



Draft Minutes Thames

SMP Coastal Panel Meeting 10: Setting Thresholds and Triggers

Times & Dates:	Thames Coast 9:00pm-12:00pm Wednesday 19/01/22
Venues:	Thames Council Chambers or MS Teams
Chairperson:	Coastal Panel Chair: Peter Revell
Attendees:	TCDC - Amon Martin, Jamie Boyle & Karen Moffatt-McLeod (via MS Teams) SMP Consultants (Royal HaskoningDHV) – Sian John, Nick Lewis (Via MS Teams) Coastal Panel Members: April Chang, Chris _____ Dale, Clive Monds, Eric Carter, Murray Wakelin, Peter Feran, Ron Jamieson, Via MS Teams: Cherie Staples WRC: Rick Liefing
Observers:	Martin Rodley (TCDC councillor) Mitchell King (TCDC)
Apologies:	Jordan Downes

Meeting Objective

- To set proposed thresholds and triggers for Policy Unit adaptation pathways

Agenda Items

1. Introduction (see Meeting Objective)
2. Progress:
 - a. Minutes of Meeting 9 (November 2021).

Chris Dale Moved minutes from Meeting 9 be accepted, Murray seconded – carried

Matters arising – some people uncomfortable surrounding the process of voting on the Thames thresholds.

AM – today's meeting is to go through and confirm the thresholds and triggers (which incorporates the feedback from the last meeting). Suggest we do not revisit the resolution for

now and pick it up when we get to the Thames PU in the Thresholds & Triggers as per the agenda items.

b. Review of Actions (see Page 2).

#13 – presentation will go through to the WRC Climate Action Committee (rather than the WRC transport committee) on 10th March – report written by WRC (RL), TCDC co-presenting and supporting.

Climate Action Committee – sub-set of the full council (elected members)

#30 - completed

#33 - updated and on agenda for today

#34 – Further work in some areas is required. Not so relative to this Panel. Most are in the other panel areas such as Hikuai, Pauanui. A targeted meeting will also be held in Moanataiari.

#39 - completed

#40 – still to come. Waiting to hear back from WRC.

#41 – Waka Kotahi have made some progress, gathered data for resource for coromandel roads, include our hazard maps as well as their info. Waka Kotahi are developing an approach to undertaking risk assessment – risk to roading infrastructure. Will report back – no timeframes yet. A number of PU pathways require Waka Kotahi risk assessment. SJ will talk to David Grieg again next week. Hope to get Waka Kotahi to present/update panels at next meeting.

RL – WRC would like to be cc'd into communications with Waka Kotahi.

#42 – Completed -Updated and included in report

#43 – Not progressed yet – but looking at using online tool a bit more widely & effectively.

a. Geotechnical (slope & Cliff instability) Risk Assessment.

Looked several factors including Tsunami & fluvial flooding, Geo Tech Assessment, Coastal Inundation & Coastal Erosion but focused on slopes & cliff instability – on the coastal zone.

NL – presentation:

Assessment has led into the Coastal Panel Pathways, and input from Panels has also been taken into account. Impact on road infrastructure, access etc.

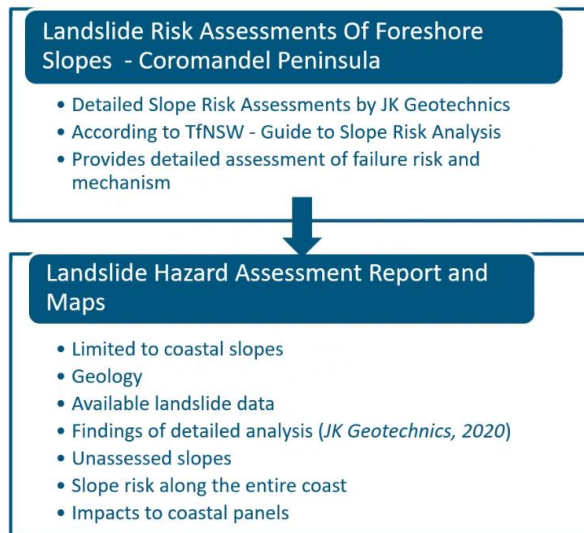
Assessment Purpose – Why was this required?

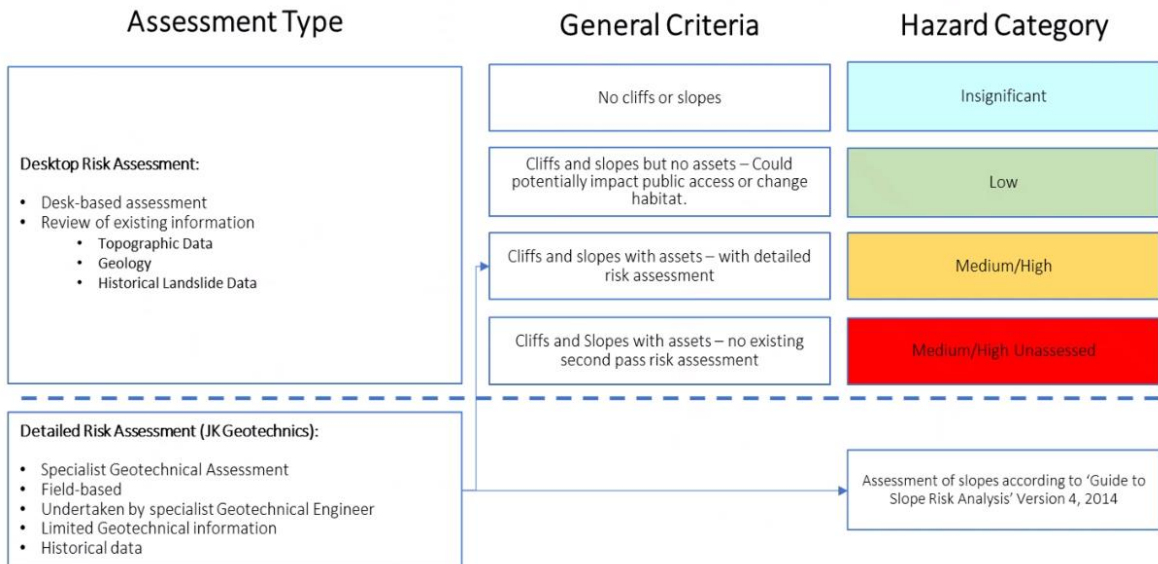
- The purpose of this assessment was to provide:
 - A high-level assessment of the risk of slope failure and consequences along the entire Coromandel Coastline
- Detailed assessments of select high risk sections near coastal infrastructure



