

Chairperson and Community Board Members
PAEKĀKĀRIKI COMMUNITY BOARD

14 JULY 2015

Meeting Status: **Public**

Purpose of Report: For Decision

PAEKĀKĀRIKI SEAWALL

PURPOSE OF REPORT

- 1 This report seeks the Paekākāriki preferred preliminary concept for the Paekākāriki Seawall Project and recommend to the Kāpiti Coast District Council ('the Council') that the preferred preliminary concept proceeds to detailed design and lodgement of the appropriate resource consents.

DELEGATION

- 2 The Paekākāriki Community Board has the delegated authority as at section D.10.4 of the Governance Structure:

Authority to listen, articulate, advise, advocate and make recommendations to Council on any matter of interest or concern to the local community.

BACKGROUND

- 3 The existing timber seawall at Paekākāriki has well-exceeded its original 20-year design life and needs to be replaced. Beca Ltd has worked with Council and the community over the past two years to assess replacement options and select a preferred preliminary concept to take forward to resource consent stage.
- 4 The key background tasks have included:
 - Initial Option Assessment Report
 - Community Open Day
 - Establish Community Design Group and engagement process
 - Community Board Meeting to present five short-listed options
 - Community Design Group input and review
 - Geotechnical investigation
 - Community Design Group input and review
 - Community Open Day
- 5 To assist in the development of an option that provides the appropriate level of protection from Coastal erosion but also meets the communities' expectations with regard to amenity and visual impacts the Paekākāriki Community Design Group was established. This voluntary group of local experts has worked closely with the Board and with Council staff to develop the current preferred option.

- 6 This collaborative process will provide an important foundation to the resource consent application in demonstrating the preferred preliminary concept has been developed through a systematic process of option refinement based on community values, affordability and a design life of at least 50 years.

ISSUES AND OPTIONS

- 7 High-level costings of the preliminary concepts has demonstrated that a stepped-solution consisting of timber wall, concrete steps, and a rock wall can be delivered within Council's allocated budget of \$10.9M. A full timber front wall with concrete steps has been costed at around \$10.9M for construction costs. A full concrete front wall preliminary concept has been costed at around \$14M for construction costs.

Flexibility for Resource Consent

- 8 The resource consent application will seek approval from Greater Wellington Regional Council ('GWRC') for the attached preliminary concept. That concept is for a stepped-solution consisting of timber or concrete front wall, concrete steps, a middle walkway and a rock wall. The exact details of the final mix of material treatments; the exact design and location of access points and steps; plantings; seating; and public art can be confirmed at detailed design. This is a practical way to address the different views on such detailed design matters, which do not need to be locked down at resource consent stage. GWRC are supportive of this approach.

Listening and responding to community feedback

- 9 The Open Day on 2 May was well attended with about 60 people attending to share their views and discuss the concept designs. A total of 34 written submissions were also received following the Open Day. The following key themes came through from that community feedback.

Overall Concept

- 10 Overall, there was a general consensus that the existing timber wall needed replacement. Feedback was largely in support of the overall preliminary concept, being a vertical front wall of similar height to the existing timber wall (either timber or concrete), a middle walkway, and a top rock revetment between the walkway and The Parade roadway. This stepped concept was generally supported.

Accessibility

- 11 Accessibility was raised as a key theme in terms of opportunities to access the beach along the seawall. Access for the elderly and disabled was also raised as a key consideration. Some support for the 'concrete' option was in relation to the increased accessibility aspect – ie more steps along the beach linking beach to the middle walkway.

Resilience

- 12 Design life and resilience of the seawall was raised as a key consideration. There was a general understanding that Council must work within an appropriate budget for this project, however cost should not compromise the longevity of the seawall chosen. The seawall has been designed with a 50-year design life. This is a relatively standard design life for such a coastal structure and has regard to the future potential impacts of climate change and also potential changes to the

future approaches to coastal management. Both timber and concrete treatment of the front wall can meet this 50-year design life. Concrete does have the potential to have an extended life beyond timber.

Detailed Design Matters

- 13 A number of matters were raised at the community open days that concerned issues that are most appropriately addressed during the detailed design phase, rather than preliminary concept matters for resource consenting. Such matters included:
- Exact details of the final treatment of the seawall, including the mix of timber and concrete
 - Exact details of the access locations and design
 - Final design of the stormwater outlets and how they integrate with the seawall
 - Seating design and arrangement
 - Waste disposal design
 - Public art design
 - Penguin boxes in the wall
 - Provision of bike stands
 - Narrowing The Parade and options for traffic calming
- 14 Following the resource consent approval of the preliminary design, It is proposed to involve the community input to such detailed design matters at detailed design. The opportunity to combine traffic calming works along The Parade could also be considered at this time.

CONSIDERATIONS

Policy considerations

- 15 The Council policy with regard to coastal protection is to protect public assets. In this instance the Paekākāriki Seawall provides protection for the public road (The Parade) and its replacement is therefore in compliance with current policy.

Legal considerations

- 16 Any legal considerations will be considered through the resource consenting process

Financial considerations

- 17 High-level costings of the preliminary concepts has demonstrated that a stepped-solution consisting of timber wall, concrete steps, and a rock wall can be delivered within Council's allocated budget of \$10.9M. This budget has been approved through the recent Long Term Plan process as one of Council's major community projects.

Tāngata whenua considerations

- 18 Iwi is a key partner of Council in the management of natural resources, including the coastal environment. Prior to lodging resource consent with GWRC, pre-application engagement with Iwi will be an important foundation for the application. Jennie Smeaton, Ngāti Toa Resource Management Manager, has been identified as a key Iwi advisor for this project. Te Whakaminenga o Kāpiti will also be engaged with as required.

SIGNIFICANCE AND ENGAGEMENT

Degree of significance

- 19 This project was recognised as a key significant project in the current Council Long Term Plan (LTP). As such the special consultative process associated with the draft 2015/35 LTP included reference to the Paekākāriki Seawall replacement project.
- 20 The majority of submissions received through the LTP consultation were supportive of the project and the Council adopted the final 2015/35 LTP on the 25 June 2015 inclusive of the Paekākāriki Seawall replacement project.

Consultation already undertaken

- 21 The Board and community have been extensively consulted on this project as described above and through the LTP process.

Engagement planning

- 22 An engagement plan will be prepared for pre-application engagement with key stakeholders. GWRC has advised the resource consent application for this project will be publicly notified, providing a further opportunity for community engagement.

Publicity

- 23 This is a significant community project that has involved a community-led design process. A communications strategy will be prepared to help manage consenting risks and inform the community leading up to the public notification by GWRC.

Other considerations

- 24 There are no other considerations.

RECOMMENDATIONS

- 25 That the Paekākāriki Community Board recommends to Council that detailed design works proceed on the preferred preliminary concept, as attached as Appendix one to report IS-15-1634, for the replacement of the Paekākāriki Seawall. Noting the significant work done by the Community Design Group to get to this stage.
- 26 That the Paekākāriki Community Board recommends to Council that resource consent applications are lodged based on the preferred preliminary concept for the replacement of the Paekākāriki Seawall, as attached as Appendix one to report IS-15-1634.

- 27 That the detailed design will be brought back to the Board for final sign off. Noting that this will also require community input into the final design prior to sign off.

Report prepared by **Approved for submission** **Approved for submission**

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ATTACHMENTS

- 1 Preferred Preliminary Concept Plans: Paekākāriki Seawall Project