

THE WEST COAST REGIONAL COUNCIL

MINUTES OF A SPECIAL MEETING OF THE WHATAROA RATING DISTRICT HELD AT THE WHATAROA COMMUNITY HALL ON 14 MARCH 2012, COMMENCING AT 11.02 AM

PRESENT

B & D Friend, D. Gordon, K. Tinirau, F. Graham, K. Kelly, D. Routhan, J. Spencer, T. McBride, M. Potae, D. Dennehy, M. Dennehy, J. Lambert

IN ATTENDANCE

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

APOLOGIES

A & P. Kennedy, P. Carroll, D. Bowater, C. Hassel, K. Viney, R. Clarke, A. Kennedy,

Moved *"That the apologies be accepted".*

B. Friend / J. Spencer

BUSINESS

Cr Chinn opened the meeting and welcomed those present. He introduced himself and the Council staff. Cr Chinn advised that there would be a presentation by M. Meehan on the procedures and information sheet relating to the rating district, which has been circulated. Following M. Meehan's presentation there will be a presentation from W. Moen regarding the river works. Cr Chinn advised that this meeting would be run under Council Standing Orders. Cr Chinn advised that questions would be taken, through the Chair, after each presentation.

M. Meehan advised that there are two things on the agenda, the procedures and information sheet, which has been circulated, and a decision needs to be made on whether the rating district wishes to adopt or amend this. The second agenda item is W. Moen's report into the existing works, a decision needs to be made on what works the rating district wishes to include in its maintenance scheme.

M. Meehan's Report

M. Meehan advised stated that everyone has had a look at the procedures and information sheet, which was previously mailed out. He advised that this sheet is a copy of what is used in other rating districts. M. Meehan advised that one of the most important things in the procedures and information sheet is that the Whataroa rating district is traditionally a maintenance scheme, this means that capital works are generally not funded by the scheme, however variations to this principal may be considered from time to time by the rating district's liaison committee and recommendations can be made to the annual meeting and to council accordingly. M. Meehan advised that this is similar to what was done just before Christmas and at the October meeting the committee was formed and there were some capital works completed downstream of the State Highway Bridge. M. Meehan explained that all members of the Whataroa Rating District are entitled to a vote at the annual meeting. M. Meehan advised that before each annual meeting minutes, financial report, works report and proposed rate strike for the following year is circulated and a decision is made at this annual meeting. M. Meehan explained that all rating district meetings are run under council's Standing Orders. He stated this is a good way to run a meeting; Council can override any decisions made at these meetings if Council believes that the decision is not in the best interests of managing the rating districts assets sustainably. M. Meehan stated he is unaware of a situation where a decision has been overturned as Council usually goes with what the rating district would like.

M. Meehan explained how the rating district functions, the River Engineer (W. Moen) liaises with the committee's Spokesperson (J. Spencer) and the spokesperson discusses works with the committee, if things arise during the year that have not been foreseen in the works report at the annual meeting, then they can be dealt with during the year with the committee and reported to the annual meeting. M. Meehan advised that the rating district covers the costs of all physical works that are carried out to maintain the scheme plus assets and W. Moen's time. Rating districts also cover the costs of any independent reports requested by the rating district. M. Meehan reported that cross section reports are done from time to time to get an idea

on how the river is behaving and where gravel is building up. Half of these costs are met by the rating district with the other half funded by council's general rate.

M. Meehan stated that he has talked to some members about Classification A and Classification B, and he is going to get an independent River Engineer to produce a report which will be submitted to the annual meeting on the fairness of the classifications and recommendations, if he has any, for any changes.

Cr Chinn asked if there were any questions. M. Potae asked how voting works. M. Meehan explained how this works and gave examples of different rating districts. He explained that each person on the property title gets a vote but company's only get one vote.

T. McBride asked if someone is not at today's meeting does their opinion count. M. Meehan responded that their opinions are considered at decision time. He advised that there are no proxy votes as per Standing Orders. M. Meehan explained the consultation process and stated that every effort is made to consult with the rating district and that is the function of the committee.

M. Meehan answered various other questions. M. Meehan advised that it was agreed to hold today's meeting at the end of last year to discuss the rating district's long term strategy.

Moved "That the Protocol for the Whataroa rating district be adopted."