- Why is this important?
 - Allows risks to be effectively managed
 - Allows Council and the Community to reduce:
 - Impacts to public infrastructure (roads)
 - Impacts to accessibility of remote communities
 - Risks to road safety
 - Enabling appropriate control measures to be developed
 - Identifying areas of high risk

Assessment Scope





Categorised rather than put AEPs on them as they tend to be more ad hoc events.

Have mapped the whole Peninsula – today will focus on this Coastal Panel area.

Thames – Thames Coast

Description

- Thames-Thames Coast is characterised by steep, rocky slopes and cliffs
- Thames Coast road cut into hillside

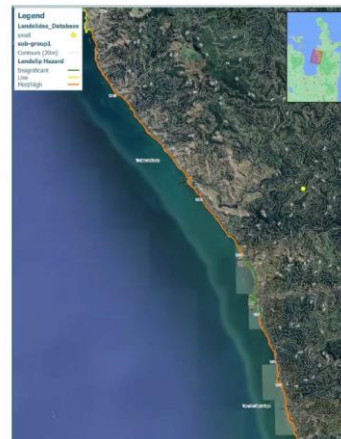
Assessed Risks

- Low/medium risk areas for seaward instability
- Areas of medium to high risk of rock falls, soil slumps and wedge failures
- Most medium to high risk slopes have been assessed

Additional Data

- Few mapped landslides along the coastline

Thames – Thames Coast



Two types of risk in this Panel area – Med/high where the roads cut into slopes and low – which is primarily the fan deltas

Desk based assessment – and then in-field Geo Tech assessment (visual) also completed. Nothing new that impacts what has been done so far in terms of Pathways, Triggers, Thresholds.

RL – is this focused on landslides rather than liquefaction/subsidence? Perhaps rename the report as it is quite broad.

KMM will upload maps to shared drive so you can see the detail better (when available)

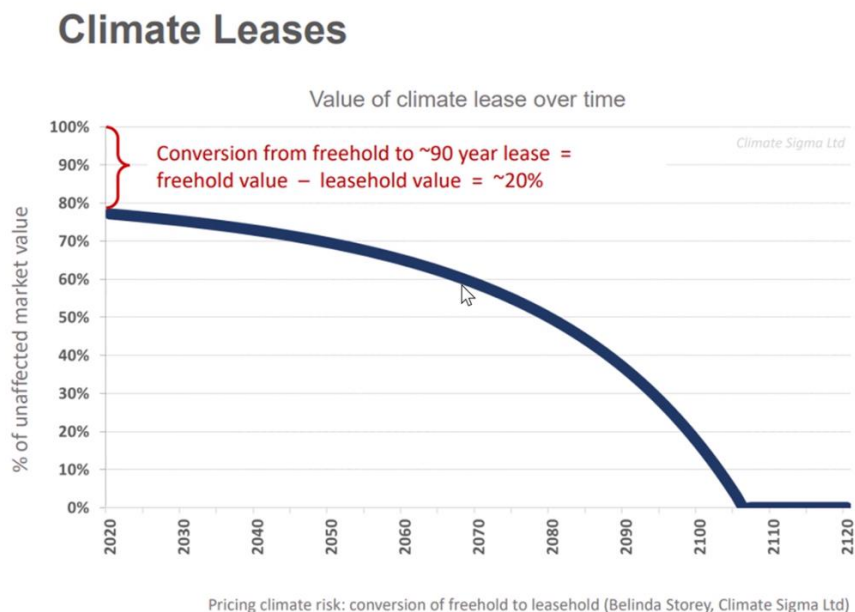
3. Thames only – Managed Retreat: Freehold to Leasehold presentation

Summary of Belinda Story Presentation – will make the 1-hour video available

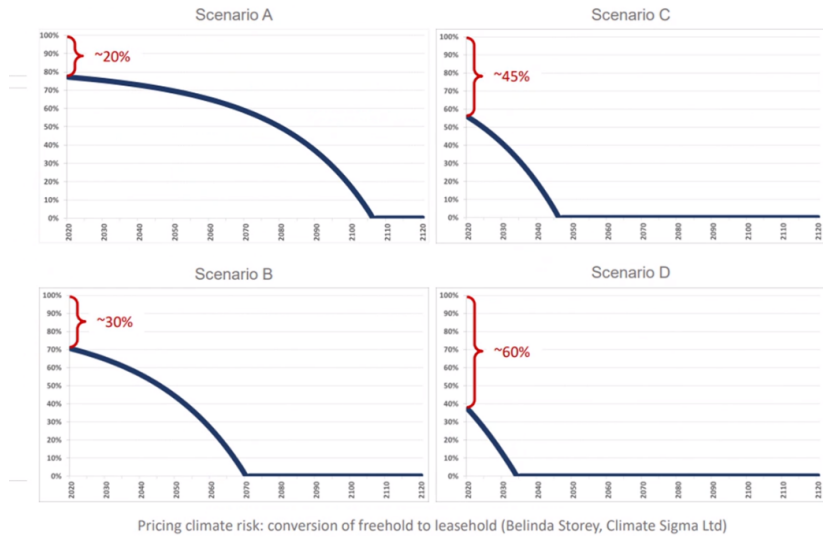
Freehold – Leasehold. Where an entity buys a property from the owner and leases it back

Climate Leases – in principle

- Transition of existing properties from Freehold to Leasehold
- Freehold property bought by an 'entity' and leased back to the original property owner.
- The value of the property is determined by the length of time left before is impacted/lost.
- Concept at this stage, still a lot of detail to work through!



