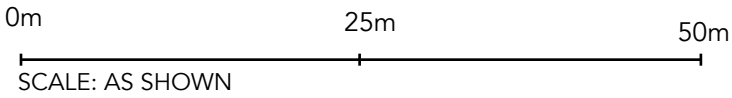
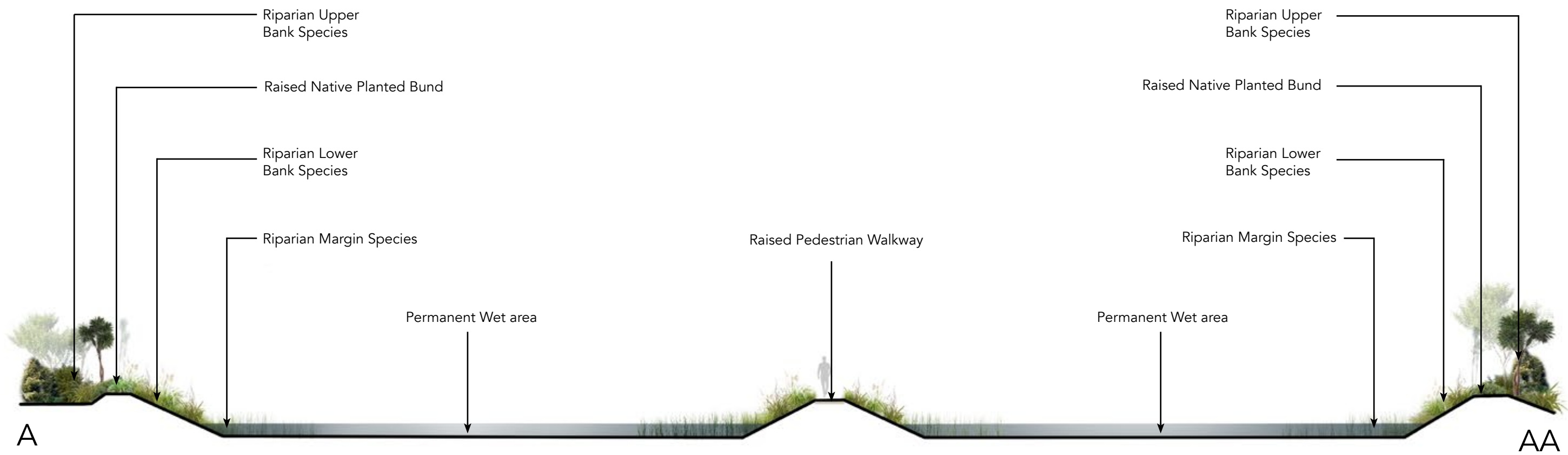


Fencing Typology 2 - Post and Chain Access Gate with lock



NOTE: Radiata Knee Rail fence and Post and Chain Gate with Lock - Design TBC by Engineer.

LOWER BASIN - SECTION A-AA

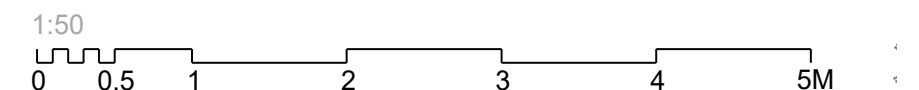


NOTE: Plants listed are indicative. Exact species to be confirmed at detailed design stage, pending further coordination with DOC Ecologist.

TYPICAL ROAD / PEDESTRIAN WALKWAY SECTION B-BB



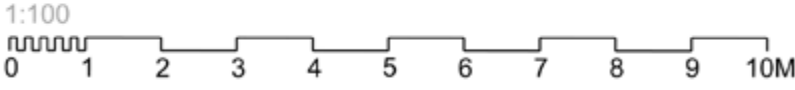
NOTE: Plants listed are indicative. Exact species to be confirmed at detailed design stage, pending further coordination with DOC Ecologist. Location of pathway and raingarden are only indicative. TBC in Detailed Design.



