

THE WEST COAST REGIONAL COUNCIL/ WESTLAND DISTRICT COUNCIL

**MINUTES OF THE MEETING OF
THE HOKITIKA JOINT SEA WALL COMMITTEE
HELD ON 14 NOVEMBER 2013,
AT THE OFFICES OF THE GREY DISTRICT COUNCIL,
TAINUI STREET, GREYMOOUTH, COMMENCING AT 3.00 P.M.**

PRESENT:

A. Robb (Chairman), S. Challenger, P. McDonnell, K. van Beek, J. Butzbach, M. Dawson

IN ATTENDANCE:

C. Ingle (WCRC Chief Executive), M. Meehan (WCRC Planning and Environmental Manager), V. Goel (Group Manager – District Assets), B. Russ (Westland Contractors Ltd, arrived at 2.45 pm), T. Jellyman (Minutes Clerk).

APOLOGIES:

There were no apologies.

WELCOME

A. Robb welcomed all present to the meeting and introductions were made.

STATUS OF COMMITTEE / CHAIRING OF MEETINGS

C. Ingle advised that with the Greymouth Joint Floodwall committee the chairing of the meeting alternates between councils. J. Butzbach stated that it is a good idea to alternate the chairing, therefore, it was agreed that the next meeting would be chaired by a WDC Councillor.

C. Ingle advised that the joint committee is an advisory committee of both councils.

ADOPTION OF RESOLUTIONS FROM JULY WORKING GROUP MEETING

C. Ingle advised that he emailed the recommendations from the Joint Working Group meeting held on 7 July because there are all new elected members on this committee with the exception Cr van Beek. The resolutions from July were:

1. Adopt present rating model as consulted on.
(Moved by Cr Scott seconded by Cr Davidson- carried).
2. Adopt Option 4 with modifications recommended by engineers as required.
(moved by Cr Thomson seconded by Cr Davidson – carried).

C. Ingle advised that the regional council followed these recommendations exactly. The regional council will view this committee as reflecting the views of the ratepayers of the Hokitika rating district.

It was agreed that the resolutions from the July Working Group meeting be received.
Carried

DRAFT JOINT SEAWALL AGREEMENT

C. Ingle advised that the draft agreement is based on the West Coast Regional Council / Grey District Council Joint Floodwall agreement. He stated that this agreement is the first draft and once finalised and adopted by each parent council, will become the Terms of Reference for this Committee.

Cr Challenger asked if it correct that the seawall structure is located on legal road. M. Meehan advised that most of the structure is on legal road but there is a small portion that is within the CMA. It was agreed that a map of the seawall's location would be included in the agreement. V. Goel stated that he is unsure of whether or not the groynes near Hampden Street and Weld Street should be included in the rating district. V. Goel advised that currently WDC collects \$25,000 per annum from ratepayers for the maintenance of these groynes. C. Ingle stated that the idea from the July meeting was if the regional council was going to be managing the seawall then they might as well manage the entire beach area including the groynes.

V. Goel stated that for the past three years WDC has not maintained the groynes. He stated that the groynes near Tudor Street and Richards Drive need topping up. V. Goel stated that he needs to discuss the ongoing maintenance of the groynes with his council. C. Ingle asked V. Goel if he sees item 6.2 of the draft agreement as a regional council function. V. Goel agreed with this. Cr Robb asked V. Goel if he thinks the ratepayers of Hokitika understand that they are paying a targeted rate for the seawall and they are still going to have to pay a targeted rate to WDC for the maintenance of the groynes. Cr McDonnell stated that ratepayers may perceive that the seawall might have taken place of the groynes. V. Goel stated that the WDC have always said that the groynes are not part of the seawall. C. Ingle noted the groynes perform a different function that the seawall does. Discussion took place on the management of the groynes. V. Goel suggested that this is parked for the meantime and discussed at the next meeting. Several minor corrections to the draft agreement were discussed.