Climate Leases: Scenarios



EC – need to look at cases such as Thornton Bay where EQC paid out on some houses, but they can still be tenanted and sold.

AC – in worst case scenario – is this applying to insurance retreat?

RL – once the property becomes unliveable – people can walk away from it, but it is still owned by the entity that bought it.

PR – who's doing the work – putting flesh on this concept.

RL – doesn't have the detail on who is doing this work, but it is a concept that is being pursued.

AC – Central Governance has indicated they are preparing a Managed Retreat plan.

CD - If local/National government put this into practice, surely, they need to also put constraints on planning/building in particular areas.

PR -What happens if the projected lease time is shorter than anticipated?

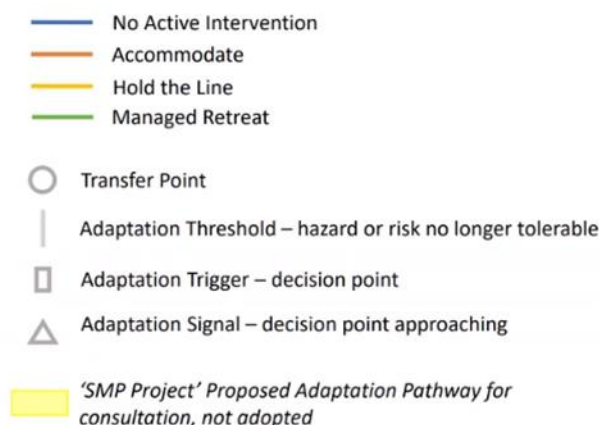
RL – these types of things will be in the detail of the leases and the longevity.

PF? – money paid needs to go / be invested in relocation – so there needs to be somewhere for people to relocate (eventually)

PR – lots of detail that needs to be sorted through (which is not for this panel to deal with).

4. Review of updated Adaptation Pathways, Thresholds and Triggers.

In November 2021 we started to look at the thresholds & triggers. Did four PU's for consideration first, got feedback from Coastal Panel on those and then looked at all the other PU's and made suggestions based on the CP feedback on the initial 4 PU's. Signals can be worked out based on the signs from the thresholds & triggers



MW – does MOE have thresholds? Or other utility providers?

AN – No

RL – we don't know the state of some of the other providers, but they are looking at risk

CS – so does WRC thresholds over-ride our thresholds? Do we need to see their thresholds?

align with the existing processes for protection.

SJ - WRC threshold and TCDC threshold are different.

RL – WRC flood protection assets are needed by the community, this process is to understand from the communities what their thresholds are, so they can guide WRC in the management of their thresholds

RJ – there should be some indicative timeframes attached to these thresholds.

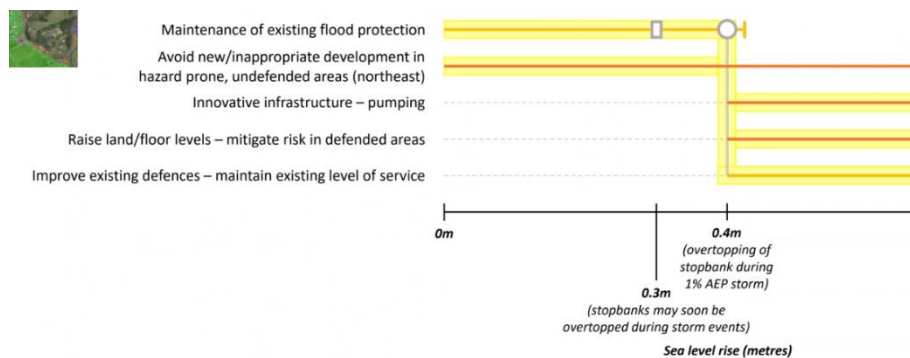
SJ – TCDC need to know what may come up in a 10-year timeframe – so they can plan for it.

PR – can we agree to apply some time estimates on the trigger points to ensure there is enough time to act prior to the threshold.

RJ – suggest language is sharpened – 'hold the line' does not mean 'defend' to me – so need to be clearer for the public.

EC – we have done a good job, but also things change, so we need to realise that proposals we make now, may change in 50 years' time.

PU#1 Kopu Industrial Area & Village

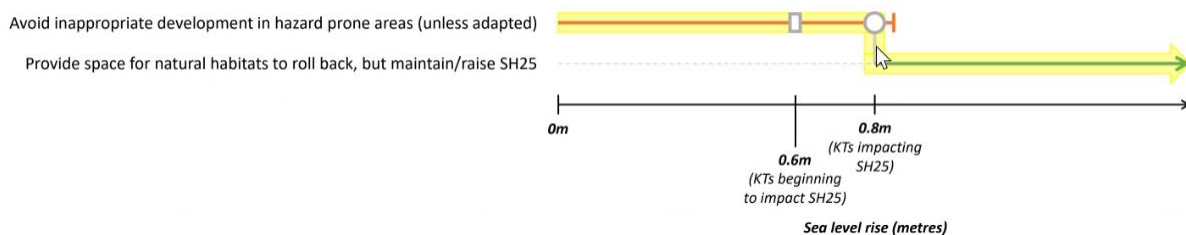


RL – stop bank heights in this area are based on Coastal water – as that is the main threat.