M. Potae / D. Routhan

Carried

4 against, D. Dennehy, M. Dennehy, J. Lambert, K. Tinirau

W. Moen's Report

W. Moen spoke to this report advising that the reason this report was done was to give ratepayers an idea of what existing works there are in place on the Whataroa River at the present time. W. Moen explained that extent of the Whataroa scheme has been broken down into five specific areas in order to give the rating district an appreciation of the extent of the existing works long the scheme's left bank frontage.

W. Moen suggested to the meeting that whatever level of works that the rating district decides to encompass, an overall resource consent to cover all works is suggested. W. Moen has also included a figure that should cover the maintenance of existing works.

Area 1 is noted below:

AREA # 1 - DOWNSTREAM OF STATE HIGHWAY

This area comprises of 22 spurs, 7 between the State Highway and the Routhan / Connell boundary (Point A to Point B), a distance of approximately 850 metres, 15 spurs downstream of the Routhan /Connell Boundary (Point B to Point D) a distance of approximately 960 metres.

Total Estimated Replacement Value \$360,575

Maintenance

It is estimated that maintenance costs for the next 2 years should allow for 2,500 tonne of rock at an estimated costs of \$62,500.

AREA # 2 – KEITH KELLY

This area comprises of 110 metres of continuous rock riprap (estimated at 2,200 tonnes of rock), 19 spurs over a distance of 250 metres (estimated at 2,110 tonnes) 2 x 80 tonnes stockpiles and a compacted gravel pad on the upstream section 10m x 110m x 1.0 m high (estimated at 1,100 cubic metres of compacted hard fill).

Total Estimated Replacement Value Area # 2 \$121,930

Maintenance

Estimated Cost: 2,500 tonnes @ \$25.00 / tonne \$62,500

AREA # 3 – MISTRAL FARMS LTD (PHONSE CARROLL)

The area now comprises of 1,206 metres of continuous rock riprap (estimated at 18,450 tonnes of rock and 1,700 tonnes of rubble), 5 spurs (estimated at 600 tonnes) and a compacted gravel stopbank / access road over 1,350 metres (estimated at 1,700 cubic metres of compacted hard fill).

Total Estimated Replacement Value Area # 3 **\$31,450**

Maintenance

Estimated Cost: 2,000 tonnes @ \$25.00 / tonne \$50,000

AREA # 4 – GRAHAM / POTAE AND VAN DER POEL

This area comprises of a rock-faced stopbank (Point N to Point O) approximately 650 metres in length, extending downstream of the Mistral Farms Ltd / Graham boundary into the Potae and van der Poel farm area. Due to the area being overgrown with trees and shrubs it is difficult to assess. It is estimated that 9,100m³ of compacted hard fill was used, and if fully rockered would involve approximately 13,600 tonnes of rock. It is assumed that an access road over 650 metres (1,000 m³) be allowed for.

Total Estimated Replacement Value Area # 4 **\$390,500**

Maintenance

Estimated Cost: 1,000 tonnes @ \$25.00 / tonne \$25,000

AREA # 5 – WHATAROA LOOP - BOWATER

Description

This area covers that area known as the Whataroa Loop. Occasional rechanneling work should be allowed for and included in the possible future Whataroa Scheme maintenance works programme.

Rock protection in this area has been undertaken mainly by the Westland District Council in the past.

For this reason, no rock protection works are included in possible Scheme works.

This diversion "cut" would only be carried out in the situation where the "Loop" area was being threatened and would be opened to alleviate flood flows away from the erosion – prone area.

It is estimated that a diversion channel approximately 600 metres in length would be excavated
A typical channel would be 20 metres wide and varying in depth.

Total Estimated Replacement Value Area # 5 **\$25,000**

Maintenance

The extent of this problem of this section of excavation is unknown, however it appears that a channel has been excavated at least once over the last 20 years.

SUMMARY

In summary, the existing works and appropriate replacement value, as at 31 December 2011, possibly to be included in the maintenance aspect of the Whataroa Rating District are as follows:

Works	Estimated Replacement Value
Stop banks - 21,700 m ³ over 11,336 metres	\$154,000
Continuous Rock Riprap (including rubble) - 35,950 tonnes over 1,968 metres	\$883,450
Rock Spurs - 46 spurs over 2,060 metres – 13,913 tonnes	\$343,325
Rock Stockpiles - 2 @ 80 tonnes – 160 tonnes	\$3,680
Access Roding - 3,622 m ³ over 3,982 metres	\$20,000
Rechanneling - 80,000 m ³ over 600 metres	\$ 25,000
Total Estimated Scheme Replacement Value as at 31 December 2011	\$ 1,429,455

Maintenance

Maintenance depends largely on unforeseen flood events so is difficult to estimate, however approximately \$224,000.00 should be factored in to any discussions on future maintenance over a 3-4 year period.