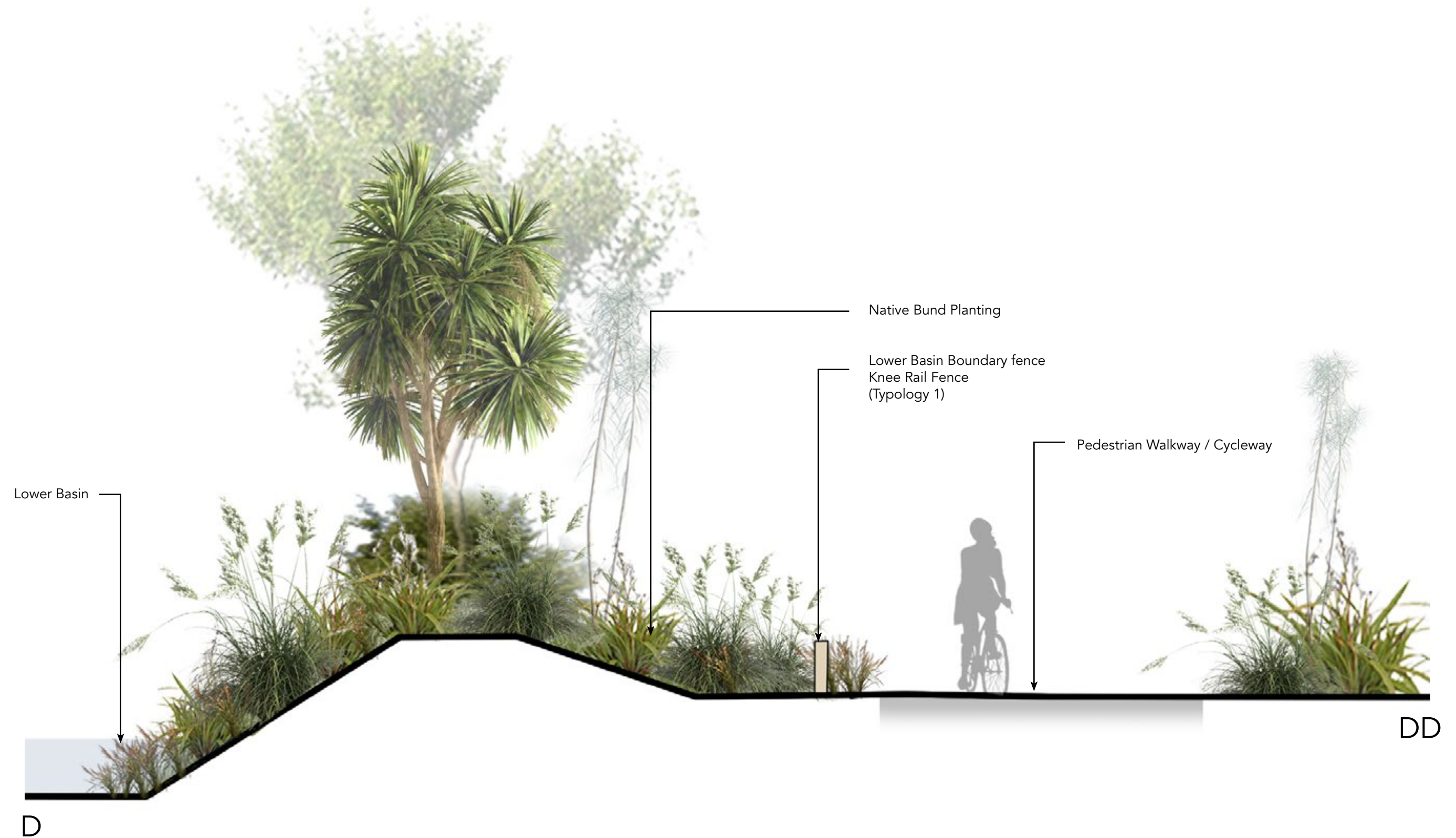
NATURE PLAYGROUND
SECTION C-CC



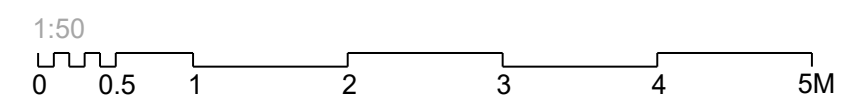
NOTE: Plants listed are indicative. Exact species to be confirmed at detailed design stage, pending further coordination with DOC Ecologist.
Location of Nature playground in proximity to Lower Basin is only indicative. Location and size TBC in Detailed Design.