WRC are reviewing the Waihou at the moment (stop banks reviewed every 10 years).

CS – look at incremental increases to the stop banks over time

PU#1 Kopu, Rhodes Park



JB – are King Tides 3 times a year tolerable?

SJ – if it is affected by King Tides – it is being affected by storms etc as well – so road can be closed, up to 8 times a year.

EC & CS – State Highway 25 must remain open at all times. Being closed is not tolerable.

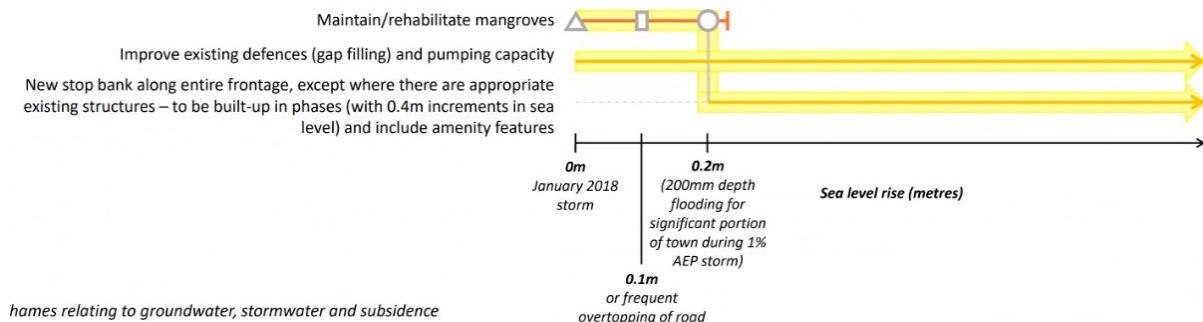
SJ – Threshold is too high, and the trigger needs to be lower – will revise

CD – again we are talking about someone else's assets – we don't know Waka Kotahi's plans are. If the road is made higher, it will have an affect on the stop banks, and they would all need to be built up.

RL – only if a Bund Rd, a causeway would be ok

AM – the bridge is old and will need upgrading – so the time to change this would be at the time the bridge is upgraded.
 Also what happens to the sports facilities?
 CS – hoping to shift the sports fields
 RJ – the mind-set towards Rhodes Park being sacrificial driven by sea or river flooding?
 AM – sea flooding (as river flooding already occurs)
 RJ – what is stopping us saying that Rhodes Park be defended?
 RL – Rhodes Park is integrated with the spill way – if it is stop banked then river flooding has no route out.

PU#2 Thames

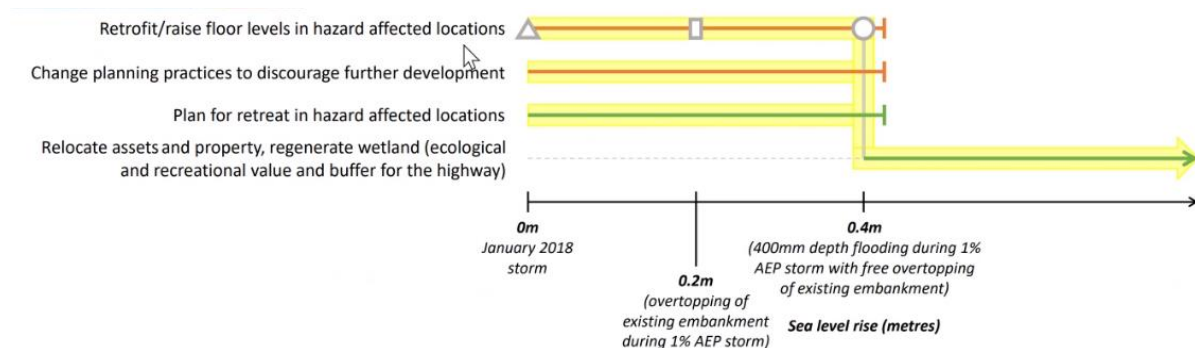


Signal has already occurred.
 713 houses and 53 businesses would be affected.

PR – we discussed last time that we had already reached the trigger – this indicates the trigger is 0.1m (so we are not quite there yet)
 AM – trigger at 0.1m mean we need to start action now to avoid reaching threshold
 SJ – signal 2018 and change trigger to now.

PR – in the last meeting there was a ‘split’ vote, then people were not happy they had not had time to reflect on the resolution.
 MW – what is the evidence of the trigger being now as nothing has happened since 2018 signal?
 SJ – when you have a defend pathway – you don’t need to change planning practices.
 MW – we are making the recommendation on the understanding that it will take time to plan and implement action.
 RL – paper being put forward around the CEs on who does the work on the coastal adaptation.

PU#3 Moanataiari



PR – would it not be at the rectangle (Trigger) that you would start retreat.
 SJ – this is about planning for retreat rather than defending. TCDC would give notice of withdrawing services in the future at the threshold point (????)

EC – is this not the perfect guinea pig for the buyback / lease scheme

CD – circle needs to come back from the vertical line as the circle is the ‘transfer point’ line is the threshold.

RJ – what happens to the services in this process.

AM – We would be required to provide services until the point of retreat being completed.

