

THE WEST COAST REGIONAL COUNCIL

MINUTES OF THE ANNUAL MEETING OF THE LOWER WAIHO RATING DISTRICT HELD AT THE FRANZ JOSEF COMMUNITY HALL ON 13 OCTOBER 2011, COMMENCING AT 9.30 AM.

PRESENT

C. Brooks, J. Vyehaclif, L. Ewins, L. Richards, T. Bruning, G. Condon, N. Frendrup, G. Berry, P. Halford, R. Richards, R. Molloy, L. Molloy, C. Bruning.

IN ATTENDANCE

West Coast Regional Council
B. Chinn, (Councillor), D. Davidson (Councillor)
M. Meehan, W. Moen, T. Jellyman (Staff)

APOLOGIES

R. Quaife, G. Tripe, J. Campbell

T. Bruning / C. Brooks - Carried

BUSINESS

B. Chinn opened the meeting and welcomed those present.
He introduced himself and the Council staff.

Moved: *"That the minutes of the previous Annual Meeting held on 16 September 2010, be adopted as a true and correct record of that meeting."*

T. Bruning / R. Richards - Carried

MATTERS ARISING

There were no matters arising.

CORRESPONDENCE

T. Jellyman read a letter to from G. Tripe to the meeting. This letter was dated 14th of September 2011 and was addressed to the meeting Chair and the Lower Waiho Ratepayers Association. The letter outlined Mr Tripe's concerns about the future of his property, which stretches south and west of Canavan's Knob. Attached to this letter was a document titled "Lower Waiho River Protection", this was also read out to the meeting. At the bottom of the letter two proposals were included with the first being:

"\$30,000 for immediate work to prevent erosion of the southern bank of the Waiho River between the rubbish dump top bank running off Canavan's Knob and Rata Knoll".

The second proposal is:

"\$20,000 to undertake survey and design work downstream of the rubbish dump stop bank".

Cr Chinn advised that this matter would be discussed further in the Works Report section of the meeting.

Moved: *"That the correspondence from George Tripe and Clare Ashton be received."*

T. Bruning / L. Richards - Carried

FINANCIAL REPORT

W. Moen presented the financial statements for the financial period ending 30 June 2011. He advised that the financial year started off with a deficit balance of -\$86,592.17. The rate strike for the 2010 / 2011 year was \$100,000 and the closing balance is now a debit balance of \$5,586.13. L. Ewins asked what happens if the rate is set at \$100,000 but \$100,000 is not collected if someone does not pay their rates. W. Moen advised that there is another rate to be struck shortly of \$100,000 but this is not included in this reporting period. W. Moen explained to L. Ewins that the rate collected by the rating district is specifically for river control and protection works and not for pest control.

Moved: ***"That the financial report for the 2010 / 2011 year be adopted".***

T. Bruning / R. Richards - Carried

MATTERS ARISING

There were no matters arising.

WORKS REPORT

W. Moen presented the detailed works report, which covered the 12-month period; 1 July 2010 to 30 June 2011. He reported that \$3,018.40 worth of works was carried out during the reporting period and these works were for the cross section survey work for the Waiho River, which is done every three years, or after a major flood. W. Moen advised that the Lower Waiho and Franz Josef rating districts pay a share of this and council subsidise this work by 50% therefore the rating district pays for a quarter of the total cost of the survey. W. Moen advised that this survey work allows for the analysis of gravel movement through the river.

W. Moen reported that he carried out an inspection on the 28th of June and \$6,000 worth of projected works were identified. He advised that a top up of the bottom spur on Milton & Others stopbank is required and would cost approximately \$6,000. He advised that a further \$10,000 be allowed for unforeseen works that could arise over the rest of this financial year until June next year. W. Moen commented that in last year's works proposal a rock spur at the bottom of Canavan's Knob was going to be propped up where the Waiho River comes around Canavan's Knob and hits the Rubbish Dump bank. He stated that the rock retard in this area is taking quite a hammering and it is a worthwhile structure that should be maintained. W. Moen advised that following the December flood the Waiho River moved over to the north side towards the Tartare River and was threatening to go through this area. W. Moen advised that after looking at a photograph and talking with T. Bruning it was felt that had rock been put in place in this area there could have been criticism that it was throwing the Waiho River towards the Tartare River. It was therefore agreed not to go ahead with this rockwork. W. Moen suggested that an eye be kept on this area over the next 6 –8 months. R. Richards agreed that it would be very hard to hold this part of the river in place.

