

**MINUTES OF THE MEETING OF
THE HOKITIKA JOINT SEA WALL COMMITTEE
HELD ON 10 OCTOBER 2019,
AT WESTLAND DISTRICT COUNCIL CHAMBERS,
WELD STREET, HOKITIKA, COMMENCING AT 09.07 A.M.**

PRESENT:

S. Challenger (Chairman), D. Carruthers, G. Eatwell, P. Ewen, A. Robb

IN ATTENDANCE:

M. Meehan (WCRC CEO), S. Bastion (WDC CEO), T. Cook (Regulatory Services Manager WDC), E. Bencich (Operations Manager WDC), R. Mallinson (Corporate Services Manager WCRC), B. Russ (WCRC Engineer), T. Jellyman (Minutes Clerk).

APOLOGIES:

Cr Routhan, Cr Neal, P. McDonnell

Moved: *"That the apologies be accepted."*

D. Carruthers / A. Robb – Carried

WELCOME

S. Challenger welcomed all present to the meeting and introductions were made.

PRESENTATION

There was no presentation.

Moved: *"That the minutes of the previous Annual Meeting held on 18 October 2018, be adopted as a true and correct record of that meeting."*

S. Challenger / G. Eatwell – Carried

MATTERS ARISING

There were no matters arising. Action points were updated.

PUBLIC FORUM

Cr Challenger invited Mr Les Mason to address the meeting. Mr Mason stated that he owns 27 Beach Street and is concerned about the costs of recent work and the need for the work to be re-done following damage after a storm event. Cr Challenger advised that the work carried out was for the ramps on the seawall and they are a particularly vulnerable part of the seawall. He stated that they have never been designed to be a permanent feature, the design is an over steeping face on the downward side and this leaves them vulnerable in high seas. Cr Challenger stated that to resolve this problem a huge amount of money could be spent and it may not work. Mr Mason expressed concern that when the ramps were placed a few years ago they lasted for 4 – 5 years. Mr Mason feels that the regional council should be paying for this work and not the ratepayer. B. Russ advised that the reason why the ramps lasted so long when they were first built was because the beach was a lot higher. He advised that not long after the seawall was built the sand / gravel on the beach nearly went to the top of the rock wall. B. Russ advised that over the last 18 months or so the beach has cut down a lot and the original ramps were lost. He advised that when the seawall was topped up the ramps were repaired and it was hoped that they would last like they did originally but because the beach had dropped the waves were hitting the ramps very hard. One more attempt was made to repair the ramps, and to make them structurally even sounder than the original design but again they did not last very long. B. Russ stated that at that point it was agreed that the access ways would not be maintained until the beach rises by at least another three metres. S. Bastion asked for costs to do this permanently. B. Russ advised that a permanent structure would involve concrete and handrails and the handrails would probably be destroyed by

the sea. M. Meehan advised that this committee has made the decision not to maintain the access ramps until the sea conditions settle. Cr Challenger stated that advice from BECA has been followed, further engineering advice is being investigated. He stated that this is a very dynamic environment.

Peter Mason addressed the meeting and stated the seawall has done a superb job and is a fantastic engineering job. He expressed concern with the increase in his rates and the costs associated with maintaining the seawall. R. Mallinson advised that the maintenance rate was not in place when the seawall was first built, but has now been in place for a few years now. R. Mallinson invited Mr Mason to contact him to discuss his rates.

Further discussion took place on access to the seawall, M. Meehan stated that the most cost effective thing the committee has done is to put access ramps ways to the seawall on hold until the area settles down. Cr Challenger advised that gravel and sand could be put in place as a sacrificial access way but it would not last very long.

Peter Cuff addressed the meeting on behalf of commercial ratepayers. He stated that the area needing work is moving further south but the rating formula is the same with majority of those paying rates belonging to the commercial area. He asked if this should be reassessed. Discussion took place and it was agreed that a long term strategy is required for both the Hokitika River and the sea.

Diane Sharp addressed the meeting and expressed her concern regarding her rates as she is paying three times as much as people across the road from her house. R. Mallinson explained the rating system and stated that it is based on capital value with differentials over Classes A (paying 100%), Class B (75%), Class C (60%) and Class D (10%), which means those in Class D are paying 10% of what those in Class A are paying. Cr Challenger advised that WCRC looked at the fairest way of setting the classifications when the rating district was first set up. Cr Robb advised that with the new council coming on board shortly, this will be a good opportunity to readdress matters prior to the next annual plan process. Cr Robb encouraged the meeting to make submissions on the West Coast Regional Council's annual plan process. D. Sharp suggested a similar system to the Greymouth rating district classifications could be used. M. Meehan explained how the apportionments are set out when a new rating district is set up. He confirmed that the new Council would address this matter.