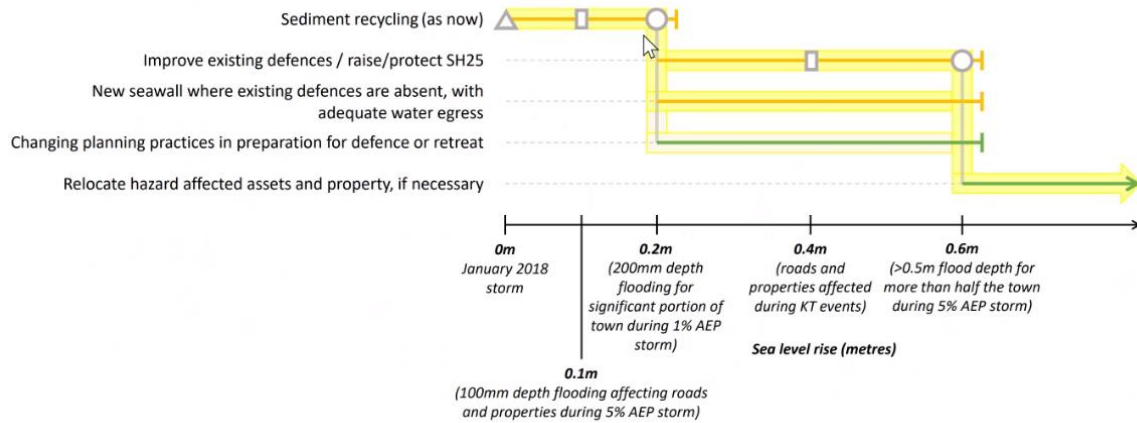
SJ – in Chch the council gave advanced notice of when services would be withdrawn to give time for people to leave/adjust.

PR - What do we do with the retreated land?

AM – can put in report a number of different options / opportunities that can be considered.

RL – need to identify so key facts that can be identified in the future.

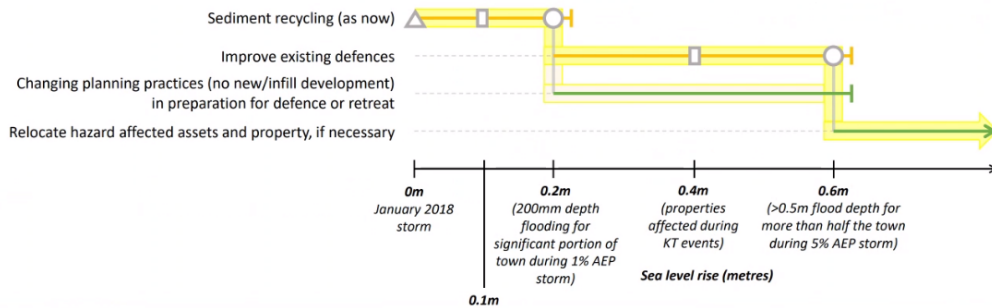
PU#4 Tararu South of Wilson Street



Bring trigger back to 0.0 (now) rather than 0.1

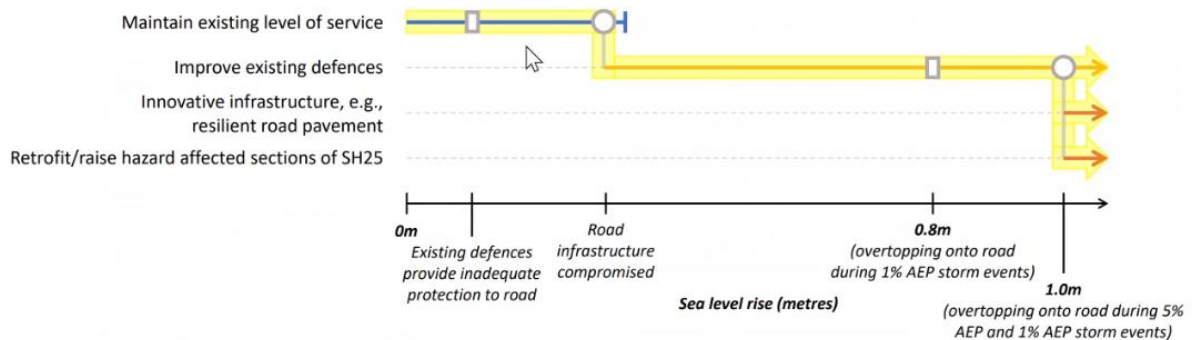
SJ – replace the pipe now (but might be the last time)

