

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF THE MEETING OF THE COUNCIL HELD ON 12 APRIL 2011, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD, GREYMOUTH, COMMENCING AT 11.25 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), C. Dall (Consents & Compliance Manager), T. Jellyman (Minutes Clerk)

#### **1. APOLOGIES:**

There were no apologies.

#### **2. PUBLIC FORUM**

There was no public forum.

#### **3. CONFIRMATION OF MINUTES**

Cr Birchfield requested that the comments he made at last month's meeting regarding the workshop that the Chief Executive attended on sea level rise be added to the March minutes. Cr Birchfield comments were that people were starting to question the science behind sea level rise and global warming. Cr Birchfield feels that this whole issue is a load of nonsense and it is good that people are now starting to question this. (see March minutes for the handwritten addition of these comments).

**Moved** (Archer / Birchfield) *that the minutes of the Council Meeting dated 1 March 2011, be confirmed as correct, with addition of Cr Birchfield's comments regarding sea level rise.*

*Carried*

#### **Matters arising**

There were no matters arising.

#### **REPORTS:**

##### **4.1 ENGINEERING OPERATIONS REPORT**

M. Meehan spoke to his report advising that the reclassification work for the Lower Waiho Rating District is now complete and has been included in the Annual Plan process.

M. Meehan reported that the resurveying of cross sections for the Franz Josef Rating District has now been completed. He advised that the recalculation of design floods is currently being carried out and once this is complete revised plans will then be put in place for the upgrade.

M. Meehan reported that further work has been carried out regarding Saltwater Creek.

M. Meehan reported that there is still an ongoing high demand for rock from council quarries and contractors are working hard to keep up with the demand.

M. Meehan reported that the Council's quarry rig is now in the hands of an equipment clearance specialist and is up for tender and due to be advertised in approximately six weeks time. M. Meehan stated that he would advise council of tender prices via email. It is intended that the highest priced tenderer will be sought. Cr Scarlett asked if highest tender comes in and is below what the quarry equipment is worth then what is council's position? C. Ingle advised that he would recommend that

council does not sell if a good price isn't offered. C. Ingle asked if there is a desire from Council to keep this equipment on the Coast. Cr Robb stated that the purchaser could not be forced to keep the equipment on the West Coast even though this would be preferable. Cr Birchfield agreed that it would be good to keep this equipment on the Coast. It was agreed that it would be ideal if a well established contractor on the West Coast was to purchase this equipment.

Discussion ensued on the amount of emergency work and the difficulty quarry contractors are having in keeping up with the demand for rock for these works. M. Meehan advised that if usual contractors can not keep up with this demand then there are other contractors on the West Coast that are able to pick up some of this quarry work. M. Meehan stated that as long as contractors met Council's health and safety requirements to work in quarries then they have the opportunity to submit a price. Cr Chinn stated that there is concern that due to the shortage of rock in the Camelback Quarry, farmers that are not in rating districts but need rock for emergency works are not able to get rock as the rating districts have priority. Cr Chinn asked if Council wants to sell rock from their quarries as a business or do they want someone else to open up a quarry and let private people get in to get emergency rock. M. Meehan responded that the priority for rock in quarries is for rating districts but with better use of contractors and equipment available Council should be able to better serve rating districts and other ratepayers. Cr Chinn stated that he has received feedback from ratepayers that they want to see improvement in this area. Cr Archer asked if there was any impediment for a private operator to open up a quarry apart from applying for resource consent. C. Ingle responded that there is no impediment and there are some locations where there are private quarries right beside council quarries. He stated that Council is trying to increase capacity by drilling and blasting and building up reserves. Cr Davidson stated that it is important to up the rock reserves in council quarries as everyone on the West Coast who owns land is a ratepayer and there should be sufficient rock supply for everyone. C. Ingle advised that some quarries do not have the physical space to stockpile rock. Cr Birchfield stated that Doug Hood Ltd has an extremely good drilling rig and the driver does not need to get out to change the rods and this rig is available. Cr Robb asked stated that all ratepayers, not just those in rating districts, need to take some responsibility for the stockpiling and storage of rock for use in emergencies. Cr Scarlett confirmed that the tender price for the quarry equipment would be emailed to Councillors in around six weeks time.

