

THE WEST COAST REGIONAL COUNCIL

MINUTES OF THE MEETING OF THE COUNCIL HELD ON 1 MARCH 2011, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD, GREYMOUTH, COMMENCING AT 11.02 A.M.

PRESENT:

R. Scarlett (Chairman), B. Chinn, A. Robb, T. Archer, D. Davidson, A. Birchfield, I. Cummings

IN ATTENDANCE:

C. Ingle (Chief Executive Officer), R. Mallinson (Corporate Services Manager), M. Meehan (Planning and Environmental Manager), T. Jellyman (Minutes Clerk)

1. APOLOGIES:

There were no apologies.

2. PUBLIC FORUM

There was no public forum.

3. CONFIRMATION OF MINUTES

Moved (Robb / Cummings) *that the minutes of the Council Meeting dated 8 February 2011, be confirmed as correct.*

Carried

Matters arising

C. Ingle advised that the decision on the re-classification of the Lower Waiho rating district which was held over from last month's meeting can be re-visited during the Engineering Operations Report, next.

REPORTS:

4.1 ENGINEERING OPERATIONS REPORT

M. Meehan spoke to his report advising that the emergency works in the Taramakau rating district have been completed with the final cost being \$87,998 (GST Excl). M. Meehan advised that council would be making an application to the LAPP Fund requesting financial assistance for these works.

M. Meehan reported that it has been a busy month for the River Engineer assessing flood damage in numerous rating districts.

M. Meehan invited Cr Chinn to speak about his visit to Lower Waiho rating district to discuss the reclassification of this rating district. Cr Chinn advised that he visited some long term residents of the Lower Waiho rating district to seek their opinions on this matter. He advised that ratepayers are not in favour of a 50% discount to residential properties as they feel that landowners on the south side of Docherty's Creek who are not at risk of flooding should also get this discount. Cr Chinn stated that one of the residential submitters has a B & B establishment and the other residential submitter has a lifestyle property on 12 acres of land. Cr Chinn stated that one ratepayer feels that the boundary line for the rating district should be drawn down the main highway as he feels that everyone is in this together and everyone should be in. M. Meehan read out the recommendation that he prepared, *"that the Lower Waiho Rating District is reclassified as per the Bob Reid report with 50% discount for Lot 1 DP3130, Lot 1 DP3843 and Lot 1 DP314930"*. Cr Robb asked what is the ratable cost to these properties. M. Meehan responded that the cost is \$499 per \$100,000 capital value. Cr Chinn stated that when this area was flooded in 1987 the area was declared a flood plain by the man who sold the land and there was to be

no building in this area unless building consent was obtained from the Westland District Council. Cr Chinn stated that most people feel that these properties should have been in the Lower Waiho rating district. Cr Robb stated that these property owners have had the benefit of the rating district floodwalls which has increased the value of their properties. He feels that if they are getting protection from the works in place then they should be pay at the same rate as everyone else. Cr Scarlett stated that Cr Chinn has visited the area to get a feel for what residents think is fair and therefore Cr Scarlett feels that there should be no 50% discount to the three residential areas. Cr Birchfield stated that he agrees with this. Cr Archer asked Cr Chinn if he discussed the intended proposal with any of the owners of the residential properties. Cr Chinn responded that he already had their written submissions therefore he did not visit them but relied on the historical information from longterm residents. Further discussion took place and it was agreed that the three residential properties affected should be included in the rating district as the Lower Waiho is a high risk area and these properties are benefiting from the protection works already in place.

Moved (Robb / Birchfield) *that that the Lower Waiho Rating District is reclassified as per page 6 of the original Robert Reid report as follows:*

- 1. That the area of the Lower Waiho Special Rating District be extended south east towards SH6 with the revised boundary being as defined and shown on the map as Appendix B (see report).*
- 2. That the basis of rating of the revised Lower Waiho Special Rating District be capital value and that the rates be levied on a uniform basis.*

Carried

M. Meehan reported that further cross section survey work would be undertaken in the Franz Josef rating district prior to the upgrade to ensure that the new work takes into account the significant gravel aggradation that has occurred over the last three months. M. Meehan reported that work has been carried out in the Redjacks Creek under the emergency works powers in the RMA. He stated that consultants are looking at longterm solutions that will benefit the rating district, council and NZTA.

M. Meehan reported that further work has been done in the New River – Saltwater Creek area, a report will be brought to the next meeting to discuss potential further works and a rating district in this area.