PU#5 Tararu north of Wilson St

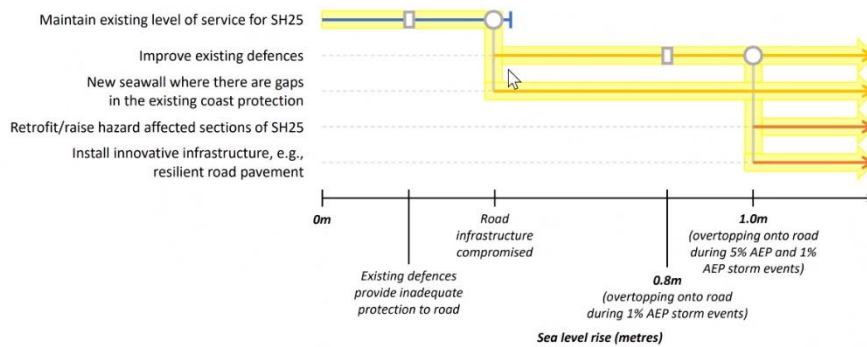


Bring trigger back to 0.0 (now) rather than 0.1

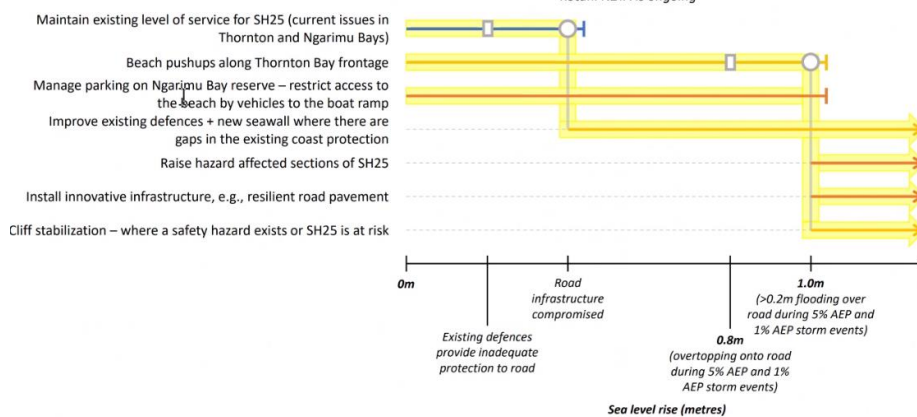
PU#6 Tararua to Whakatete Bay



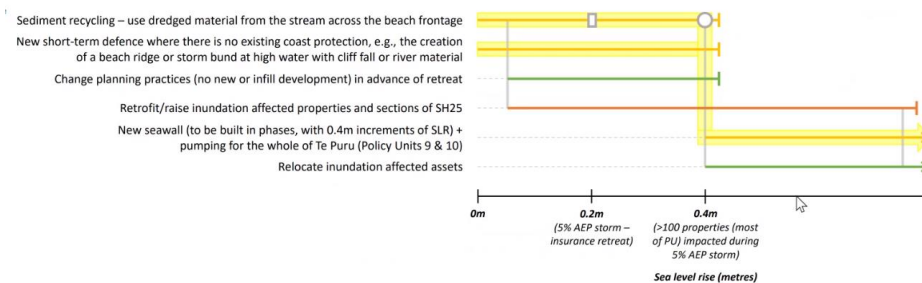
PU#7 Whakatete Bay



PU#8 Ngarimu Bay – Thornton Bay



PU#9 Te Puru (South of Boat Ramp)



Still have the 2 alternatives showing – go with the sediment recycling and defend based on feedback from the community

CD – feedback from community – want to continue the wall from SH around the front of Te Puru, past the river and join back again north of the school.

JB – do you need a trigger before the 5% AEP? (Insurance may leave properties at this point)

CD – people are prepared to accept some water coming in, the issue is getting rid of water. Many are raising their houses. There is an area that is prone to flooding now.

CD – some insurance companies that have already retreated from Te Puru, some are still insuring for flooding. Some residents don't want any water on their properties, but they are ones with riparian rights.

Close the gap to slow down the amount of flooding that that are getting and move the trigger to now as it will take some time to build the wall.

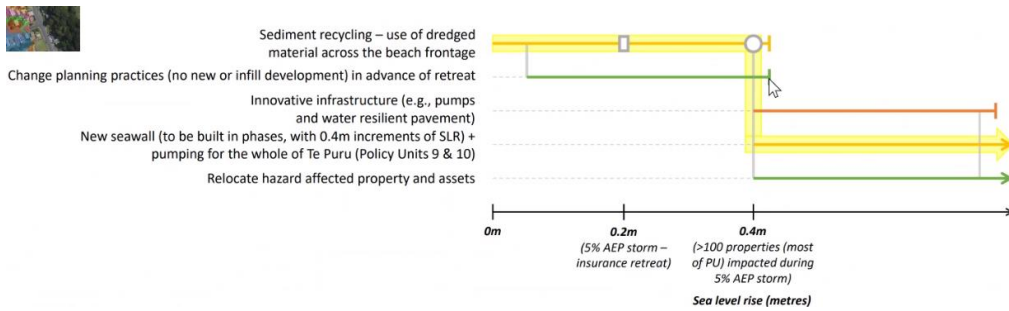
AM – do we need to include a gate or pump to get the water out.

CD – pipes are there, they just need to be cleaned and work.

AM – perhaps 2-3 portable pumps in the area

RL – or a digger on site to open up and let water out

PU#10 Te Puru (North of Boat Ramp)



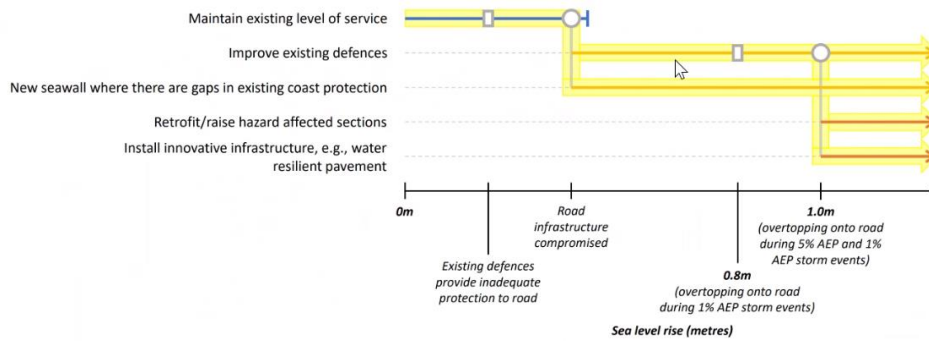
Still have the 2 alternatives showing – go with the sediment recycling and defend based on feedback from the community.