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

*Carried*

#### **4.1.2 SALTWATER CREEK: NEW RATING DISTRICT PROPOSAL**

Cr Scarlett welcomed Mr Bob Reid to the meeting. W. Moen (River Engineer) was also in attendance. C. Ingle spoke to this report and advised that Council's role in this matter sits under the Soil and River Control Act. Council delivers this role through funding via rating districts. C. Ingle explained that the system works well as we do not have any subsidy from the general ratepayer. Mr Reid spoke to his report advising that he brief was to work out a possible distribution of payment for works to relieve flooding on the coast side of State Highway six from here to the Paroa Hotel. This includes the area behind the Paroa Hotel and behind Paroa School. Mr Reid noted that there are not many properties that will get direct benefit from engineering works that might be done. Mr Reid advised that his proposal has three rating classes, Class A is the properties that are getting direct benefit and are between Clough Road and Saltwater Creek to the western side of the State Highway. Mr Reid advised that the next classes are contributing to problems. Class B is between Coulsen Road and the State Highway from Clough Road to Rutherglen Road on the eastern side of the State Highway. This area contains the bulk of the rating assessments, which are 200 and where the most recent urban developments have taken place. Mr Reid stated that Class C is the area from the foot of the hills down to Coulsen Road, in between Clough Road and Coulsen Road. Mr Reid stated that he did think of extending the area right up through the whole of the Saltwater Creek catchment but he felt that this would be become too administratively difficult. Mr Reid stated that he rejected the idea of only including the properties that would directly benefit, as they could not afford it. Mr Reid advised that the proportioning of rates is: Class A 30 points, Class B 10 points and Class C two points, this means that the average rate on the Class A properties is a rating level of \$315 per \$100,000 of capital value, Class B is a \$105 per \$100,000 of capital value and Class C will pay \$21 per \$100,000 of capital value. Mr Reid advised that these figures would raise \$100,000 and then would be proportioned upward depending on what the engineering works cost. These works are yet to be designed. Mr Reid advised that the Paroa School and play centre are non-ratable, he feels the School Board should be asked to contribute as a Class A rate. Mr Reid noted that both Grey District Council and NZTA also have significant assets that are at risk of flooding and they could also be asked to contribute.

