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## AGENDA AND SUPPORTING PAPERS FOR SPECIAL MEETING

**19 JULY 2019**

**DATE:** 19 July 2019

**TIME:** 11.00 a.m.

**VENUE:** Council Chambers  
West Coast Regional Council Offices  
388 Main South Road  
Paroa

**AGENDA:** Hokitika Rating District – Erosion Matters

Minutes of special meeting - 11 July 2019  
(to be adopted at next meeting of the Hokitika  
Joint Seawall Committee)

**Pages 1 - 4**

Report – Hokitika Coastal Erosion

**Pages 5 – 9**

## THE WEST COAST REGIONAL COUNCIL/ WESTLAND DISTRICT COUNCIL

**MINUTES OF A SPECIAL MEETING OF  
THE HOKITIKA JOINT SEA WALL COMMITTEE  
HELD ON 11 JULY 2019,  
AT WESTLAND DISTRICT COUNCIL CHAMBERS,  
WELD STREET, HOKITIKA, COMMENCING AT 3.00 P.M.**

**PRESENT:**

L. Martin (Acting Mayor / Chairman), S. Challenger, P. McDonnell (arrived 3.02 pm), J. Neale, D. Havill, G. Eatwell (arrived 3.02 pm)

**IN ATTENDANCE:**

R. Beal (WCRC Operations Manager), S. Bastion (WDC CEO), B. Russ (WCRC Engineer), T. Jellyman (Minutes Clerk), The media (arrived 3.25 pm)

**APOLOGIES:**

There were no apologies

**WELCOME**

L. Martin welcomed all present to the meeting and introductions were made. Members of the public including Jackie Douglas, Peter Cuff, Don Neale, Denis Geary, Kerry Bray, Kerry Jeffs, and Richard Osmastion, Max Dowell QSM, were also welcomed to the meeting. The Chairman advised that some of these people are affected landowners.

A site visit to the northern end of the seawall was made prior to the meeting.

**COASTAL EROSION REPORT**

R. Beal spoke to his report and advised that staff have been monitoring the Hokitika foreshore for a number of years. This data is shown on the maps on pages 3 and 4, including the foreshore line in 1943.

The rate of erosion has been very significant in the recent month with private property now under threat. The worst affected section is between Hampden and Tudor Street. This area is in class C of the existing rating district and has a total capital value of \$16,590,000. R. Beal advised staff are seeking advice from NIWA on the river mouth, the current cycle and coastal processes, current erosion solutions and the effectiveness of establishing more groynes. R. Beal stated that the purpose of today's meeting is to get an outcome on short – medium term options. He acknowledged that there is an immediate need to do something to protect private properties that are currently at risk. R. Beal advised that Council engineers have investigated the following short term options:

1. Sacrificial bund to lower the risk to property from wave overtopping
2. Build a 3:1 batter with rubble from the Camelback quarry to form a 670m (from Sea Wall to Tudor Street groyne) sacrificial "wall" on the foreshore bank (est @ \$375,000)
3. Build a 3:1 batter with rubble from the Camelback quarry to form a 450m (from Hampden Street groyne to Tudor Street groyne) sacrificial "wall" on the foreshore bank (est @ \$250,000)
4. Build a 2:1 batter with rubble from the Camelback quarry to form a 670m (from Sea Wall to Tudor Street groyne) sacrificial "wall" on the foreshore bank (est @ \$250,000)
5. Build a 2:1 batter with rubble from the Camelback quarry to form a 450m (from Hampden Street groyne to Tudor Street groyne) sacrificial "wall" on the foreshore bank (est @ \$170,000)
6. Extend the Sea Wall 670m @ est \$2,131,806 - \$2,436,388

R. Beal stated that there is risk with all of the options and there is no guarantee how long the sacrificial bund would last. He stated that the risk of not doing anything now is that nothing may be able to be done without encroaching on private property should there be another severe loss of land over the next month. R. Beal is asking for an extended budget to be able to implement any advice provided by NIWA.