M. Meehan reported that there has been a high demand for rock from council quarries and the councils blasting contractor, MBD Contracting Ltd, are hiring a sub contractor to assist with the blasting in Camelback Quarry. Cr Chinn stated that he has had calls regarding the lack of rock in the Camelback Quarry with there being no sign of rock becoming available in the short term. Cr Chinn stated that there are a lot of jobs half done and these are deteriorating every time it rains. Cr Chinn is concerned that the agreement with the contractor to blast the quarries has fallen apart and he is feels that the Council drilling rig should be available for local contractors use. M. Meehan stated that a meeting was held yesterday with MBD Contracting Ltd. M. Meehan stated that there has been an unusually high demand for rock from all over the West Coast, the Council River Engineer advised that in his 30 years experience the current situation with a lack of rock has only occurred twice before. M. Meehan advised that de-rubbling work would be done in the Camelback Quarry in the hope that more rock is found on the quarry floor and blasting work will commence by the end of the week. M. Meehan advised that the rock that has been requested is for private work and Westroads. M. Meehan stated that council has been able to provide rating districts with rock. Cr Chinn asked why couldn't the council drilling rig be used for this work. M. Meehan advised that council resolved to prepare the drilling rig for sale and that it should have been sold by now. Cr Chinn stated that he can recollect council resolving to call for expressions of interests for drilling rig and if it did not bring in a good price then it wouldn't be sold, Cr Chinn stated that he cannot place if it were said that the drilling rig was not going to be used in the meantime. M. Meehan advised that there has been interest expressed, he stated that the process has dragged on for longer than he would have liked and the tender process has not happened yet. M. Meehan advised that council could be up for costs if there was a malfunction or work required on the drilling rig. Cr Davidson stated that he was opposed to the selling of the drilling rig as he felt that council needs to be able to supply rock when required. Cr Davidson said he was in favour of keeping the drilling rig and hiring it out. He feels it is a valuable piece of equipment. C. Ingle advised that the big problem is that council does not have qualified staff to use the rig; council does not have a quarry manager and has specialist drilling equipment that we do not know how to manage properly. C. Ingle stated that over the years the drilling rig and truck has not been well maintained, the quarry cost centre has lost money in the past. C. Ingle stated that there have been major flood events over this summer and MBD Contracting Ltd have not been keeping up with sufficient quarry blasting. C. Ingle stated that MBD Contracting Ltd have qualified staff that do quarry blasting and drilling for a job. C. Ingle said that he has looked into the

prospect of the Council's Business Unit taking over this function but they do not have qualified and experienced staff in this area either. C. Ingle stated that in view of the risk, liability and health and safety requirements, quarry drilling and blasting is best left to the professionals who are qualified and experienced in this field. M. Meehan stated that he is hopeful of MBD Contracting Ltd commencing work in the Camelback Quarry by the end of this week. M. Meehan stated that he met with MBD Contracting Ltd yesterday and it was agreed that emergency stockpiles of rock would be available in all Council quarries over the next few months and is not to be used by other contractors unless in an emergency situation. M. Meehan stated that with more staff resources in this area it could then be managed better. C. Ingle advised that there has been a contract in place for the price of blasting rock but not the amount that demand required. C. Ingle advised that in the past Council has employed a Quarry Manager but this became unaffordable. M. Meehan explained the process involved when rock is requested. C. Ingle clarified the primary function of quarries is to serve rating districts and the recent requests for rock have not been for rating districts but from private individuals or district councils for roading jobs. C. Ingle stated that the supply of rock to rating districts has not been affected. He stated that Council has never made it a priority to supply all comers and the strategic supply of rock is for council rating districts. Cr Cummings asked how does a local person get rock if the council has the monopoly on quarries. Cr Cummings feels that a business should be made out of the quarries. Cr Birchfield stated that there was a concern with a monopoly from a company 30 or 40 years ago and this is why the Catchment Board took over quarries. Cr Robb stated that there is no preclusion to selling rock to private individuals but the stockpiles of rock in the quarries are for emergency use in council rating districts. He clarified that if there was a huge calling for rock in an emergency situation then the first priority would be to council's rating districts but if there was surplus rock in the quarries then it could be sold to private individuals. M. Meehan agreed that this is correct. It was agreed that an emergency stockpile of rock would be available in all quarries. Cr Scarlett stated that in the meantime MBD Contracting Ltd would be asked to get on with this work. Cr Chinn stated that one of the core functions of council is protecting our land and whoever is buying rock is buying it at a high cost to protect land. Cr Chinn stated that there are qualified men available to use the drilling rig and he feels it is embarrassing if the drilling rig is not available for these men to use. Cr Scarlett reminded the meeting that it was agreed to sell the drilling rig and it should have been sold by now. Cr Archer clarified the current position which is that the drilling rig has now been prepared for sale with expressions of interest about to be called for which will then come back to council for a final decision. Cr Archer stated that in the interim the Council itself has neither the qualified personnel, resources or expertise to drill and blast the quarries and there is no intent to get back into this field. Cr Scarlett agreed that this is the current position. Cr Birchfield stated that he would like to see the drilling rig made available if there was an emergency and there was no rock available. C. Ingle stated he would prefer that MBD Contracting Ltd get rock down at Camelback Quarry by the end of this week.