Moved: ***That the Draft Joint Agreement for the Hokitika Seawall is received with the minor amendments included.***

S. Challenger / M. Dawson - Carried

HOW TO FINISH THE SEAWALL (RE-GRASSING & BEACH ACCESS)

B. Russ from Westland Contractors Ltd joined the meeting. He stated that during construction of the seawall he has observed a number of people trying to gain access from the temporary roadway on top of the seawall to the beach. He stated care needs to be taken getting from the top to the bottom. B. Russ stated the safest option is concrete steps. He stated these steps would be anchored into the rocks that are on site with the reinforcing drilled into large rocks and concrete steps pouring on top. B. Russ stated that due to the closeness of the sea special concrete will need to be used and this will be a lot more expensive than normal. Large boulders would be used for each side to draw people to the steps. Handrails will be required with the best type being galvanised. B. Russ stated that the amount of debris from the sea coming onto the rock work needs to be considered as this could wipe out the handrails. S. Challenger stated that the Building Code has requirements for handrails.

M. Meehan suggested three access points along the seawall. One would be in Weld Lane, one near the southern end of the wall and another one near the northern end.

Cr Robb asked if signage for the access points would be put in place. B. Russ stated that signs on the large boulders at each end and along the beach way would be made and has been allowed for. C. Ingle asked B. Russ if he had considered using a wooden ramp for access instead. B. Russ stated that this was considered but the main reason for not using wood was because it is likely that the sea would destroy wood. V. Goel stated that WDC has some stainless steel trailer bins that could be used for access. Cr van Beek stated that he would be keen for the large boulders being granite or serpentine. B. Russ stated that he could price this as he does have access to granite. Cr Robb asked what areas would be grassed.

B. Russ drew attention to the last page of his report where it shows the work that would fall within his current contract. There is also a large area that is outside of the contract area. He stated a lot of this area is currently graveled. B. Russ stated that he would like to see this area grassed. He is proposing to grass the area as far towards the east as needed, there are some areas where soil can be taken from humps. These humps would be smoothed out and the soil re-used elsewhere. B. Russ stated that there are a couple of high points which would need to be cut off so that any ponding of water is avoided. There is also some re-contouring that would be required. B. Russ answered various questions from those present. He stated that this time of year is the best time to sow grass seed.

B. Russ left the meeting at 3.12 pm.

V. Goel stated that WDC would be keen to discuss options of beautification of the seawall. It was noted that the letter received from the Westland Arts Inc could be considered by WDC. It was agreed that aesthetics could be considered later. V. Goel stated that the trailer bins could be a good temporary option for access. C. Ingle asked if the trailer bins would be the right size. Cr Robb suggested the trailer bins could be used as a temporary measure. Cr Robb asked if legally these could be used. V. Goel stated that the bins are anti-slip. C. Ingle stated that he had received an email from the manager of the Beachfront Hotel. He is keen for his guests to be able to access the seawall from close to the hotel. V. Goel stated that he would email photos of the trailer bins to this committee and he will then report back on the viability of the bins for access.

M. Meehan advised that there is a small amount of money left in the budget for grassing. He stated that it is important that this area is left tidy in a way that does not compromise what WDC may wish to do with amenities in the future. It was suggested that the \$25,000 that WDC rates for the groynes could be used for the topping up of the Hampden Street groyne. V. Goel stated that once there is access to the seawall there will be a lot of interest from local groups wanting to have input into the amenities for the seawall.

Cr Robb asked M. Meehan if the prices for the grassing being around \$40,000, he asked the meeting if this work needs to be tendered or would Westland Contractors Ltd be given this job. V. Goel stated that he feels that he would prefer to see Westland Contractors get this work. C. Ingle asked V. Goel if the grassing project was likely to interfere with what WDC were likely to do in the future. V. Goel stated that work that WDC wants to do in the future will need to go to public consultation

and that nothing is going to happen before summer. C. Ingle stated that it is important that the area is grassed as soon as possible.