R. Beal outlined the indicative costs of a \$500,000 loan over a term of five years. He also outlined the indicative costs of a \$250,000 loan over five years. The current interest rate which Council is able to borrow on behalf of the rating district is 2.5%

The Chairman invited those present to ask questions. Mr Neale addressed the meeting. Both R. Beal and B. Russ answered questions from Mr Neale. Max Dowell QSM, addressed the meeting and spoke of historic coastal erosion he has observed over the last 80 years.

K. Jeffs addressed the meeting. He expressed his concern as an affected property owner.

The Chairman invited the committee to outline their preferred options and to ascertain whether they wish to continue to discuss the various options. Cr Havill stated he is in favour of option 2. Cr McDonnell asked when work would proceed. R. Beal advised that once a recommendation from today's meeting is made, this will be presented to WCRC Councillors and work would begin via the procurement policy, and a contractor is appointed. B. Russ outlined his concerns which include losing the natural sand dunes, the risk of big tides in the next month, and the risk to private properties. Cr Havill feels a decision on whether or not to proceed should be made within the next two weeks. He stated it is better to be proactive than reactive. R. Beal advised take 2 – 3 months to obtain a NIWA report. Cr Eatwell is in favour of option 2. B. Russ advised that a drone survey is about to be done and if this reveals lowing lying areas then groynes in this area could be raised. He spoke extensively of the effectiveness of groynes and how they function.

Cr McDonnell asked further questions on the costs involved. He is in favour of option 2. Cr McDonnell stated that the classifications for the rating district may need to be reviewed.

Cr Challenger suggested not doing quite as much, he suggested at looking at option 3. He stated this would protect what is happening. He stated doing more work has an impact on everyone's rates. Cr Challenger said that erosion seems to be occurring between the Hampden St groyne and the Tudor St groyne. He suggested concentrating on this area and waiting to see what the information the NIWA report contains before spending more money. R. Beal stated that option 3 could be amended to being the priority area for work with the ability to fix and include the work contained in option 2.

The Chairman summarised the meeting and noted that the general consensus is get the NIWA report done, obtain further expert advice, and to investigate longer term solutions. He noted that there is a significant area of residential properties exposed to risk. The Chairman spoke of exploring option 6 and investigating the possibility of extending the seawall which is protecting the CBD as longer term solutions do need to be considered. R. Beal stated that there is a clear message from the community that they want something done. Further discussion took place and it was agreed that an amended option 3 is the preferred option.

### **Hokitika Seawall Access Ramps**

R. Beal stated that the current coastal processes are also having an impact on the ability to effectively maintain the access ramps. Staff recommend that the maintenance of the access ramps is suspended until the advice on the current cycle and coastal processes is received and analysed. Staff will seek advice from NIWA on the design and alignment of the access ramps.

#### **Moved:**

- 1. "That Option 3 is presented to the West Coast Regional Council for approval with the ability to implement the full length identified within Option 2, if required."**
- 2. "That due diligence and investigative work is done on river rock protection, the groynes and carry out a future proofing exercise for the community."**
- 3. "That maintenance work on the seawall access ramps is suspended until the NIWA advice is received."**

*D. Havill / S. Challenger  
Carried*

There being no further business, the meeting closed at 4.00 pm.

**Action Point:**

- NIWA Report is progressed.

.....  
Chairman

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Date

## THE WEST COAST REGIONAL COUNCIL

Prepared for: Special Council Meeting – 19 July 2019  
 Prepared by: Randal Beal, Director of Operations  
 Date: 15 July 2019  
 Subject: **Coastal Erosion - Hokitika Rating District**

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### **Hokitika Coastal Erosion**

#### Introduction

Staff have been monitoring the Hokitika foreshore for a number of years. This data is shown on the maps on pages 3 and 4, including the foreshore line in 1943.

