

THE WEST COAST REGIONAL COUNCIL
MINUTES OF THE ANNUAL MEETING OF THE
WAITANGITAONA RATING DISTRICT
HELD AT THE WHATAROA COMMUNITY HALL
ON 11 OCTOBER 2012, COMMENCING AT 1.55 PM

PRESENT

A. Lash, D. Bowater, P. Northcroft, D. Nolan, F. Graham, D. Straight

IN ATTENDANCE

West Coast Regional Council

B. Chinn, (Councillor), D. Davidson (Councillor)

M. Meehan, W. Moen, T. Jellyman, P. Birchfield (Staff)

APOLOGIES

W. Nolan

P. Northcroft / A. Lash - Carried

BUSINESS

Cr Davidson 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 13 October 2011, be adopted as a true and correct record of that meeting."*

P. Northcroft / D. Nolan - Carried

MATTERS ARISING

There were no matters arising.

FINANCIAL REPORT

M. Meehan presented the financial statements for the period ending 30 June 2012. He advised the opening balance was \$149,930.16 and as at the end of June this year the closing balance was \$114,534.54. He advised that \$74,936.83 was spent during the reporting period with \$67,662.36 of this being spent on the contract for works.

Moved: *"That the financial report for the 2011 / 2012 year be adopted."*

D. Nolan / F. Graham - 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 2011 to 30 June 2012. W. Moen reported that \$67,662.36 worth of works was carried out during the reporting period. W. Moen carried out an inspection on the 10th of July with W.

Nolan and no immediate maintenance works were identified. He suggests that it would be prudent to allow \$12,000 for unforeseen work.

RECOMMENDATION

1. That the Works Report covering the 2011 / 2012 financial year be adopted.

2. That the 2012 / 2013 works proposals be approved.

D. Straight / A. Lash - Carried

RATES 2013 / 2014

W. Moen advised that with the proposed works and the rate of \$30,000 (GST Excl) previously struck for the 2012 / 2013 financial year, TrustPower's contribution of \$6,500 and the lease land rental, at \$7,252, the balance in the rating district account at the beginning of the 2013 / 2014 financial year is likely to be approximately \$152,000 GST Excl. W. Moen stated that he feels in view of last year's expenditure he thinks that it is important that the rating district does not start to cut the rate strike as he would not like to see the balance in the rating district account going down. P. Northcroft stated that W. Nolan was of the opinion that the rate strike should stay at \$30,000 again this year.

RECOMMENDATION

"That the rate strike for the 2013 / 2014 financial Year is \$30,000 (GST Excl)."

D. Bowater / D. Nolan - Carried

ELECTION OF OFFICERS

T. Jellyman read out the names of the current committee. Cr Davidson asked if there were any further nominations. It was noted the G. Purcell is not present at today's meeting but it was agreed that she would stay on the committee. D. Bowater nominated F. Graham to go onto the committee. D. Nolan seconded this nomination.

Moved: *"That*

F. Graham

A. Lash

P. Northcroft

W. Nolan

G. Purcell

D. Bowater

D. Straight

be the committee for the 2012 / 2013 financial year."

D. Bowater / D. Nolan - Carried

Moved: *"That W. Nolan be re-elected as the spokesperson for the 2012 / 2013 financial year."*

A. Lash / F. Graham - Carried

GENERAL BUSINESS

P. Northcroft stated that W. Nolan requested that he ask how schedule 1 and 2 of the wetlands will affect the swamp near the bottom of the hill. M. Meehan advised that following on from the Environment Court process there are now over 200 wetlands in our

plan. M. Meehan advised that if anyone wishes to do work in the wetlands there are permitted activity rules and minor works are allowed but major earthworks will require resource consent. He advised that the resource consent would need to be accompanied by an Ecologists report as this will deal with the criteria as to whether or not it is a significant wetland. M. Meehan advised that the wetlands were mapped using 2003 Google images and there are a lot of inaccuracies in them where some have already been developed or intensively farmed since this time with DoC approval. M. Meehan advised that areas outside of schedule 1 & 2 wetlands, landowners can still do the normal things they have always done. M. Meehan advised that the wetlands have been a process that council has not been happy with and they have fought it hard. M. Meehan stated that after trips to the High Court this outcome is not the one council wanted but it does provide some clarity as to what is a wetland now. M. Meehan advised that council has employed a person to liaise with affected wetland owners. M. Meehan advised that landowners did not know if they were affected or not until they received a letter from council advising them that they have a wetland on their property. M. Meehan advised that some people will want to protect the wetland on their property and will want the wetlands coordinator to apply for funding on their behalf. Other people may want the boundaries redrawn because they have either developed it or they believe that it isn't significant and others may want to protect some of it. M. Meehan encouraged those present to contact him and he will put them in touch with the wetlands coordinator to arrange a visit from the wetlands coordinator. M. Meehan advised that in the next year he wants to do a variation to the regional plan to exclude a lot of areas that should not have been in there in the first place. M. Meehan said that have been some wetlands developed under the permitted activity rules legally and areas that have been developed since 2010 until it now there has been further development and this needs to be noted down so that it can be taken out of the plan and so the potential for a DoC and Forest and Bird to have a crack at someone down the line can be avoided if this person had already developed a wetland on their property knowing that it was a wetland. M. Meehan advised that prior to the letters coming out, nobody knew these areas were restricted. M. Meehan stated that the Court is well aware that council is not happy with this outcome and council asked the Court who was going to notify the landowners and council was told that they would be. M. Meehan advised that 270 letters were sent out. D. Bowater asked if there is any likelihood that the resource consents relating to schedule 2 could be revoked. M. Meehan responded that there is likelihood of this happening. M. Meehan stated that he would be checking to make sure the rating district is not a schedule 2 wetland. M. Meehan stated that he has discussed this matter with the CEO and the Consents and Compliance Manager as they believe that if someone has gone through the consent process and has a gone through DoC and Fish and Game for humping and hollowing then the test has been done and they have approved it. M. Meehan advised that the wetlands coordinator's role has been funded through DoC. Cr Chinn advised that a resource consent could still be applied for if you have a wetland but if you cannot get a resource consent then this really means that the land has virtually been taken off you. Cr Chinn advised that the Council CEO asked the court for compensation for these landowners who cannot get consent. M. Meehan stated that Forest and Bird and DoC have allowed grazing in these areas and by doing that they have not completely taken away the property rights of the landowners. M. Meehan stated that council do not believe that there is a legal challenge to this, they believe the best way to deal with this is by working through the wetlands coordinator. Cr Chinn advised that a land swap might be possible later on once all other avenues have been looked into.

There being no further business, the meeting closed at 2.15 p.m.

Action Points:

- M. Meehan make sure rating district is not schedule 2 wetland.