NATIVE BUND PLANTING AND PEDESTRIAN WALKWAY SECTION D-DD



NOTE: Plants listed are indicative. Exact species to be confirmed at detailed design stage, pending further coordination with DOC Ecologist.
Location of Pedestrian accessway in proximity to Lower Basin is only indicative. Location and size TBC in Detailed Design.



PRECEDENT IMAGERY - PUBLIC OPEN SPACE



PRECEDENT IMAGERY - NATURE PLAYGROUND



▲ Orientational Wayfinding Signage with Trail Map



● Interpretive Signage



■ Directional Wayfinding Marker



Note: Wayfinding Markers proposed within the Lower basin and Lagoon area will be in accordance with Grey District council Signage Framework and will be inkeeping with existing wayfinding features used within the area. Refer to Page 4 for Wayfinding Location Plan.



Portland Timber Picnic Set (Central leg)



Portland Timber Bench



Radiata Knee Rail Fence



Timber Slatted Milford Bin



Grey District Council Standard Wayfinding Signage



Nature Playground Equipment

INDICATIVE PLANT PALETTE - RIPARIAN SHRUB SPECIES

Marginal Riparian Species



Pukio
Carex virgata



Wiwi
Juncus edgariae

Lower Bank Riparian Species



Pukio
Carex secta



Bush Lily
Astelia fragrans



Harakeke / NZ Flax
Phormium tenax



Toe Toe
Austroderia richardii



Mother Spleenwort
Asplenium bulbiferum



Kiokio
Parablechnum novae-zelandiae

Upper Bank Riparian Shrubs



Koromiko
Hebe salicifolia



Red Mapou
Myrsine australis



Horopito
Pseudowintera colorata



Akapuka
Griselinia lucida

NOTE: Plants listed are indicative. Exact species to be confirmed at detailed design stage, pending further coordination with DOC Ecologist.

INDICATIVE PLANT PALETTE - RIPARIAN TREES

Riparian Trees



Cabbage Tree
Cordyline australis



South Island Kowhai
Sophora microphylla



Rough Tree Fern
Dicksonia squarrosa



Akeake
Dodonaea viscosa



Lancewood
Pseudopanax crassifolius



Toro
Myrsine salicina



Lemonwood
Pittosporum eugenioides

NOTE: Plants listed are indicative. Exact species to be confirmed at detailed design stage, pending further coordination with DOC Ecologist.

INDICATIVE PLANT PALETTE - NATIVE REGENERATIVE FOREST SPECIES

Canopy Native Regenerative Trees



Kahikatea
Dacrycarpus dacrydiodes



Miro
Prumnopitys ferruginea



Northern Rata
Metrosideros robusta



Rimu
Dacrydium cupressinum



Hall's Totara
Podocarpus laetus



Cabbage Tree
Cordyline australis

Sub-canopy Native Regenerative Trees



Nikau Palm
Rhopalostylis sapida



Houhere
Hoheria sexstylosa



Lancewood
Pseudopanax crassifolius



Manuka
Leptospermum scoparium



Rough Tree Fern
Dicksonia squarrosa

Understory Native Regenerative Shrubs



Kanono
Coprosma grandifolia



Kawakawa
Piper excelsum



Mahoe
Melicytus ramiflorus



Putaputaweta
Carpodetus serratus

NOTE: Plants listed are indicative. Exact species to be confirmed at detailed design stage, pending further coordination with DOC Ecologist.



Project Briefing Sheet

This Project Brief is issued pursuant to the agreed terms and conditions of the standard short form agreement for Consultant Engagement.	
Project Name:	Saltwater Creek Flood Mitigation Investigation
Catchment Manager:	
WCRC Contract Number:	N/A
WCRC Contact Persons:	
Consultant Contact Person:	
Objective of project:	To assess and recommend appropriate flood mitigation measures for the Saltwater Creek and New River area at Paroa, in response to recurring flooding caused by back-up from the river systems, coastal sediment dynamics at the river mouth, high tide events, and insufficient stormwater storage.
Scope of Work:	The scope of work for the Saltwater Creek Flood Mitigation investigation includes: • Review of Existing Information • Analyse historical flood reports and rainfall data • Revisit the five options presented to the community in 2011 • Hydrological and Hydraulic Analysis • Survey floor levels of flood-affected properties • Develop a hydraulic model to simulate flooding scenarios and test potential interventions • Evaluation of Mitigation Options • Assess stormwater storage potential in the Saltwater Creek lagoon • Investigate nature-based solutions (e.g. wetland expansion or floodplain reconnection) • Consider engineering options (e.g. outlet modification, bypass channels, stopbanking) • Evaluate costs, benefits, and feasibility of each option • Reporting • Provide a technical report with findings and recommendations