The rate of erosion has been very significant in the recent months with private property now under threat. The worst affected section is between Hampden and Tudor Street. This area is in class C of the existing rating district and has a total capital value of \$16,590,000.

A Hokitika Joint Seawall Committee Meeting was held on 11 July for the purpose of identifying a preferred short to medium term protection option.

#### Long Term

Staff are seeking advice from NIWA on;

- The river mouth
- Current cycle and coastal processes
- Current erosion solutions
- The effectiveness of establishing more groynes

#### Short to Medium Term

Council engineers have identified the following short term potential options;

1. Sacrificial bund to lower the risk to property from wave overtopping
2. Build a 3:1 batter with rubble from the Camel Back quarry to form a 670m (from Sea Wall to Tudor street groyne) sacrificial "wall" on the foreshore bank (est @ \$375,000 )
3. Build a 3:1 batter with rubble from the Camel Back quarry to form a 450m (from Hampden street groyne to Tudor street groyne) sacrificial "wall" on the foreshore bank (est @ \$250,000)
4. Build a 2:1 batter with rubble from the Camel Back quarry to form a 670m (from Sea Wall to Tudor street groyne) sacrificial "wall" on the foreshore bank (est @ \$250,000)
5. Build a 2:1 batter with rubble from the Camel Back quarry to form a 450m (from Hampden street groyne to Tudor street groyne) sacrificial "wall" on the foreshore bank (est @ \$170,000)

6. Extend the Sea Wall 670m @ est \$2,130,000 - \$2,437,000

Council has the option of undertaking emergency works if a protection option and funding is agreed upon.

Staff recommend Option 2 be approved for implementation.

Due to the short term nature of the solution, Staff recommend that the agreed works are funded by a short term loan for a period of 5 years and is funded through the Hokitika Seawall Rating District.

Staff advise that the protection works may need to be extended to the full length of the residential area of class C over time.

Staff advise that any structure built will also require an annual maintenance budget.

Indicative Annual repayment costs on a \$500,000 loan 5 year term @ 2.5%

	Per \$100,000 CV
A	\$113.14
B	\$84.86
C	\$67.88
D	\$11.31

Indicative Annual repayment costs on a \$250,000 loan 5 year term @ 2.5%

	Per \$100,000 CV
A	\$56.57
B	\$42.43
C	\$33.94
D	\$5.66

### **Hokitika Sea Wall Access Ramps**

The current coastal processes are also impacting on the ability to effectively maintain the access ramps. Staff recommend that the maintenance of the access ramps is suspended until the advice on the current cycle and coastal processes is received and analysed.

Staff will seek advice from NIWA on the design and alignment of the access ramps.









Scale: 6,000  
 Projection: Transverse Mercator  
 Datum: NZGD 2000  
 Created: 04/03/2015  
 Printed: 09/03/2015

**Hokitika Rating District  
 Infrastructural Assets**



The Committee agreed to amend the staff recommendation of Option 3 to;

3. Build a 3:1 batter with rubble from the Camel Back quarry to form a 450m (from Hampden street groyne to Tudor street groyne) sacrificial "wall" on the foreshore bank (est @ \$250,000) with the ability to implement the full length of works identified in Option if required.

## **RECOMMENDATIONS**

*That Council approve the following recommendations from the Hokitika Seawall Committee:*

1. *Build a 3:1 batter with rubble from the Camelback quarry to form a 450m (from Hampden Street groyne to Tudor Street groyne) sacrificial "wall" on the foreshore bank (estimated cost \$250,000) with the ability to increase the length of works if required.*
2. *Council fund this work through a 5 year loan against the Hokitika Seawall Rating District at the ratios set out in the Annual Plan.*
3. *Council approve up to a \$500,000 loan, which will also be used to implement recommendations from NIWA in relation to the river mouth and coastal groyne engineering works.*
4. *Suspend the maintenance of the access ramps on the Seawall until such time that the environmental conditions allow for the cost effective maintenance of the access ramps.*

Randal Beal

**Director of Operations**