Cr Robb stated that he was of the understanding that this was a joint New River / Saltwater Creek flood issue and why haven't properties south of Saltwater Creek been taken into account. Cr Birchfield stated that a property at Gladstone was flooded during the flood event of 28 December. Cr Robb feels this is entwined with New River as they both flow out the same mouth. Cr Cummings stated that he is surprised that New River is not mentioned in Mr Reid's report. Mr Reid stated that his brief was only to work out how to fund works to stop or reduce the flooding in the coastal area to the north of Saltwater Creek. The types of works proposed are the construction of a stopbank and floodgate structure and possibly a pumping station. Cr Scarlett asked if the flooding on the 28<sup>th</sup> of December affected people further south, Cr Birchfield confirmed that it did. Cr Scarlett stated that those further south should then be included. Cr Robb spoke of previous discussions on New River / Saltwater Creek. C. Ingle advised that those options were only for the opening of the mouth. Cr Scarlett asked if the mouth is open, does this area get flooding. Cr Birchfield stated that it doesn't and the problem is the New River mouth. Cr Scarlett asked if the \$40,000 generated by Class A would be enough to cover the costs of opening the mouth in times of flooding. Cr Cummings stated that the initial costs of this were \$30,000 when it was opened the first time. Cr Cummings advised that since the time the mouth was opened there has been over \$100,000 spent on Saltwater Creek / New River mouth. C. Ingle suggested that perhaps Mr Reid has been asked the wrong question and he should have been asked to form a rating district that would contain the beneficiaries of the mouth opening process and not a new scheme to build a flood bank that only protects those north of the hotel. Cr Robb feels that options need to be found that the community is going to be happy with. He feels that community should be asked if they are happy to go with the option of just opening the mouth each time it needs to be opened. Cr Scarlett agreed with Cr Robb. Cr Davidson feels that those in Class B and C are going to be totally opposed to a rating district. M. Meehan advised that a questionnaire similar to the one for the Greymouth Floodwall would be sent out ratepayers seeking their opinions. Cr Cummings stated that the latest problem was the sea pushing the river mouth back into its old channel, this left the access road down to the new sea wall prone to the sea, the sea then came up and started to wash the access road away. Cr Robb stated that this is an example of trying to fight nature and there is a level as to what people are prepared to pay to protect them against this. Further discussion took place, councilors agreed that the mouth blocking causes the flooding problem and a good option would be just to keep the mouth open and if this doesn't work then the community would need to be consulted again. Cr Birchfield stated if this option was taken then most of the houses down towards New River also need to be included. C. Ingle suggested that Option 1 be to fund just the mouth opening, Option 2 could be to look at additional works north of the hotel. C. Ingle advised that Option 3 could be to look at protection for those who got flooded by New River. Mr Reid suggested that another option, over time, could be removing development from the flood prone area, like the school and the hotel, this could be part of the doing nothing option. Cr Archer asked Mr Reid if keeping the mouth open was still going to be an additional cost. Mr Reid confirmed that it would be. Cr Scarlett asked Mr Reid if the mouth is kept open is the flooding problem solved. W. Moen stated that this would not stop flooding. W. Moen advised that he has lived at Gladstone for 40 years, he watched trends in this area. W. Moen stated if New River is in a major flood, it causes Saltwater Creek to back up and even if the mouth to Saltwater Creek is open there will still be back up of floodwater. Cr Archer suggested that it would be better to inform the community of all projected costs on an annual basis so that they have an overall picture as to what the impact would be. Cr Archer stated that if a half scheme is presented to the community that does not work then money has been wasted before work has begun. C. Ingle advised that the major works required would involve building a new bund from where the hotel car park wall ends across to the coast. This would stop the water backing up from Saltwater Creek in towards the buildings at the back of the hotel. C. Ingle stated that this work would be additional to keeping the mouth open. Cr Archer asked if the mouth was blocked and the water still continues to back up, could those work become overtopped and still cause a problem. It was agreed this could still happen but it was unlikely. Cr Birchfield stated that both schemes would need to be done together because if nothing is done with the mouth then the water could take the bank away. C. Ingle agreed that these are accumulative projects with the mouth being opened first and that is number one, with number two is optional, which is protected the properties in the Class A area. C. Ingle stated that option one needs to be considered by Mr Reid before it is presented to the community. C. Ingle commented that it has been suggested by the Mayor that this council needs to contribute to the costs of opening the mouth of the river. Cr Robb commented that clarity is needed on what the costs of maintaining the river mouth opening will be on the ratepayer and whether or not Grey District Council and NZTA will be contributing to this. C. Ingle stated that Grey District Council were prepared to spend up to \$5,000 per year on keeping the mouth open. Cr Cummings asked if the decision to subsidise the current works in Saltwater Creek has been finalised. C. Ingle responded that he is yet to hear what NZTA's decision on this is. Cr Archer asked Mr Reid if based on his report and the sum of \$100,000 that is based on the rate take, for every \$100,000 of costs, per head apportionment, would Mr Reid put a range of costs on this to give an