Summary of Potential Maintenance Costs:

Area # 1 \$62,500

Area # 2	\$62,500
Area # 3	\$50,000
Area # 4	\$25,000
Area # 5	<u>\$25,000</u>
Total Estimated Maintenance	\$224,000

This would suggest that an annual maintenance figure of between \$50,000 - \$75,000 could be expected on a scheme of this size.

Cr Chinn invited the meeting to ask questions of W. Moen relating to his report.

T. McBride asked what has this report cost the rating district. M. Meehan responded that this has not yet cost the rating district anything and is being presented to this meeting for all ratepayers to make a decision on this.

Various questions were answered by staff. W. Moen explained to the meeting how cross section reports are done and how this information is used to ensure that good information is obtained as to the status of the river and the capabilities of the stopbank.

Extensive discussion took place on what areas would be included in the scheme. M. Meehan asked the meeting what works they would like included in the maintenance schedule. He explained that rating districts work as a holistic approach to river protection and in this case there are people downstream of the bridge that derive protection from the works. He stated that everyone gets a different amount of protection from the works and all the works feed into the general cause of keeping the river on track and trying to stop the erosion issues on the Whataroa River. M. Meehan stated that this report has been produced for discussion purposes in order to ascertain what the ratepayers want.

B. Friend asked if the Te Taho side of the river has been taken into consideration. M. Meehan responded that these works are in place already and they hold resource consent so they have gone through the process of looking at what is happening on the other side of the river. He advised that the works immediately downstream from the State Highway Bridge are going through this process now.

J. Spencer stated he would like the loop at the bottom of the river left alone as he feels that this is the best protection the Bowater's could have for their land as this area was not affected during the large flood of 15 months ago. A speaker stated that there is a big gap between Area 2 and 3 with a lot of land unprotected in this area. He asked what would happen if this needed to be reinstated after a flood. W. Moen explained the functions of other rating districts, which are just for maintenance works and other schemes like Waitangitona rating district, which is a capital works scheme. W. Moen advised that it is up to individual rating districts to decide if they wish to be a maintenance scheme or a capital scheme. He stated that in some cases the works required are too big for rating districts to fund and it is important that works are considered on a case by case basis. W. Moen encouraged the meeting to keep an open mind on what is included in this scheme as sometimes capital works is necessary.

M. Meehan advised that should damage be sustained after a large flood, possibly a civil defence emergency, then the council does have a disaster fund that the rating district can apply to for funding, but it does need to meet a certain criteria.

K. Tinirau stated that emergency works get funded anyway and unlimited dollars could be put in to works regardless of whether ratepayers approve of this or not. K. Tinirau stated that works could go ahead without consultation. W. Moen advised that works are done through the committee and in an emergency situation the committee decides on what is to be done on behalf of the rating district. K. Tinirau stated that most people are in favour of doing something about the river but there are grey areas where some people would find it difficult to fund emergency works. M. Meehan advised that in an emergency situation the rating district committee would make a decision in consultation with the rest of the rating district. M. Meehan stated that for this reason there needs to be good representation from the community on the committee.

J. Spencer asked if legally, the regional council could overthrow any decision made by the committee. M. Meehan agreed that this is correct but in his experience and over the years, there has not been a time when a decision has been overthrown by council. M. Meehan stated that council listens to rating districts when they make recommendations on these matters.

Cr Chinn stated that as it stands there is a rating district for 1.5 kms downstream from the state highway bridge and now they need to decide what works are to be included in the rating district.

J. Spencer suggested that they include section by section into the rating district with Area 1 being the first section to be included. Cr Chinn advised that the rating district is already in place and includes the works 1.5kms downstream of the bridge, he stated that the meeting needs to decide if they wish to expand on this area by including all the areas from 1 – 5. Cr Chinn asked for a show of hands, this revealed that only one person wants the scheme extended to include all areas.

