

**THE WEST COAST REGIONAL COUNCIL**  
**MINUTES OF THE ANNUAL MEETING OF THE**  
**KARAMEA RATING DISTRICT**  
**HELD AT THE KARAMEA FIRE STATION**  
**ON 17 OCTOBER 2010, COMMENCING AT 1.10 PM.**

**PRESENT**

H. Macbeth, R. Barton, M. Macbeth, B. Langford, P. Sampson D. Simkin, D. Webster, R. Lucas, J. Colville, W. Alber, G. Johnston, M. Watt, B. Jones, P. Moynihan, D. Straight, H. Heslan, C. Hynes, B. Lodge, R. Cocker, S. Milliken, B. Meek, I. Hedgman, R. Anderson, C. Hellyar,

**IN ATTENDANCE**

West Coast Regional Council  
T. Archer (Councillor)  
C.Ingle (CEO)  
T. Jellyman (Staff)

**APOLOGIES**

W. Moen (sick), R. Scarlett (away on council business)

*D. Simkin / B. Langford - Carried*

**BUSINESS**

T. Archer opened the meeting and welcomed those present. He advised that the Council Engineer, Wayne Moen was sick and unable to attend. He introduced himself and the Council staff.

It was confirmed that all present are members of the Karamea Rating District.

**Moved:**        ***"That the minutes of the previous Annual Meeting held on 16 October 2009, be adopted as a true and correct record of that meeting."***

*P. Moynihan / H. Macbeth - Carried*

**MATTERS ARISING**

H. Macbeth asked if there had been progress regarding the deepening of Granite Creek riverbed as it was noted in the minutes that community were to be informed of progress in six months time. C. Ingle advised that there has now been a resource consent application lodged for the clearing of Granite Creek.

H. Macbeth drew attention to page 4 of the minutes regarding there being no representation from the Little Wanganui or Oparara areas for the rating district committee. H. Macbeth stated that the constitution has been made available and there is requirement in the constitution for representation from these areas.

P. Sampson advised that he did not bring up the matter of rates classification. It was W. Moen that raised this matter.

H. Macbeth asked if G. Smart from NIWA has finished updating the computer model of the 1998 Karamea flood. C. Ingle advised that he received the updated model and draft report about two weeks ago and a couple of scenarios have been run through the model, of different levels of floods. C. Ingle did not bring the report to this meeting, as there is a discrepancy in the data that is used in the LIDAR information compared to the original survey information. This is being worked through and it is thought that it is do with the datum that was used. C. Ingle advised that following the recent flood M. Watt has



rating district. C. Ingle advised that the asset management plan states that this is a maintenance scheme only and is not about capital works. The asset management plan indicates all the different spurs and shows where they are and what type of work has been done on them. C. Ingle reiterated that anything else from a procedural point of view is in the Standing Orders of the council, therefore the asset management plan sets out why the rating district is in place and the Standing Orders deal with procedures and how decisions are made. Cr Archer stated that Standing Orders are adopted by Council and based on the New Zealand Model Standing Orders for meetings of local authorities and community boards. Cr Archer advised that this is mainly about meeting procedures. Cr Archer answered various questions from the floor and further explained matters relating to constitutions and meeting procedures to the meeting. Cr Archer explained the tender process to the meeting and the spoke of the process around public tenders. C. Ingle explained the tender process and how it relates to situations where emergency works are required, he stated that council always looks for the cheapest price possible on the rating district's behalf. Cr Archer stated it is important that the successful tenderer can carry out the job. H. Macbeth said that he thinks it would be beneficial if the committee did a walk around the rating district every six months, then have a public meeting rather than waiting for the annual meeting. He feels staff could then work out what is required prior to the annual meeting. P. Sampson asked if there is any real evidence showing that anything is amiss or that things aren't being done well. He stated that in the 20 years that he has been associated with the rating district it has worked extremely well. Cr Archer advised that as a way forward it is desirable that those who accompanying W. Moen on the inspection are members of the rating district committee. R. Anderson asked if W. Moen is consulted prior to works being carried out. Cr Archer responded that W. Moen is involved right from the start as he carries out the tender process then checks the finished work prior to payment being made. C. Ingle outlined the complete process for beginning to end for works needing to be carried out. Further discussion took place on the constitution and asset management plans. C. Ingle offered to go through the constitution to make sure that there is not something significant that has been missed out and translate it into the asset management plan and also ensure that the rating district has copies of the most recent asset management plan. Cr Archer advised that the two resolutions for the works report could be dealt with separately.