Mr Max Dowell addressed the meeting and gave a history of his time living near the Hokitika River and the sea. He spoke of his background in marine rescues, flows of the river and the sea in this area. Mr Dowell stated that he has over 80 years' experience in this area. Cr Challenger advised that Mr Ian Goss (Coastal Engineer with BECCA) will be inspecting this area at his next visit.

FINANCIAL REPORT

R. Mallinson spoke to this report and advised that the opening balance in the maintenance account is \$73,453.09 and the closing balance in the maintenance account is \$55,813.61.

The opening balance in the loan account is \$85,547.10 in deficit and the closing balance in the loan account is \$74,629.20 in deficit. The loan account balance represents the unused balance of the rate raised to repay the loan with. The actual loan balance as of 30 June 2019 was \$1,093,750.00.

WORKS REPORT

B. Russ spoke to this report and advised that \$43,995.49 worth of works were carried out during the financial year. He stated this was top up work which was done by Henry Adams Contracting Ltd. B. Russ advised that the access ramps were washed away and then reinstated to their original design, again they were washed away by the sea and this is why it was decided to stop maintaining the ramps until the beach level rises. B. Russ advised that two concrete pipes underneath the seawall were replaced.

B. Russ recently inspected the seawall and \$500,000 worth of possible maintenance works were identified, this includes the northern end of the seawall to Richards Drive. He stated that some of this work has already been carried out between Tudor Street and Hampden Street. B. Russ advised that around \$160,000 has been spent in this area, and this work is temporary. B. Russ advised that Ian Goss (Coastal Engineer) provided the design for this work, and is looking at the whole Hokitika foreshore and the mouth of the Hokitika River. He will be asked for recommendations on where to from here. B. Russ advised that following the March flood event, LiDAR has now been flown for Hokitika and Mr Goss will use this information. B. Russ advised that over the past few days' serious erosion has occurred just north of Richards Drive groyne, temporary rock work in this area is due to finish today.

B. Russ advised that no further maintenance of the seawall is required at the moment, but he has allowed \$10,000 for unforeseen maintenance. It was noted that the seawall has survived two large cyclones over the past year or so.

S. Bastion asked if the area between the beachfront and Tudor Street is scheduled work to be done in the near future. B. Russ advised that this area is still being monitored but was surveyed last week. B. Russ advised that the BECCA report is due within the next couple of weeks.

RATE STRIKE

Discussion took place on the rate strike, Council recommends a maintenance rate strike of \$50,000. The balance in the rating district account at the beginning of the financial year is likely to be close to \$75,000. A \$30,000 maintenance rate was established across the existing A –D classes. Cr Challenger advised that the prudent reserve, for maintenance only is approximately \$380,000. M. Meehan advised that it is highly likely that the new Council may consider a re-classification of the rating district. It was noted that the possibility of the need for a loan is dependent on how much work is required.

Moved: *“That the rate strike for the 2020 / 2021 financial year is \$50,000.”*
S. Challenger / A. Robb – Carried

GENERAL BUSINESS

Cr Challenger stated that he feels this committee needs to look at more than just the seawall and that the Hokitika River and community needs to be considered. He suggested that the name of the committee could be changed to the Hokitika Coastline Committee. Cr Challenger stated this is all part of the future consultation that needs to be done and he will be pushing for if re-elected. Extensive discussion took place. R. Mallinson advised that any money raised for the seawall protection is a targeted rate and can only be used to repay the loan raised to build the seawall, or for the maintenance of the seawall.

Cr Challenger expressed concern with Sunset Point being in a vulnerable area, as it points to the south. Cr Challenger stated that he is concerned that the district council is putting assets on Sunset Point and he is unsure if Ian Goss has included this area in his assessment. Cr Challenger stated that to preserve the assets, this area would need to be protected. He is aware that there is a rubbish dump in this area, and the cost of removing the rubbish dump could be over \$500,000. S. Bastion stated that is a very conservative estimate.

Discussion took place regarding freehold properties on Beach Street, Revell Street areas, coastal erosion and the unformed legal road in this vicinity. A speaker expressed concern with assets being put in this area as he considers it to be an erosion zone. Cr Challenger stated that short, medium and long term options need to be considered.

Mr Alastair Campbell stated that there are no minimum floor levels in the district plan, he stated that river levels are hardly above street level in some places. Mr Campbell stated that there are new properties and new commercial developments in this area. He spoke of older buildings that have been raised and he is concerned that these new properties could be at risk as they don't have minimum floor levels.

There being no further business, the meeting closed at 10.11 a.m.

Action Points:

T. Jellyman to arrange a meeting to discuss rating classifications.

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Chairman

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Date