	• Include modelling outputs, maps, and a shortlist of preferred options for implementation
Methodology:	Data Collection and Desktop Review. Collate historical flood event data, rainfall records, and river level information. Review past reports and community consultation outcomes (e.g. 2011 Saltwater Creek options). Conduct site visits to observe current channel and lagoon conditions. Survey floor levels of properties historically affected by flooding. Build a hydraulic model incorporating catchment inflows, lagoon storage, and tidal influence. Simulate flood events under current and modified conditions. Test mitigation scenarios including outlet redesign, storage enhancement, and upstream interventions. Evaluate the performance, and cost-effectiveness. Prioritise options based on effectiveness, feasibility, and cost. Document findings in a report.
Input Requirements from client:	Access to Existing Information Historical flood reports, rainfall and river level data Coordination of site visits with landowners and access across private property Permissions to conduct floor level surveys of affected dwellings Availability of WCRC engineering, hydrology, and compliance staff to provide local knowledge and respond to technical queries Review and feedback on draft deliverables Provision of relevant LiDAR, property boundary, and infrastructure layers Water level data from the Saltwater Creek bridge gauge
Deliverables:	Technical Report outlining: • Historical flood context and contributing factors • Evaluation of mitigation options (engineered and nature-based) • Cost-benefit analysis and feasibility assessment • Recommendations for preferred option(s) and potential next steps • Model files and documentation

Resources:	Resources required for the project will be outlined by the Consultant in their proposal, including any specific materials, tools, or personnel.
Cost Estimate/Fee:	To be determined by the Consultant based on the scope of work and project requirements.
Cost code for purchase order:	
Programme for Completion:	Consultant to provide a detailed programme of work and proposed completion date.
Project Risks:	Availability of consultant resources. Weather-related delays impacting repair works Quality and applicability of deliverables. Availability of WCRC staff for information requests. Tight project timelines. Contractor availability. Potential budget overruns. Site hazards (e.g., vehicle traffic, pedestrians). Risks related to inadequate assessment or high cost due to conservative risk estimates.
Insurance:	<u>High Service Risk</u> Public liability insurance cover of \$2,000,000 per claim and in the aggregate. Professional indemnity insurance of \$1,000,000 per claim and in the aggregate.
Health and Safety Documentation:	Work will involve both office-based and onsite investigations: • A Job Safety Analysis (JSA) must be completed for any onsite investigations. • Office-based work is deemed low risk, requiring no further documentation.
Project Review:	A review will be undertaken by WCRC staff upon project completion.
It is confirmed that this Project Brief is accepted:	
WCRC Catchment Manager:	Name: Signature: Date:
Project Manager:	Name:

	Position: Signature: Date:
Consultant Project Manager:	Name: Position: Signature: Date:

8.5	Greymouth Flood Protection Scheme Asset Transfer
Author	Kelly Maynard, Senior Asset Lead
Authoriser	Darryl Lew, Chief Executive
Public Excluded	No

Report Purpose

To update the Joint Committee on the Greymouth Flood Protection Scheme asset transfer.

Report Summary

West Coast Regional Council (WCRC) have invested in an IT system (GIS Enterprise Online) to manage its flood, drainage and erosion protection assets through a process that captures a defined set of engineering inspections, asset condition scores and asset performance/criticality.

By engaging with this system, asset management is obtained effectively for direct stakeholders and internally for Long-Term Plan/Annual Plan/Annual Report, valuation, insurance, and Audit NZ purposes. This could also provide greater opportunity for financial investment from our government with the detailed information easily obtained and interpreted.