## **RECOMMENDATION**

### ***1. That the Works Report covering the 2009 / 2010 financial year be adopted.***

*D. Simkin / S. Lowe – Carried*

Cr Archer invited discussion on works carried out during the reporting period. He advised that the proposed works for the 2010 / 2011 period are \$21,500.00 with \$1,500.00 for top up of a spur on the Oparara River bank and \$20,000.00 for unforeseen maintenance.

R. Barton asked if there are any further proposed works after the flood a couple of weeks ago. Cr Archer advised that W. Moen did not advise him of any additional work when he phoned him last night. B. Langford confirmed that there has not been another inspection since this flood. C. Ingle asked the meeting if anyone has noticed any damage since this flood. No further damage was noted.

D. Webster asked what is the current situation with the stopbank behind the Last Resort and is work still being considered on this. C. Ingle advised that this area has been included in the modeling of the stopbank. D. Webster stated that he is the Civil Defence Controller in this area and he feels this area is of concern. He feels this should be looked at again as it is a risk area. M. Macbeth stated that costings have been done on the realignment of this area and the cost is approximately \$80,000. M. Macbeth stated that the realignment idea was thrown out because it was deemed as too expensive. H.

Macbeth stated that this area is low point as noted in the Good Earth Matters report. It was agreed that options for improving this area should be considered. H. Macbeth stated that he feels if more than \$30,000 is to be spent then the matter should come to a special meeting. C. Ingle spoke of other low points along the stopbank.

Discussion took place on where to from here regarding the realignment behind The Last Resort with speakers including H. Macbeth, D. Straight and P. Sampson. H. Macbeth read out the cross section report. C. Ingle suggested that the cost options could be investigated. C. Ingle confirmed that the stopbank is included in the rating district assets.

**Moved: *That the West Coast Regional Council initiates an investigation into the raising of the stopbank by less than one metre at low points, and the realignment of the stopbank immediately behind and beside The Last Resort.***

*H. Macbeth / M. Macbeth - Carried*

C. Ingle stated that he would like to think that the results of the investigation would be to hand within six months. Cr Archer suggested that the report comes back to the rating district committee for initial consultation and for the committee to then decide where to from here.

Cr Archer advised that the projected works and the \$20,000 for unforeseen maintenance needs to be agreed upon.

**2. *That the 2010 / 2011 works proposals be approved.***

*M. Macbeth / D. Simkin – Carried*

## **RATES 2011 / 2012**

Cr Archer noted the proposed works for the coming year are \$21,500.00 with \$20,000.00 of this amount allowed for unforeseen maintenance. He advised previous rate strike was \$30,000 and the balance in the rating district account at the beginning of the 2011 / 2012 financial year is likely to be \$135,000.00

## **RECOMMENDATION**

***"That the rate strike for the 2011 / 2012 financial Year is \$30,000 (GST Excl)."***

*P. Sampson / D. Straight – Carried*

## **ELECTION OF OFFICERS**

T. Archer read out the names of the current committee, and the name of the spokesperson. He asked if there was anyone who has moved out of the area or wishes to stand down. H. Macbeth moved that the existing committee and spokesperson be re-elected.

**Moved: *"That the present committee, namely:***

***Darryl Simkin***

***Brian Jones***

***Margaret Macbeth***

***Roger Barton***

***Bevan Langford***

***be retained as the committee for the 2010 / 2011 financial year."***

*H. Macbeth / P. Sampson - Carried*

**Moved: "That B. Langford be elected as the spokesperson for the 2010 / 2011 financial year."**

*H. Macbeth / D. Straight - Carried*

## **GENERAL BUSINESS**

Cr Archer stated that some of the matters to be discussed in general business come from his telephone call last night from W. Moen and some matters from the Kongahu meeting held this morning.

