Tongaporutu Sea-wall Summary
24 June 2025

History of wall:
The seawall was built in 1961 by a registered builder from Mokau (George Honnar). The wall is approximately 13 metres long and approximately 2 metres high. The builder advised that the wall is 150 mm wide and sits on a 600 mm base. There are no deadmen yet it has rebar inside the concrete. George's phone number is 06 752 9806

Shared Retaining wall
The wall is shared with the Morton / Teague/ Brown bach which may have ramifications with Insurance if it needs repair due to failure.
We have checked boundary lines with Roger Teague and have determined the boundary is roughly by the concrete steps between the bachs.

Taranaki Regional Council
Consent 4793-2.
This consent expires on 31 March 2035 with review dates of June 2027 and / or June 2033.
The consent allows the wall to be maintained. The consent is for the existing structure and any changes need to be authorised by a formal process yet at a meeting we were advised that 5% variation in size allowed with walls.
The legal consent says the size of the structure will not increase beyond the original size.

TRC Contact person
Ruan.Smal@trc.govt.nz

2022 email:
The purpose of the information is:
1. to provide some clarity around the role and obligations of TRC as the regulator in instance like;
2. to provide general guidance and information to address TRC's understanding of the concerns and questions;

3. with this information, jointly assess and agree on the best way forward.

From a TRC perspective, we are limited as the regulator to the detail of support ("consulting") that we can offer and need to ensure there is a definitive distinction between TRC and consultants. As such we will most likely only be able to provide general guidance and "education", broadly summarised below, during a site visit and the possibility does exist that the lease holders will still have to approach consultants (planners and/or engineers) based on the internal available understanding and expertise. This is important to note in an attempt to manage potential expectations during a site visit.

TRC hope you agree (?) that although linked, we have identified two somewhat distinguishable risk/aspects in questions as listed below.

a) The structural integrity and the physical maintenance of the retaining walls;

b) The associated environmental requirements/obligations in order to comply with the maintenance condition, including the physical maintenance work.

Specific to the structural integrity of the retaining walls, I will most likely be able to offer similar, if not less, technical insight and considerations compared to what you can offer. Based on this, more specific insight may be required by a more knowledgeable person with the required expertise in retaining walls.

Compliance to special *condition 2* of the consents (quick assessment suggest they are all identical for the lease holders) as quoted below is also "engineering" in nature. The specific legal definition is dictated by common law, but from a TRC perspective it is predominately assessed in line with the purpose of consent conditions, namely to mitigate environmental effects in line with RMA obligations.

> "*The consent holder shall maintain the structure in a safe and sound condition, so that it continues to function effectively*."

With respect to risk/aspect (b), any physical maintenance work is classified as a permitted activity (no consent required) and can be carried out if the physical maintenance work comply with the standard/terms/conditions of ***Rule 38*** on page 79-80 of the ***Coastal Plan for Taranaki***. The current operative plan can be viewed in the following link: https://www.trc.govt.nz/assets/Documents/Plans-policies/CoastalPlanReview/Interim-Version-of-the-Proposed-Coastal-Plan.pdf.

Any activity (work) required to mitigate the effect of the dynamic bed level will also be assessed against the Coastal Plan for Taranaki. The nature of the work/measure will dictate which rule(s) will be applicable, the classification of the activity and the associated standard/terms/conditions.

AON Insurance:
I have had previous correspondence with AON regarding the Seawall / retaining wall in 2022.
The seawall Underwriter has come back to AON with the below information / request -

- AON have been advised we are in an Induction Zone
- The underwriter has had the technical team confirm that the seawall is covered the same as a retaining wall, so they will need to provide a valuation to establish the amount above $75 000
- Has there been any damage to their sea wall regardless of claim made or not? *No*

AON Insurance Value:
Within the home sum, the most we will pay in total for any event that occurs during the period of insurance for loss to:
a. all retaining walls is $75,000

Bach 5 Replacement Wall 2022

The rebuilt wall used high carbon steel lengths - 10 m long and 6 metres below the bed with H6 wood in the wall and .

Frank Kerslake

- Tse Taranaki and Associates Limited
  Engineer who repaired No. 5 Bach have been very successful vibrating the steel poles with extra treatment of H5. Driving 10.2 m steel piles with the bottom 6m into firm ground backfilled with Scoria 40. Cost was about $90 000
- The present walls do not appear to be very robust so if they were to be replaced then they would be considering building new sea walls. Both resource and building consents will be required along with approval from Iwi, neighbors and probably several other authorities as well. The proximity to the river waterway and the impact on the stability of houses would need addressing. Boundary locations surveyed as well as many other requirements.
- The present work (Bach 5) is being completed as emergency work which permits work to be installed then documented.
- We cannot comment on the cost for construction or consultancy at this stage. This type of work we would normally do on a charge up basis with hourly rates. The contractor would probably be the same. Too many variables to give a fixed lump sum.
- Existing walls have lasted exceptionally well considering, may be best to see out your lease. To gain access they would probably need to lift out one of the cottages and move it to the reserve on temporary piles.
- It's unlikely that they can build from the river side unless they moor a barge there.

Harley (Bach owner) advised:

- EQC were involved
- Wall needs to be inside boundary line and built inside boundary
- Insurance is like for like
- Wall failed due to anchors snapping and the front fell into the river - it had 4 deadmen in the ground. Waves had been washing over the lip of the wall.

NPDC

- There is a Management Plan for the area
- Walls are Bach owners responsibility
- 5% variation in size allowed with walls
- 25% of the wall is in NPDC area (by the Sandersons bach)

Bach Owner has strengthened his wall with:

- 4 stainless steel rods anchored to solid concrete
- 4 m rods expanding rods fitted along a wooden beam
- Cost $3000

Wave Action

- Main concern with walls is hydraulic action with water getting in behind the wall and the wave action sucks the wall over
- Don't have a lip on the wall

<u>Summary of Next Steps</u>

1. Continue regular photo inspection of the wall for damage and noted cracks

2. Fill cracks with:
    a. Sikadur UA Concrete Fix Epoxy Resin Repair Putty 1L Grey 452412 to repair and prevent expansion of cracks: $50 for 500ml

    b. Betta Water PlugStocked by both Bunnings and Mitre10 for under $25
    Stops leaks and flowing water, forming an immediate waterproof seal
    Will not wash away against pressure from flowing water
    Sets in 1-3 minutes, providing a rapid solution against active running water
    Requires the addition of water only
    Once cured, forms mechanical strength of concrete & does not shrink

3. Reduce rainwater getting in behind the wall by making sure run-off is directed over the wall.

4. Repair some of the tire connections at the base of the wall to hold some sand in.

5. Sandbags with loose gravel placed at the base of the wall where the sand has gone the most. E.g. Cirtex® has a range of polypropylene & hessian sandbags used for many applications around the project site. Cirtex polypropylene sandbags are commonly used to divert and direct water across construction sites. They are also effectively used in many other applications such as weighing down objects, construction headwalls and wing walls.
    Polypropylene sandbags are available in standard (white) or heavy duty with UV stabilised for increased lifespan (high-vis orange). They are available pre-filled or flat packed.

6. When we replaced the ponga wall we could Install some dead men with H5 pole buried 2 metres deep.

7. AON Insurance:
    Keep monitoring Insurance to ensure the wall is covered.