Moved (Archer / Birchfield) *that this report be received.*

Carried

4.2 FUNDING THE EMERGENCY WORKS AT SALTWATER CREEK

C. Ingle spoke to this report advising that this report was written following the Mayor's comments in the Greymouth Evening Star saying that the regional council should pay 50% of the costs of this emergency work. C. Ingle advised that he spoke to M. Sutherland of Grey District Council last night to see how this work is progressing. M. Sutherland said that the mouth has migrated 50 metres to the north, as expected, and that it would keep doing this. His intention is to continue bringing the mouth back on a regular basis which should be three or four times a year with the cost being around \$5,000 per year. C. Ingle advised that M. Sutherland stated that the bund that keeps New River from going back to its old course does need further work and rock. M. Sutherland informed C. Ingle that the bund was not constructed using fabric filter cloth but M. Sutherland does not think this is fatal. The bund has rock rubble in place that was donated by Cr Cummings. M. Sutherland has submitted the funding application for this work to NZTA. C. Ingle is recommending that this matter is put on hold until the NZTA subsidy is approved then it can be decided whether or not the remaining sum is a shared cost between the two councils. C. Ingle stated that council could consider waiving the consent fees for the retrospect resource consent. Cr Cummings noted that it is properties to the west and not east of the main road that are at risk of flooding.

Moved (Archer / Robb)

1. *That Council receive this report*
2. *That the council defer any further decision on contributing to the District Council's costs until the final costs (less any subsidies) become apparent.*
3. *That the Council prepare to establish a rating district for the Paroa/Gladstone area in order that any costs from this time forward, whether to maintain the cut, or to proceed with other flood protection responses, are met by the local community rather than the Grey District general ratepayer, or the West Coast Region general ratepayer.*

Carried

6.0 CHIEF EXECUTIVES REPORT

C. Ingle spoke to his report advising that he attended a Natural Hazards workshop in Wellington recently where risk management around flooding and other hazards was discussed. C. Ingle stated that he spoke at this workshop and gave a perspective on how the West Coast manages community risks. C. Ingle reported that he attended a Ministry of Science meeting in Wellington discussing the future developments of the Envirolink scheme. He stated that very good work is being done in this area which he hopes will continue. C. Ingle reported that he met with Ministry for the Environment NPS staff recently who have commissioned work on wetlands. Discussion took place on sea level rise.*Cr Archer stated that he has not seen any reports from anybody with any credibility that indicates that the sea is not going to rise. C. Ingle advised that sea level rise is very slow and there has been concern that plans are not made for something that isn't going to happen for about a hundred years, when the more immediate future of one to five decades also needs to be considered.

Moved (Davidson / Robb) *that this report be received.*

* Cr Birchfield believes that it is good that people are ^{now} Carried
starting to question the science around sea level rise + global warming.
He believes both matters are a load of nonsense

7.0 CHAIRMANS REPORT (VERBAL)

Cr Scarlett reported that he attended a transport congress meeting on the 10th of February. He reported that the highlight of this meeting was Minister Joyce's overview with the arterial roads around ports and airports being progressed. Cr Scarlett reported that one criticism was that some dairy farm roads around Canterbury have had bridges replaced with fords and this has not worked out well because during floods the fords have washed out and milk has not been able to be picked up. Cr Scarlett stated that matters such as this are important and could affect the West Coast and need to be addressed.

Cr Scarlett reported that he attended the RMA training course in Westport with Crs Chinn and Robb. Cr Scarlett stated that he found this interesting and that it is good course to attend as refresher courses remind everyone of where the RMA fits.

Moved (Scarlett / Archer) *that this report be received.*

Carried

DISPOSAL OF COUNCIL'S QUARRY DRILLING RIG

Cr Chinn spoke to this agenda item. He said that the matter had been discussed as part of the river engineering report. He stated that he phoned Council three weeks ago seeking rock from Camelback Quarry but was told by the River Engineer that he was not allowed to use the drilling rig and he would need to speak to the Chief Executive about this. Cr Chinn stated that he remains disappointed about this and he is looking forward to hearing who is going to do the work required in Camelback Quarry.

GENERAL BUSINESS

Cr Birchfield asked for a correction to the August meeting minutes regarding his comments in the minutes about DoC giving access to the New River / Saltwater Creek area. He stated that this comment

is not correct and should read that the landowners in the area of the New River Bridge have given permission for a digger to cross their land from the main highway to the sea. The correction had been noted in the September minutes but staff agreed to mark the August minutes as well to alert readers to the correction.

The meeting closed at 11.50 a.m.



.....
Chairman

12th April 2011

.....
Date