### **Granite Creek**

Cr Archer stated that W. Moen has informed him that a resource consent has been lodged for Granite Creek. This is to excavate a channel extending 1500 metres into the estuary and 800 metres up the creek plus one kilometre into the farmland above Contour Channel. The estimated cost is \$80,000.00. It was W. Moen's intention to raise the road with the removed gravel but we have since been advised that it is unlikely to be suitable for this purpose. Cr Archer advised that this matter was discussed at length at this morning's meeting of the Kongahu rating district it was noted that there is a crossover of rating districts. Cr Archer advised that the Kongahu rating district decided that they would be willing to contribute to the work but they indicated that the Karamea rating district should also contribute. C. Ingle advised that the Kongahu rating district ends at the bottom of the swamp area at Granite Creek, while landowners on the other side of the creek are also affected by flooding of the creek but are not members of the Kongahu scheme. C. Ingle advised that Buller District Council have indicated that they are comfortable with the concept of contributing. C. Ingle pointed out that it is not only Granite Creek that floods but the main highway as well. C. Ingle advised that Buller District Council would most likely seek funding from NZTA as well. C. Ingle advised that the Good Earth Matters consultants have looked at Granite Creek and they have figured out a way of managing the source of gravel at the top of the slip, which would involve a cofferdam and a fabric sock to stop the water that is coming down from dragging the sugary gravel with it. C. Ingle stated that the consultants feel that if the source of gravel is stopped then the bottom of the creek will be easier to manage longterm. C. Ingle stated that most of the \$80,000 is for digger work extracting the gravel out so that a proper flow can be had. C. Ingle advised that it is possible that DoC might object to this, as it is a restricted coastal activity. C. Ingle stated that this will not happen quickly and there is time to decide who will pay for it. He feels effort needs to be put into stopping the gravel coming down. Both rating districts need to contribute along with Buller District Council, or a new rating district could be formed. C. Ingle stated that he would rather not see a new rating district formed due to the administrative costs of that and the time.

C. Ingle gave a history of the boundaries of the Karamea rating district and advised that this includes everyone in the valley, from the Heaphy Track to the Karamea Bluffs and there are over 400 ratepayers. It is a maintenance scheme for river works and looks after the four main rivers, (Oparara, Karamea, Granite Creek and Little Wanganui). He advised it is not a capital works scheme. The Kongahu rating district is the old Kongahu Swamp area only and was set up to drain the swamp. He advised that those that are in the Kongahu rating district are also in the Karamea rating district and pay both rates. It was noted that the excavated gravel could impact on whitebait and it was suggested that the excavated gravel be carted away to avoid blocking up channels. C. Ingle stated that the consultants had envisaged that the gravel spoil would be put on the road to build the road up but another idea was the gravel is good for farm races.

C. Ingle advised that the West Coast Regional Council has applied for resource consent on behalf of the Kongahu rating district. H. Macbeth asked if this would be publicly notified, C. Ingle said yes as application is a restricted coastal activity. D. Straight stated he has been familiar with Granite Creek for over 50 years. He spoke of the amount of gravel that has come down over the years. He feels that excavating gravel will not work, as the

channel will fill up again. P. Moynihan stated that an option that is going to last longer than two months needs to be found. He stated that the main road into Karamea gets flooded three or four times a year. It was noted that when Granite Creek and the Wangapeka River floods everyone in that area is isolated. R. Anderson stated that access through his farm race could be used during this time. Cr Archer invited R. Anderson to comment on what he thinks of the proposed work. R. Anderson stated that he agrees with D. Straight he feels it would be a waste of money excavating, as the creek will just fill up again. He agrees with the sock option.

H. Macbeth feels that who pays for what needs to be sorted out.

R. Cocker moved "That the fabric sock option for the slip at the top of the Granite Creek catchment be progressed and that the Karamea rating district is prepared to contribute to this." H. Macbeth stated that he still has not seen the report regarding the sock option and the meeting has not had time to consider this. P. Sampson stated that this is setting a dangerous precedent as the rating district is being asked to pay for capital works as the whole rating district is based on maintenance of existing structures. Cr Archer stated that he is not convinced that it is capital works and this is prevented the migration of sediment. B. Jones stated that the rating district is being constrained by being solely maintenance and that an open mind needs to be kept as to what the purpose of works is. P. Sampson stated that a number of people of funded capital work themselves. B. Jones responded that nobody is going to fund an upgrade or major works by themselves in this situation. D. Straight stated that the slip is on DoC land so why can't they pay for it. Cr Archer advised that DoC would say that they are quite happy for nature to take its course. C. Ingle advised that in the past the rating district has looked after the in stream river protection works and this matter is a new thing and the clearing of a riverbed has never been looked into before. C. Ingle advised that the rating district need to decide whether to depart from the previous way of thinking or do nothing at all. Cr Archer advised that an annual general meeting can decide to depart from the constitution and do something new or to vary the asset management plan / constitution so that other work can be done and not just maintenance.