Recommendation

It is recommended that the Committee resolve to:

- 1. Receive the report.*
- 2. Endorse West Coast Regional Council recommendations for ownership principles to be adopted and applied in completing a full inventory of Greymouth Floodwall assets and apportioning ownership to either West Coast Regional Council or Grey District Council, ahead of the intended formal transfer of assets.*

Issues and Discussion

Background

The Greymouth Flood Protection Scheme was constructed following the 1988 floods. The Grey County Council funded 10% of the project, with the remaining balance funded by Central Government. The original designs for the floodwalls were prepared by the Westland Catchment Board. Prior to 1988, the Cobden works were partially constructed with funding from the local share contributed by the Grey Borough Council.

After completing the floodwalls, both Councils (now Grey District Council (GDC) and WCRC) were concerned that no maintenance or review of the works had been conducted since construction. In 1993, Rob Daniel conducted a critical review of the Greymouth Flood

Protection Scheme assets. The review concluded that the scheme would protect Greymouth and Cobden against damage from Grey River floods similar in size to those in 1988, provided certain operating and maintenance procedures were implemented, such as monitoring flap gates, vegetation, and rock revetment.

To facilitate the maintenance of the scheme assets, the Greymouth Rating District was formed after extensive consultations. In 1994, a meeting between the Councils resulted in the constitution of a joint committee (the Greymouth Floodwalls Joint Committee). A memorandum of agreement dated 6 September 1994 outlined the details of the agreement between the two Councils regarding the membership of the Joint Committee and the ongoing maintenance of the floodwalls.

According to the agreement, GDC was responsible for all works and funding related to the ownership of the floodwalls, the land occupied by them, and stormwater management, including the operation and maintenance of the floodgates and pump stations. WCRC was responsible for the structural integrity of the floodwalls.

Although the structures were included in GDC's infrastructure asset register, WCRC rated the Greymouth Special Rating Area to fund surveys, structural maintenance work, and to build reserve funds for major damage.

In 2021, Grey District Council and West Coast Regional Council agreed to transfer ownership of the Greymouth Flood Protection Scheme assets to West Coast Regional Council.

Current situation

In February 2025 WCRC commissioned Davis Ogilvie & Partners to complete a full inventory and measurements of all assets in and around Greymouth and detail them in a format matching similar attributes set up in WCRC's asset management system. Davis Ogilvie used LiDAR and drone footage and carried out site visits to identify all assets visible.

Davis Ogilvie surveyed from the Cobden Tiphead up the true right bank to the railway bridge adjacent to State Highway 6. This section of survey will include Nimmo Park, and the existing groynes and river control systems. The survey also included assets on the true left bank from the railway bridge downriver to the Blaketown Breakwater. WCRC are in the process of adding these assets into the asset management system with ownership yet to be confirmed.

A full condition inspection of the assets that are intended for WCRC will commence and be captured in the system assigning a condition score of 1-5 and an asset criticality/performance level score (1 being Insignificant, 5 Catastrophic). These will be based on the

nationally consistent asset management framework in place through Te Uru Kahika and NZ River Managers Special Interest Group/National Flood Risk Asset Management Group.

The Level of Service across the scheme will also be added to the system.

WCRC has recently commissioned an asset valuation which has resulted in a replacement value of \$25,531,289 for the 189 flood protection assets in the Greymouth Rating District.

Greymouth	\$25,531,289
Drainage	\$13,533
Other Structures	\$11,222
Retaining Walls and Floodwalls	\$3,927,372
Rock Structures	\$4,377,886
Stopbank	\$16,590,835
Floodgates	\$12,252
Bridges	\$446,672
Access Roads	\$58,668
Culverts	\$71,266
Bunds	\$21,584

With regards to future ownership the proposed general principles are Regional Council owning all flood related assets and District Council having ownership of all 3 waters infrastructure. It should however be noted that it is unclear if the recent Local Water Done Well policy will affect any matters between both asset types and the relationship between councils or the management of the assets. There are 2 culverts with floodgates (Tarry's Creek and Cobden Cut) that have shared use but mixed responsibilities. These will require detailed consideration as to the ownership of them between both councils. In addition regarding the Johnston Street pump station, the structural housing is an integral part of the flood wall and will be considered a regional council asset but everything to do with the pumping system will be considered a district council asset.