Trigger point should be moved earlier – might prevent insurance retreat

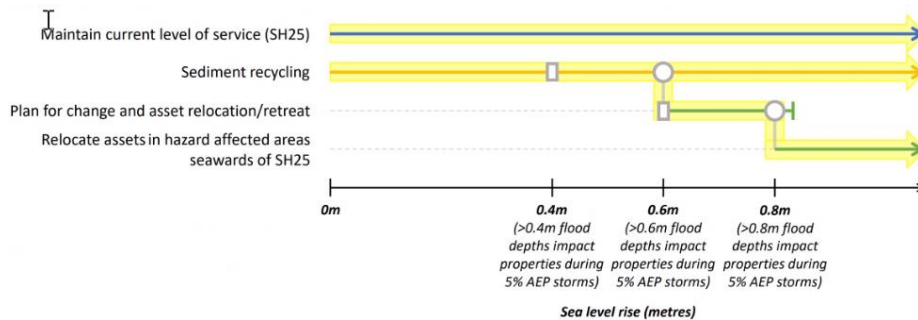
RL – need to capture the great work the panels have done and the community engagement they have been involved in

JB - Great point Rick, I think we also need to document the iterations of each step (working through thresholds work) with panels by way of a timeline type infographic.

PU#11 Te Puru to Waiomu

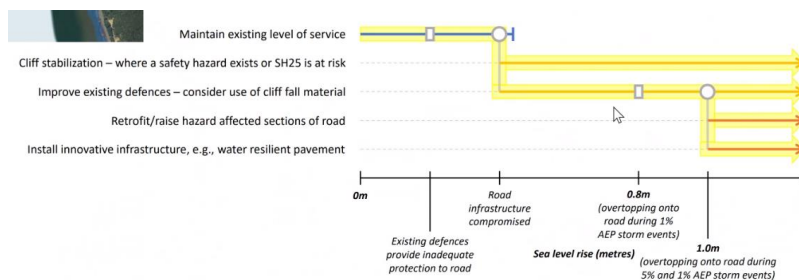


PU#12 Waiomu

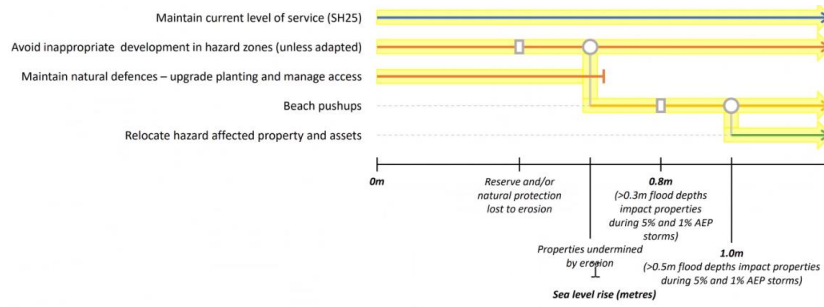


EC – for the number of houses affect – the climate leasehold / buy back is the better option? Could go back to Te Puru as well.

PU#13 Waiomu to Tapu

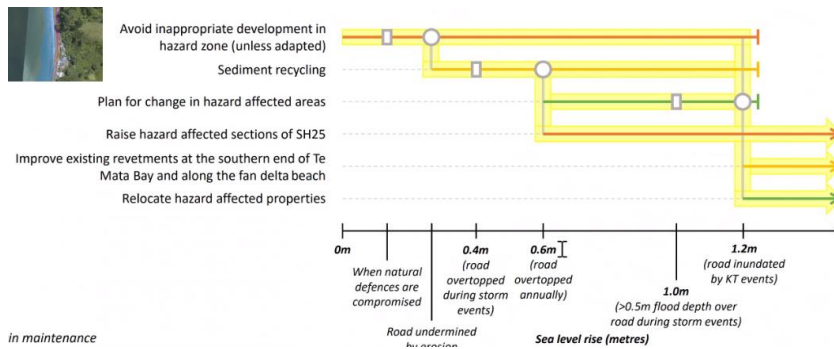


PU# 14 Tapu

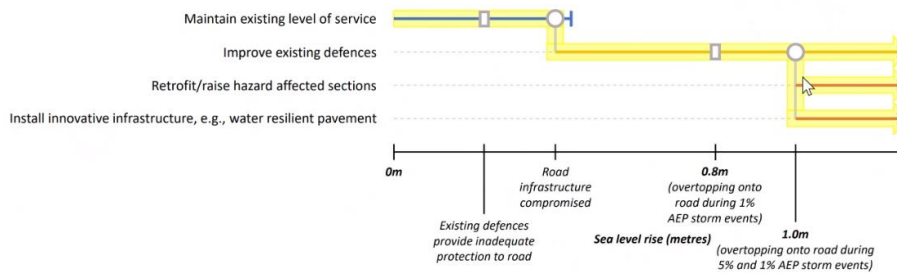


Are we going to re-locate the school? (25 kids, 1 teacher – may amalgamate with Te Puru School)