Moved: *That the disturbed areas be re-grassed by Westland Contractors Ltd.*

*J. Butzbach / P. McDonnell - Carried
K. van Beek abstained*

WHETHER TO EXTEND THE SEAWALL TO THE HAMPDEN STREET GROYNE

M. Meehan advised that this has been discussed and is included in the OCEL report. He stated that the end effects of the seawall can be managed without having to extend the seawall. M. Meehan advised that the seawall has been designed to reduce the end effects of the wall. He stated that if erosion occurs then mitigation measures can be taken to reduce any erosion. V. Goel stated that WDC would like to see the seawall extended on both sides as the Tambo area is of concern. V. Goel advised that he is also concerned that the consent is not yet through. C. Ingle stated that he is waiting to hear from the Consents Officers. It was agreed that an extension of the seawall is currently unaffordable and is not required. C. Ingle stated that when the seawall was first considered in June and July the sea was getting very close to the CBD. He stated that the current situation is nothing like June and July and he has no sense of urgency for this work to be progressed further. C. Ingle advised that traditionally the beach sand builds up over the summer months. C. Ingle advised that he is comfortable to leave this for now and re-visit it again around March / April.

Further discussion took place on the extension of the seawall to the Hampden Street groyne. C. Ingle advised that the resource consent does not include the area around the Tambo. M. Meehan advised that a variation to the consent could be applied for if further rock work is needed.

Moved: *That the seawall is not extended past its current design and that this is re-visited after the summer.*

S. Challenger / M. Dawson- Carried

Further discussion took place on the maintenance of the groynes. V. Goel stated that topping up of groynes will improve the situation.

FUNDING SHORTFALL AND HOW TO ADDRESS IT

C. Ingle advised that \$1.5M was borrowed and rated for originally. He stated that the overall cost came to \$1.8M. This is because the peer review required 1.4 metres thickness of rock instead of one metre. C. Ingle advised that council has been able to stay within the \$1.8M and even been able to afford some grassing. C. Ingle stated that there is still a funding shortfall of about \$250,000. C. Ingle advised that consideration needs to be given as to how this shortfall is met and whether this should be put onto the existing ratepayers. He stated that the D classification could be extended and including a wider area of 10 km radius of the seawall. M. Dawson stated it would be good to have some scenarios modelled around how much this would increase rates by, over the 20 year period. Cr McDonnell stated that if the rating district was extended it would actually bring rates down. C. Ingle stated that his hope and expectation is that the government will meet this shortfall. He stated

that the Greymouth Floodwall got a large government contribution and so did the Punakaiki seawall where they were given nearly 25% of the cost of the project.

V. Goel also expressed his disappointment about the amount of funding and he is hopeful of getting some more. V. Goel stated that it would be good to continue lobbying NZTA for more funding.

It was agreed that options on costing out extending the rating district would be investigated.

MEDIA LIASION

C. Ingle and V. Goel discussed media liaison. It was agreed that the decision on not extending the seawall would be released. M. Meehan stated that the decision to finish the grassing should also be released. It was agreed that a joint media statement would be released outlining the fact that WDC are looking at amenity options in the future and that the seawall will be left in a tidy state for the coming summer season.

There being no further business, the meeting closed at 3.45 pm

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Chairman

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Date

Note: An urgent follow-up meeting was held at the beach on Friday 22 November to agree on the design and location of the steps down the wall to the sand. This was needed because the trailer bin steps were unsuitable and we didn't want to complete the wall and not have any access down to the beach.

Cr Robb and Challenger attended along with C Ingle, Westland Contractors staff, WCRC staff and WDC staff. A decision was made to install a 1.5m set of concrete steps at the Camp street location and a 3m wide set of steps that connect to the existing Weld lane steps.

Both locations were marked and the Contractors agreed to use the Sumner causeway photos as the design template (which is similar to the contractor's design but with galvanised handrails on both sides). One granite rock on either side of each set of steps would be included. A carparking area will be left in gravel finish at the Camp street location but in all other locations grassing will commence ASAP, as will step construction. The aim is to have the job completed, left tidy, grass sown, steps ready for public use, and fencing removed prior to Christmas (preferably a week prior).

2nd Note: An urgent email / phone around occurred with committee members in the second week of December (9th and 10th). The timeframe and costs of the concrete steps had changed dramatically with access ways unable to be commenced until the end of January. This was considered unacceptable and it was unanimously agreed to go with the diagonal ramp design which could be done before Christmas.