To date regional and district council staff have been working well together on this matter and there is general agreement on the split of assets. A meeting will be held with staff from GDC and WCRC to review the new information arising from the inventory work and agree on the assets and the proposed ownership of each. Any asset ownership that is unclear will in the first instance be decided upon by both chief executives and reported back to the committee. At the next committee meeting a full schedule of asset ownership between both councils will be presented for endorsement, and ultimately approval by both councils. A deed of transfer will be written and signed and subsequently filed for recording.

Once agreed both councils' asset registers will need to be updated, valuations assigned and if necessary, depreciation calculated and insurance valuations completed.

Note: This report is for information purposes only.

Considerations

Implications/risks

Staff are unaware of any risks for this transfer at this point.

Significance and Engagement Policy assessment

There are no issues within this report which trigger matters in this Policy.

Mana whenua views

Staff are not aware of any issues within this report which would impact mana whenua.

Views of affected parties

There are no known views that have arisen from this transfer to date. The transfer of flood protection assets from GDC to WCRC was consulted on during the development of WCRC's 2024-2034 Long-Term Plan.

Financial implications

There will be no change in financial impact from current situation if the transfers are the assets already accounted for. If new assets are incorporated into the Grey Scheme, then there may be increased costs associated.

Legal implications

Liability to manage and maintain assets to an agreed, written Level of Service and condition at time of transfer.

Attachments

Attachment 1: Nil

8.6 Greymouth Rating District Financial Statement FY 2025

Author Tracy Fitzgerald, Senior Management Accountant
Authoriser Darryl Lew, Chief Executive
Public Excluded No

Report Purpose

The purpose of this report is to present the Greymouth Rating District Financial Statement for the 2024/25 financial year.

Report Summary

In the 2024/2025 financial year we have separated the Maintenance Financials and the Loan Financials. We have done this to clearly show the Reserve Closing Balance of each and provide a more accurate picture of the yearly maintenance costs and additional loan costs.

Greymouth maintenance financials

Greymouth maintenance financials shows total revenue of \$196,286.15 less expenses of \$85,847.03, and capital expenditure of \$4,225. This resulted in increasing the prudent reserve from \$214,885.72 to \$321,724.66.

Greymouth Loan Financials

There has been significant analysis done for the Greymouth Loan Financials from 2011. In any year the rates set to service the loan should be applied to the loan – first to pay the interest then the remainder should be applied as a loan repayment. When this approach is taken, there will be no loan reserve.

The rates collected since 2011 have been for the purpose of servicing the loan for Greymouth. The balance of the loan reserve at 30 June 2025 is \$484,891.56 in credit. This is due to the full amount of rates collected not being applied to loan repayment. It is recommended that this balance now be applied to loan repayment.

The loan balance as at 30 June 2025 is \$1,492,617.00. If the balance of the loan reserve balance is transferred it would reduce to \$1,007,725.44.

Loan reserve from RD Statements								
Year	O/bal	Rates	Interest	Principal	New loan	Transfer to	Interest	Closing balance
	RD stmt		RD stmt	RD stmt		maintenance reserve		
2011	0	(204,118)	135,667	51,709				(16,742)
2012	(16,742)	(206,184)	149,746	55,024				(18,155)
2013	(18,155)	(210,052)	156,494	58,606				(13,107)
2014	(13,107)	(217,634)	127,986	62,475				(40,281)
2015	(40,281)	(205,744)	127,329	67,942				(50,753)
2016	(50,753)	(204,607)	97,833	81,879				(75,648)
2017	(75,648)	(180,553)	94,694	79,464			1	(82,042)
2018	(82,042)	(180,000)	83,638	96,793				(81,611)
2019	(81,611)	(220,996)	70,197	87,074				(145,337)
2020	(145,337)	(227,787)	28,995	113,674		150,000		(80,454)
2021	(80,454)	(180,075)	23,472	117,132	(275,000)		(5,078)	(400,002)
2022	(400,002)	(221,763)	31,417	150,739			(7,917)	(447,525)
2023	(447,525)	(297,847)	30,262	154,923			(9,554)	(569,741)
2024	(569,741)	(290,245)	56,673	159,225				(644,087)
2025	(644,087)	(291,047)	55,259	119,984	275,000			(484,892)

Recommendation

It is recommended that the Committee resolve to:

1. Receive the report.
2. Accept the financial statement for the 2024/25 financial year
3. Apply the balance of the Greymouth Loan reserve to loan repayments.