RECOMMENDATION

- 1. That the Works Report covering the 2010 / 2011 financial year be adopted.***
- 2. That the 2011 / 2012 works proposals be approved.***

T. Bruning / P. Halford – Carried

RATES 2012 / 2013

W. Moen advised that in view of the deficit situation in the rating district account he recommends a rate strike of \$100,000. He advised that this rate strike is for the year 2012 / 2013 and the balance in the rating district account is then likely to be \$81,000 (credit). He advised that it is important for the rating district to get some money back into their account. C. Brooks stated that the rate strike is unsustainable. N. Frendrup stated that it is looking like \$6,000 is to be spent, plus \$10,000 for contingency purposes and there would be a surplus of \$80,000 to \$90,000 in the

account. N. Frendrup stated that he does not trust council to have an account with that amount of money in it without spending it. W. Moen advised that council has accounts with up to \$500,000 in them. W. Moen advised that his rationale is to consider the financial state of the rating district, the current state of works in place and any projected works. He then makes a professional call on the wellbeing of the rating district scheme. W. Moen advised that he has close to 40 years experience on West Coast rivers and over most of this time he has had dealings with the Waiho River. He stated he has seen the damage this river can do during a major flood event and the rating district could be up for \$400,000 to \$500,000 worth of damage during a flood event. He stated that this has not happened recently but it has happened in the past. W. Moen stated that he advises all rating districts to have some money in a fighting fund in case of a major flood event. He stated that he has seen rating districts that have not had enough funds in their account having to write out large cheques for repair works after a major flood event. N. Frendrup stated that he feels that a small credit in the account is all right. W. Moen reiterated the importance of having a good sized sum in the account.

R. Richards asked if the LAPP Fund would still need to be paid into with regard to the Christchurch earthquakes cleaning this fund out. R. Richards asked if the rating district still have insurance cover in place. M. Meehan responded that Council has chosen to set up a Disaster Contingency Fund and this is self insurance. He advised that insurance premiums have tripled. He confirmed that the rating district would be covered as before. Cr Davidson explained that at this stage insurance is covered by general rates and council is already paying into this with \$0.5M currently set aside in the Disaster Contingency Fund.

L. Ewins stated that there are people in this rating district who do not get protection from the stopbank and they are paying for a stopbank that they have never seen. L. Richards stated that most of the money that has been spent recently has not been on the Milton & Others stopbank but on the Rubbish Dump stopbank. T. Bruning moved that the rate strike is \$100,000.

RECOMMENDATION

Moved: ***"That the rate strike for the 2012 / 2013 financial Year is \$100,000 (GST Excl)."***

T. Bruning/ R. Richards- Carried

Cr Chinn asked for a show of hands. The vote was six for the motion and five against. L. Ewins asked what about the voting rights for some members of the rating district who live in Twizel and were unable to attend the meeting? It was noted that there are no proxy votes allowed at rating district meetings. Cr Chinn asked if everyone present is part of the rating district scheme. It was confirmed that all present are members of the rating district. L. Richards asked if a couple gets two votes or does one property only get one vote. The meeting was adjourned while M. Meehan phoned the Corporate Services Manager to ask for advice relating to voting. It was noted that the proposed rate strike is included in the meeting agenda papers that are sent out to the entire rating district. M. Meehan returned to the meeting and advised that the Corporate Services Manager has confirmed that a couple can each vote providing both names are on the property title. He also advised that proxy votes are not allowed for by standing orders. M. Meehan advised that this vote only has the status of a recommendation from the community that goes to council and council makes the final decision. L. Ewins asked if she gets two votes, as she is a joint owner of a property. M. Meehan stated that a person would need to be present to vote. Cr Chinn confirmed the motion for the rate strike of \$100,000 was moved and seconded and the vote was 6 / 5. It was agreed that M. Meehan would provide further information to the rating district regarding voting rights at rating district meetings.

ELECTION OF OFFICERS

T. Jellyman read out the names of the present committee. It was noted that the Canavan's Knob rating district is now in abeyance. Cr Chinn asked if anyone else present would like to come onto the committee.