D. Routhan stated that he is concerned that a huge can of worms could be being opened and he feels that there is a lot of land in the five areas and that the scheme could be a "monkey on peoples backs". D. Routhan stated that he has had a lot to do with the Whataroa River over the years and he is mindful that his land is in the first area. He stated that if more areas are added to the scheme it could be that in 30 years time it could be unaffordable and they would be lumbering people with this. D. Routhan stated that the existing scheme did need some emergency works but when he brought his farm he was aware that he could have lost land to the river. He stated that the bit of work that was done has benefitted everyone in the valley.

M. Potae stated that the original reason for her to be joining the scheme was because the rating district was going to extend right down to her property. M. Potae stated that she agrees with J. Spencer and Mr Graham. M. Potae stated that the advantage of the scheme to her property is that they are all included and all the capital works are in place and everyone contributes to the maintenance. She stated that she has no problem in paying the largest share into the rating district. M. Potae stated that should the meeting decide today, to only protect 1.5 kms downstream of the bridge, then there is minimal advantage to her property. M. Potae asked in view of this how does one pull out of the scheme if they are not going to benefit from it.

W. Moen advised that prior to the rating district committee being put in place that scheme was based on capital value as at the time, this was considered to be that fairest way of doing it.

M. Meehan advised the meeting to talk to other people who are in rating districts in order to get a feel for how a rating district works. M. Meehan advised that the purpose of a rating district is to protect properties and the function of a rating district allows everyone to get together to assess what they have got. He stated that it may be that the whole river is looked at and not just individual properties and to look at work is upstream and downstream of properties. He advised that just because the whole river is looked at it does not mean that it is going to result in massive amounts of capital works. He advised that some rating districts don't do any capital works and only maintenance works. M. Meehan stated that rating districts always look very closely at what needs to be done and reports are obtained by the rating districts, so they can thoroughly investigate what needs to be done. M. Meehan suggested that members of this rating district talk to people in either the Wanganui, Waiho or Waitangitona rating districts to gain a better understanding of how a rating district works.

F. Graham stated that he has been on the Whataroa River for 50 years and he has done all of his own work.

T. McBride stated that it is not only capital works that people are scared of and why should the rating district maintain people's banks who have brought a farm on the river.

Cr Chinn asked the meeting if someone was prepared to move a motion saying that the rating district encompasses 1.5 kms down from the state highway bridge and they do not want to proceed with a rating district below the 1.5 kms. Cr Chinn stated there is no point talking about the works downstream if the rating district does not want them included in the scheme.

Discussion ensued regarding that some people you should have been present at today's meeting are not here to vote. Cr Chinn stated that everyone was sent the information prepared by the River Engineer and M. Meehan. M. Meehan stated that the decision could be deferred to the annual meeting or to another date that suits everyone but it is up to the meeting to decide what they want to do.

Moved ***"That the Whataroa Rating District only maintains Area 1, 1.5 kms downstream from the State Highway Bridge".***

*K. Kelly / D. Routhan
Carried*

W. Moen stated that he disagrees with comments made that the committee was kept out of decisions made regarding the work done. W. Moen stated he met with the committee on site and changes were made to the work plan. He advised that the spokesperson was kept informed and at the conclusion of the job he wrote to the spokesperson outlining the total costs of the work. J. Spencer stated that initially there was some tension, this was resolved and most people are now happy with the job. W. Moen advised that an annual maintenance fee of \$62,000 would be sufficient to maintain these works.

M. Meehan asked the meeting if, in view of them wanting more time to decide on where to from here, would they like to discuss this again at the annual meeting.

M. Potae stated that from her perspective, she understands all documentation, she understood the intentions and read all the documentation they received and they received all phone calls relating to the rating district. M. Potae wants to make it clear that she is not of the same thinking as the rest of the rating district.

M. Meehan clarified that the procedures and information sheet has been adopted and the decision is to just maintain Area 1 and they do not want to revisit this matter again at the Annual Meeting. M. Meehan advised that this does not mean that this information cannot be brought up again.

It was noted that the rate strike would be set at the annual meeting.

Cr Chinn thanked the meeting for their attendance, their cooperation in directing all questions through the chair as this made for an orderly meeting. Cr Chinn confirmed that the door is not closed but they have voted to maintain the 1.5kms downstream of the bridge.

There being no further business, the meeting closed at 12.12 p.m.