Attachments

- Attachment 8.6.1 Greymouth Rating District Financial Statement FY2025
- Attachment 8.6.2 Greymouth Rating District Loan Reserve Financial Statement FY2025

Attachment 8.6.1 - Greymouth RD Financial Statement FY2025

Agenda | Greymouth Joint Committee

25 November 2025

West Coast Regional Council

Merged Greymouth Rating District Financial Accounts ¹

For the 12 Months to 30 June 2025

	2024/25 YTD	2024/25 BUDGET	2023/24 YTD
Greymouth RD	214,885.72		137,701.26
Coal Creek			
New River /Saltwater Creek			
RESERVES OPENING BALANCE 1 JULY 2024	214,885.72		137,701.26
REVENUE			
Internal interest income / (expense)	6,624.82		4,352.93
Other Income - Reimbursement	-		864
Rates	190,286.15	189,899.00	189,796.63
TOTAL REVENUE	196,910.97	189,899.00	195,013.56
EXPENDITURE			
Contractors	9,110.15	106,800.00	39,143.50
Consultants	13,492.50		8,685.75
Insurance	22,430.36	21,885.00	21,957.22
Staff Time	40,814.02	40,814.00	40,814.00
Surveyors	-		7,228.63
Depreciation		51,620.00	
TOTAL EXPENDITURE	85,847.03	221,119.00	117,829.10
NET SURPLUS/(DEFICIT)	111,063.94	(31,220.00)	77,184.46
Capital Expenditure	4,225.00		3,067.00
RESERVE CLOSING BALANCE 30 JUNE 2025	321,724.66		214,885.72

T B Fitzgerald.

Senior Management Accountant

11 November 2025

Attachment 8.6.2 - Greymouth RD Loan Reserve Financial Statement FY2025

Agenda | Greymouth Joint Committee

25 November 2025

West Coast Regional Council Merged Greymouth Rating District Loan Account For the 12 Months to 30 June 2025

	2024/25 YTD	2024/25 BUDGET	2023/24 YTD
Greymouth RD	644,087.51		569,741.23
RESERVES OPENING BALANCE 1 JULY 2024	644,087.51		569,741.23
REVENUE			
Internal Interest Allocation			
Rates	291,047.08	290,399.00	290,244.51
TOTAL REVENUE	291,047.08	290,399.00	290,244.51
EXPENDITURE			
Loan Interest	55,259.03		56,673.23
Loan repayment	119,984.00		159,225.00
2021 Adjustment	275,000.00		
TOTAL EXPENDITURE	450,243.03	-	215,898.23
NET SURPLUS/(DEFICIT)	(159,195.95)	290,399.00	74,346.28
RESERVES CLOSING BALANCE 30 JUNE 2025	484,891.56		644,087.51

Loan Summary as at 30 June 2025	2024/25 Actual	2024/25 Budget	2023/24 Actual
Opening Loan Balance 1 July 2024	1,088,341.00		569,741.23
Additional for IRG project	524,260.00		
Less Loan Repayments	(119,984.00)		(159,225.00)
Closing Loan Balance 30 June 2025	1,492,617.00		1,088,341.00

T B Fitzgerald.

Senior Management Accountant
11 November 2025

8.7 Greymouth Rating District Annual Works Report FY2025

Author Paulette Birchfield, Area Engineer (Northern)
Authoriser Darryl Lew, Chief Executive
Public Excluded No

Report Purpose

The purpose of this report is to present the Greymouth Rating District Annual Works Report for the 2024/25 Financial year.

Report Summary

The Annual Works Report outlines a summary of work undertaken as part of the Greymouth Rating District's annual works program for the 2024/2025 financial year including any maintenance, capital works and surveys undertaken. Additionally, this report details scheduled work for the 2025/2026 FY, and proposes work required for the 2026/2027 financial year including consultation on the 2026/2027 proposed maintenance rate, insurance premium, and engineer cost recovery.