Moved: *"That the Peter Halford be elected to the present committee."*

T. Bruning / R. Richards – Carried

Moved: *"That the present committee be all those present namely:*

Neil Frendrup

Lorraine Richards

Robin Richards

Chris Brooks

Richard Molloy

Peter Halford

Todd Bruning for the 2011 / 2012 financial year."

T. Bruning / R. Richards – Carried

Moved: *"That Todd Bruning be re-elected as the spokesperson for the 2011 / 2012 financial year."*

P. Halford / G. Berry – Carried

It was agreed that R. Richards would stand in for T. Bruning as spokesperson should T. Bruning be away.

GENERAL BUSINESS

Correspondence from G. Tripe: W. Moen spoke to this matter advising this matter was covered in the Works Report but he advised that the main threat to Lower Waiho rating district is the stretch of unprotected bank between the end of the Rubbish Dump Bank and Rata Knoll. W. Moen stated that it would be beneficial to do some survey work to see how much it would cost to put up a bank in this area. W. Moen spoke of G. Tripe's suggestion to approve the expenditure of \$20,000 to cover the cost of survey and design work in this area. W. Moen advised that G. Tripe has applied for a resource consent to put up a bank and G. Tripe will be paying for this himself. R. Richards expressed his concern that too much money is being spent on design work and there is not enough money to spend on the actual works required. W. Moen explained that there is a gap between the Rubbish Dump stopbank and Rata Knoll, which has never been surveyed, and this needs to be done before the works can be done. P. Halford stated that why wait for the survey, he feels that the work should be done without survey.

M. Meehan advised that it is up to the committee to give direction on what they would like to do. He advised that the figure of \$20,000 has come from Mr Tripe and this might not be the exact or final cost and the matter is up for discussion. W. Moen advised that it is far better to spend money on a survey and design so that you know what you are dealing with. M. Meehan asked the meeting if they wish to see some protection works done as Mr Tripe is suggesting. T. Bruning stated that there has been a very low balance in the rating district account since he has been on his property, nobody has got the money to spend on the bank and the money that is going into the account is only being spent on emergency works to keep up the existing banks that are there. He stated that if the rating district did not do this then council would decide, in an emergency, what needs to be done and do it anyway. T. Bruning stated that the rate strike is only there for emergency funds and not for designing and building another bank. T. Bruning advised that the feeling he has from everyone present is that everyone wants to spend the absolute minimum possible. M. Meehan advised that the rating district needs to decide whether or not they wish to do investigation work or do they just want to maintain existing work. T. Bruning is in favour of maintaining existing works as they have been doing until such time as the account balance builds up and the rating district can afford to pay for design work.

Moved: *"That the money in the rating district account be spent on maintaining existing works only"*

*P. Halford / T. Bruning
R & L. Richards against
– Carried*

P. Halford suggested that the committee visit this area of the bank so that they can be certain that they are confident with this decision. W. Moen advised that it would be remiss of him not to pass on concerns to the rating district. It was agreed that a site visit would be arranged for next week.

R. Richards asked W. Moen if he felt that the Tartare River is a risk. W. Moen confirmed that he has had survey work done in this area and around the Lake Pratt and staff are continuing to monitor this situation as there is very low lying land in this area. W. Moen advised that the Waiho is a very unpredictable river. M. Meehan advised that Mr Bob Hall, a River Engineer from Canterbury, is preparing a report on the Waiho River, which is due in the coming weeks. M. Meehan advised that Mr Hall is looking at a longterm strategy for the Waiho River. M. Meehan advised that this report would be circulated to the rating district once it is to hand. N. Frendrup asked if there have been reports done on the stopbanks in the scheme over the years, where are they now. W. Moen stated that any reports that have been commissioned by council he could provide to the rating district. He stated that 10 years ago council commissioned a report on the Waiho River and the experts who wrote the report said to let the river go down through the south side but Council decided that this option was not in the best interest of ratepayers in the south bank area. M. Meehan advised that W. Moen would bring any relevant historic reports that council holds to the next meeting of the rating district committee.

There being no further business, the meeting closed at 10.35 am

ACTION POINT:

- M. Meehan would provide further information to the rating district regarding voting at rating district meetings.
- Circulate Bob Hall report to rating district.
- W. Moen to bring any relevant historic reports that council holds to the next meeting of the rating district committee.