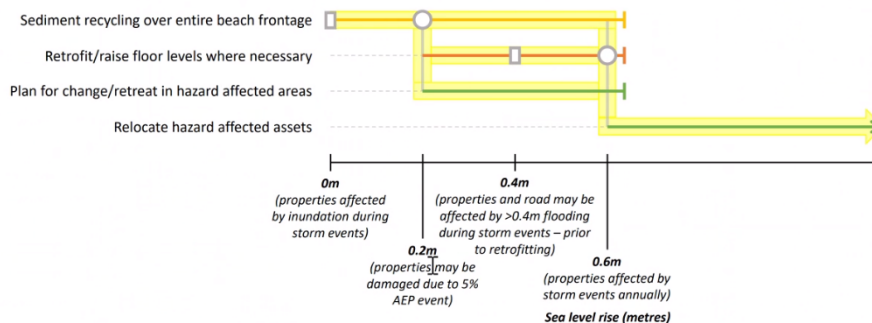
PU#15 Te Mata

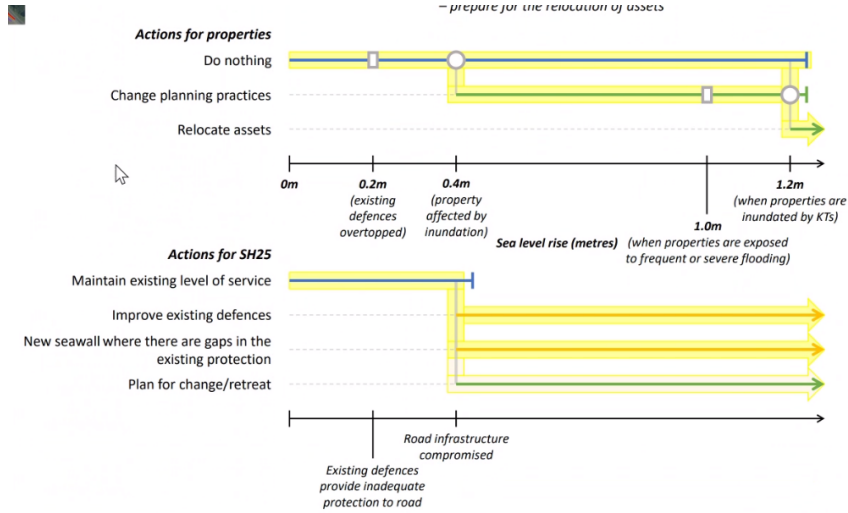


PU#16 Te Mata to Waikawau



PU#17 Waikawau





EC – the one house on coast side is a DOC lease house

5. Communications and Engagement Strategy Update – next steps for discussion.

Communications and Engagement Strategy (update)

Thames Coromandel Shoreline Management Plan Project



Te Ara Tapātai o Hinekirikiri
Tīkapa Moana – Te Tara o Te Ika-ā-Māui

Finished update of this last week.

Covers how much work has been done over last 2.5 years, page 11 – consultations still to be undertaken

3.3.2 Consultation to come

- The following Coastal Panel workshops are still to come:
 - Workshop 10 (January 2022): Setting thresholds and triggers; *How do we get it done?*
 - Workshop 11 (February 2022): Pathway confirmation and preparation for community consultation events.
 - Workshop 12 (April 2022): Draft Action Plans; *How do we get it done?*
- The following wider community consultation events are still to come:
 - **4. Adaptation plans.** Consultation on proposed adaptation pathways and plans (thresholds and triggers) due to occur in March 2022 in Thames, Te Puru, Kennedy Bay (Harataunga Marae), Colville, Kuaotunu, Whitianga, Tairua and Whangamata.
 - Prior to this targeted consultation is proposed with specific communities and groups. This is to include engaging with younger people through the High Schools and consultation with affected individuals in Moanatairi, Ohuka (Brophys Beach) and Hikuai in February 2022.
 - Specific consultation with iwi is also proposed in Kennedy Bay (as above), Koputauaki Bay and Opoutere.

Only 2 more meetings for the Coastal Panels – Pathway’s confirmation, then go out to public (wider engagement) again, then we will finalise the plan with the Coastal Panels.

Then goes to Governance committee for ‘draft’ to be adopted. May be one final opportunity for formal submissions from public etc.

The implementation part then starts.

PR – would it be good to have some specific consultation with the Business Community around Thames & Kopu.

AM – yes and Jamie has reached out to 4 High Schools in the area.

6. Next Meeting TBC – February, Meeting Closed 12.06pm.

Papers in advance

- I. Agenda and action list
- II. Communications and Engagement Strategy Update

Resources (to be presented at the meeting)

- I. Outputs from the Geotechnical Risk Assessment
- II. Updated Adaptation Pathway Thresholds and Triggers

Actions Table – SMP 9

No.	Action	Responsible	Status
13	Awareness of the SMP Project to be raised with WRC / the Regional Transport Committee	TCDC/WRC officers	In progress - presentation to be provided to the WRC Climate Action Committee first (10 March 2022). Presentation to the Regional Transport Committee to follow.
30	Provide maps of areas of cultural significance	Project Office	Complete.
33	Update of the Communications Plan required	Project Office	Attached, see Agenda.
34	Further work required re. combined flooding events in Kuaotunu West (Kennedy Bay and Hikuai)	RHDHV AM	For Kuaotuna West and Kennedy Bay, see Agenda re. updated adaptation pathways. Targeted consultation planned for Hikuai in February 2022 and Kennedy Bay in March 2022.
39 etc	Update various adaptation pathways in response to feedback received from the public	RHDHV	Complete, see presentation on updated adaptation pathways.
40	WRC to provide a frequency assessment for Whitianga Tide Gauge (to be assessed by NIWA)	RL (WRC)/JB	
41	Follow up with Waka Kotahi on their engagement in the process and progress of their Thames Coast risk assessment	DG/SJ	SJ to report back to the meeting.
42	Provide an AEP for historic storm events where possible	NL/Project office	Now included in the Coastal Environment Report (where the historic storm information is presented).
43	Look at adding filter to online comment tool to group by age/location etc.	Project Office	Not progressed (to date) due to the aspiration to keep the tool simple. Could be revised for March 2022 consultation events.
44	Geotechnical Risk Assessment draft report to be supplied to AM/JB	NL	
45	Need to inform Pauanui of the re-analysis of data prior to any	AM	

	specific meeting. Pauanui Post & rate payers Association. URGENT		
46	Invite David Grieg – Waka Kotahi to next round of Coastal Panel Meetings	SJ	