Recommendation

It is recommended that the Committee resolve to:

- 1. Receive the report.*
- 2. Endorse the recommended maintenance rate strike for the 2026/27 financial year of \$187,212.00 ex GST*

Attachments

Attachment 8.7.1 Greymouth Rating District Annual Works Report on Rating District Assets

West Coast Regional Council – Greymouth Rating District**Annual Works Report on Rating District Assets****Executive summary**

This report outlines a summary of work undertaken as part of the Greymouth Rating District's annual works program for the 2024/2025 financial year including any maintenance, capital works and surveys undertaken. Additionally, this report details scheduled work for the 2025/2026 FY and proposes work required for the 2026/2027 Financial year which includes consultation of the 2026/2027 maintenance rate, insurance premiums and engineer cost recovery.

1. Maintenance works carried out from 1 July 2024 to 30 June 2025

Feb 2025	
Cobden Cut trial opening	\$2,351.40
Feb 2025	
New River and Saltwater River mouth opening	\$5,915.00
Weedspraying – Coal Creek	\$843.75
Total Maintenance Works for the 2024 / 2025 Financial Year:	\$9,110.15

2. Consultancy works carried out from 1 July 2024 to 30 June 2025

Mar-April 2025	\$1,268
Range Creek Project	
January 2025	\$7800.00
Landscape Design Report – Cobden Lower Basin	
February 2025	\$4,319.50
Construction Plan and Schedule of Quantities for Lower Cobden Basin	
Aug 2024	\$105.00
Modelling services	
Total Consultancy works for the 2024 / 2025 Financial Year:	\$13,492.50

3. Capital works from 1 July 2024 to 30 June 2025

July 2024	\$4,225.00
Topographical survey of Range Creek Culvert	
Total Capital works for the 2024 / 2025 Financial Year:	\$ 4,225.00

4. Maintenance works carried out during this financial year to date (2025/26)

During July 2025 an excavator-mounted mulcher was used to clear woody vegetation from the upper Coal Creek stopbank. The cost of this work was \$4,140.



Before mulching



After mulching

Wave impact during June/July 2025 damaged several of the knife gate guides on the Cobden Cut culvert. On 22 July, Paul Smith Earthmoving Ltd removed the gate, replaced the damaged guides, and welded several more to provide additional strength to the structure. The cost of this work was \$3,976.86.



Removing the knife gate.



Repairing the guides.

5. Future works to be carried out from 1 July 2026 to 30 June 2027

As a result of an inspection in August 2025, the following works were identified:

A. Spraying, and removal of vegetation from floodwall	\$10,000
B. Upgrade of Range Creek floodgate (ongoing)	\$10,000
C. Annual Cobden Cut trial	\$5,000
D. Allow for unforeseen works	\$100,000
E. Cross section survey (3 yearly)	\$6,500
F. Open the New River/Saltwater outlet (as required)	\$6,000

Subtotal proposed maintenance work for the 2026 / 2027 Financial Year: \$137,500

6. Proposed Rates for 2026/2027 Financial Year

General Maintenance rate	\$137,500
Engineer cost recovery	\$30,000
Infrastructure insurance cover	\$19,712

Total proposed maintenance rate strike for the 2026 / 2027 Financial Year: \$187,212

The council recommend a maintenance rate strike for the 2026 / 2027 financial year of \$187,212 excluding GST.

7. General Business

Weedspraying

Weedspraying of the stopbank batter slopes in Greymouth, Blaketown and Cobden will be undertaken during summer.

Coal Creek

Engineers are monitoring the diversion at Coal Creek and will undertake work to deepen or adjust the channel as necessary. This diversion reduces the risk of undermining the riprap and erosion of the Coal Creek stopbank.

The October floods impacted the rock riprap lining along the Fulton Hogan stopbank at Coal Creek. The river eroded several sections of the riprap and Council staff are currently putting together a design and tender to repair the damage. An update on this work will be provided at the annual meeting.

Survey Implementation Plan

Council is progressing with the implementation of the 10-Year River and Coastal Survey Strategy, which will establish a coordinated approach to monitoring riverbed, crest, and coastal profiles across the region. We are currently in the process of engaging a suitably qualified specialist to assist with translating the strategy's recommendations into a prioritised (and practical) implementation programme. This work will ensure the right expertise is applied to develop a staged plan that aligns Council's survey priorities with extraction pressures, regulatory, and infrastructure management requirements.