B. Jones moved "that the Annual Meeting of the Karamea Rating District varies the Asset Management Plan to allow for other work other than maintenance to be carried out. Discussion took place on the future works. It was noted that Karamea is a small community with limited resources and that future works come down to money and works done should be prioritised and based on the greater good for the community. It was confirmed that the slip in the Granite Creek catchment is on DoC land. Cr Archer advised that anyone can apply for resource consent on anybody else's land but the final and ultimate say goes to the landowner who says if they will allow the resource consent to be actioned. R. Cocker moved an amendment to B. Jones's motion.

**Moved:** ***"That the Annual Meeting of the Karamea Rating District varies the Asset Management Plan to allow for other work other than maintenance to be carried out and to prevent the build up of sediment in the bed of Granite Creek".***

*B. Jones / R. Cocker*

The meeting voted ad this motion was lost and the chairman put the motion.

**Moved:** ***"That the fabric sock option for the slip at the top of the Granite Creek catchment be progressed and that the Karamea rating district is prepared to contribute to this."***

*B. Jones / D. Straight - Carried*

## **Little Wanganui River**

Cr Archer advised that W. Moen informed him that a road survey of the Wangapeka Road has been undertaken. There is a current proposal to raise part of this road by one metre to avoid flooding of the Kees property but this may result in the flooding of other land. There are no cost estimates for this work at this stage. There is also a proposal by Mr Kees to hump and hollow his land to re-divert some of the surface water. A resource consent is not yet applied for but is required. Cr Archer advised the meeting that both of these matters were discussed at this morning's meeting of the Kongahu rating district. Cr Archer advised that the Kongahu rating district supports Mr Kees's proposal to undertake this work.

## **Asset Management Plan**

H. Macbeth asked if there is an updated version of the asset management plan as the one he has is from 1998. C. Ingle advised that all asset management plans have just been updated and reviewed. H. Macbeth stated that the asset management plan defines a number of things that should be done and if they are not done then the opportunity for LAPP funding is lost. Cr Archer advised that the LAPP fund is very difficult to get money out of. H. Macbeth read from his asset management plan and outlined various requirements. H. Macbeth stated that the only rain gauge is in the gorge and he asked that another gauge be placed further up to give more warning. D. Straight stated that people are continually stealing batteries out of this equipment. C. Ingle advised that a new rain gauge is to be installed but he is unsure of the location. He offered to let B. Langford know when the new gauge is to be installed.

H. Macbeth is concerned that the rating district does not have a copy of the updated asset management plan.

H. Macbeth raised the matter of the rates reclassification. C. Ingle advised that he initiated the rates reclassification as he became aware that some people weren't paying rates. He instructed staff to review every rating district to ensure that everyone was being treated fairly. C. Ingle explained that the rating database comes to the regional council from the district councils who are given the information from Quotable Value. It became apparent that Quotable Value were not passing on the right information to district councils and they were contacted to ensure that the right information was passed on. C. Ingle stated that there were not very many people affected in each rating district and sometimes nobody was affected. C. Hellyar stated he is concerned that people may not understand how this process works and what it means if the asset management plan becomes the rating district constitution. C. Hellyar wondered if an information sheet could be sent out as to where to from here. Cr Archer suggested posting the asset management plan onto the council website and perhaps sending an information sheet out with the minutes.

M. Macbeth asked for clarification regarding the land that the stopbanks are built on and if they are built on private property. She asked how does work get carried out if the landowner does not allow access for work. Cr Archer advised that he feels that it is with the grace and goodwill of adjoining landowners that work is carried out. He stated that he would be very surprised if the landowner denied access. B. Langford explained that some landowners have caused damage to the top of the stopbanks by stock grazing but he stated most landowners have repaired this damage. Cr Archer stated that he feels landowners and neighbours should be able to sort this out themselves. Cr Archer stated that he cannot think of a legal process that would ensure that landowners do pay for this work. C. Ingle advised that the work this committee instigated regarding the grazing of stopbanks and to ensure that landowners top up the stopbanks has been done. He stated that it is up to the individual who has a stopbank on their land to look after it and also for this committee to ensure that the stopbank is being looked after and if its not then to let the council know. C. Ingle stated that there has just been a pretty big flood and the

stopbank held up well. He feels that the committee works well to ensure that this rating district is well looked after.

C. Ingle advised that as soon as the minutes of this meeting are ratified by Council they will be placed on the council website, which should be by November.

T. Archer thanked the meeting for their attendance.

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

**Action Points**

- C. Ingle to inform B. Langford when new rain gauge is to be installed.
- Post asset management plan on council website and attach information sheet to minutes.
- GPS the 2010 flood level and compare to modelled floods.
- Investigate raising stopbank circa Last Resort up to 1 metre + realignment at Last Resort.
- Meet with committee within six months.



## The Karamea Rating District

1. The Regional Council's Karamea Special Rating District was formed in 1982. Assets of the scheme include:
  - Karamea River stopbanks and erosion control works
  - Oparara River (left bank) stopbank and erosion control works
  - Little Wanganui River (right bank) stopbank and erosion control works
  - Granite Creek erosion control works
2. The Karamea Rating District is traditionally a 'maintenance scheme', meaning that capital works are generally not funded by the scheme, however variations to this principle may be considered from time to time by the Liaison committee and recommendations made to Annual Meeting and to Council accordingly. The Asset Management Plan for the Karamea Rating District states:

*"Any increase in service potential of the works would require additional capital expenditure. Where rock is placed on an existing stopbank, to maintain the stopbank at its same service potential, that would be charged to this maintenance scheme. On the other hand, if the service potential of a structure is required to be increased this would not be a charge to the maintenance scheme but classified as capital expenditure requiring additional contributions from those who wish to receive a higher level of protection over and above that identified in the asset management plan."*

3. All Karamea Special Rating Area ratepayers are entitled to vote at the Karamea Rating District Annual Meeting. The Annual Rating District meeting is nominally chaired by one of the Buller Constituency elected members of the Regional Council. The Council CEO or his delegate, the Council engineer, and secretarial support staff also normally attend the Annual Meeting.
4. Prior to each Annual Meeting, the Council will circulate minutes from the previous meeting, a financial report, a works report, and a proposed rate strike. These matters are debated at the meeting and the resulting motions passed at the meeting become recommendations that are then put to Council for adoption.
5. Council is responsible under the Local Government Act and Soil Conservation and Rivers Control Act to maintain flood protection assets in a responsible and sustainable manner. It is possible that the Council could over-ride a recommendation of the Rating District if, in its judgement, the recommendation is not in the interests of the Council or does not reflect sustainable asset management principles.
6. At the Annual Meeting, the ratepayers normally elect a committee and a spokesperson. That committee has the purpose of liaising with the Council engineer regarding river works comprising the Karamea Rating District, during the course of the year.
7. The liaison committee (normally via the spokesman) contacts the Council river engineer, as required, to advise him of any maintenance needed for the works that are part of the rating scheme. The engineer generally visits Karamea to oversee maintenance works, and will often visit after a major flood event to assess damage. He will also conduct an annual inspection, normally in July of each year. The spokesman will invite other committee members to attend inspections. It is expected that the spokesman will communicate regularly with members of the liaison committee.
8. The Spokesman may also be asked to oversee works, or to carry out a final inspection of works carried out by a contractor for the scheme, to confirm to the council engineer that the works have been carried out properly and to an acceptable standard, prior to the

council paying for the works. This can save travel and staff time costs, saving the rating district money.

9. The rating district covers the cost of all physical works carried out to maintain the scheme assets, plus the costs of engineering staff visits. Other costs include investigations, asset management plan reviews, river cross section surveys, seeking resource consents for proposed works, or any other administrative tasks carried out on behalf of the Rating District.
10. Council engineering staff will normally tender for any substantive works agreed as being needed by the Annual Meeting, and will oversee these works (except where the spokesman takes on this role) and arrange payment on completion. Council also makes and collect rates and undertakes other administration roles on behalf of the Karamea ratepayers.