indication as to what is involved. Mr Reid responded that without a design this is difficult as there are two components involved. One is to bank off Saltwater Creek and put a floodgate structure in place but the difficulty is trying to gauge what the volume of water would be. Mr Reid advised that primarily he was looking at banking off the coastal drain from Saltwater Creek, the cost of banking this off and the floodgate would be around \$150,000. If a pumping station was put in there would need to be discussion on how fast the water would need to be pumped out and this would reflect in the cost of the size of the pump required therefore the cost could be between \$200,000 and \$500,000. Mr Reid commented that the servicing and maintenance of the pumping station would need to be taken into account but the operating costs of a floodgate system would be much less. Mr Reid explained how the floodgate and pumping stations would work. Cr Scarlett stated that the preliminary step is to put a questionnaire out to the community to gauge what the requirements are with proposals included in the questionnaire. Cr Davidson is opposed to putting any structural walls in place, he feels that there are only a few properties involved and he feels it would be unfair to burden the rest of the community with being in a rating district. Cr Robb stated that two focal parts of the community are affected, one is the hotel and the other is the school. He stated that there is a direct affect to the school as pupils that live south of the overhead bridge attend Paroa School. Cr Robb stated people might want to contribute if their school is affected. C. Ingle explained how the postal survey of residents would be done. He advised the survey would have tick boxes with options and comments to be filled in and then returned in a prepaid envelope. This information would then be reported back to council. Cr Robb asked if a public meeting would be held. M. Meehan advised that options would be clear in the survey sent out and there would be an opportunity for ratepayers to meet with staff to discuss any concerns. Cr Birchfield stated that he feels if the mouth was kept open then the flooding problem at Paroa would not be so severe. He feels that spending \$200,000 to \$300,000 on pump stations is not on and he is not in favour of this option. Cr Birchfield stated that the mouth was not moved far enough south and it should have gone straight out at Camerons. Cr Birchfield stated that Saltwater Creek is not strong enough to maintain its own outlet and it has to run out with New River. Cr Chinn asked if New River was put straight out would that stop the flooding at Paroa. W. Moen does not think so. W. Moen advised that the mouth of Saltwater Creek does move up and down the coast and no matter where you try and set the mouth it would require numerous and extensive breakwaters to keep the mouth in one place which would be very expensive. Cr Archer stated that although Paroa School does not pay rates, he queried if there any other processes to access funds such as the Ministry of Education. Cr Robb stated that he is the Chairman of the Board of Trustees at Paroa School and it could be that the Ministry would stump up some money, and the Board would ask them to. Cr Robb feels that the Ministry may look upon this favourably as it is their asset. He advised that the play centre in this area is likely to be demolished as a result of the recent flooding. Mr Reid stated that he now sees this as more of a uniform rate over a significantly larger area. C. Ingle asked Mr Reid if he now sees the new rating assessment area as being the whole catchment of New River plus Saltwater Creek, all the way back into the hinterland area, as a starting point. Mr Reid agreed with this.

**Moved** (Robb / Birchfield)

1. *That the Council be received.*
2. *That Mr Reid is asked to do further work around a rating proposal for the mouth opening activities.*

*Carried*

## **5.1 CORPORATE SERVICES MANAGER'S REPORT**

R. Mallinson spoke to his report advising that the surplus for the eight months is \$1.8M. He stated that the Investment Portfolio continues to exceed budgeted expectations and is a very sound result.

R. Mallinson advised that Forsyth Barr would be making their annual presentation this afternoon.

R. Mallinson invited Councillors to attend the SOLGM LTP Seminar for Decision Makers on the 23<sup>rd</sup> of June at the Council offices.

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

*Carried*

### **5.2.1 ADOPTION OF DRAFT ANNUAL PLAN 2011 / 12 STATEMENT OF PROPOSAL FOR PUBLIC CONSULTATION**

R. Mallinson spoke to this report and advised that the two page Summary of Information will be published in the Messenger on the 20<sup>th</sup> of April. Cr Scarlett asked councillors if they would consider changing the date for the public hearings from Tuesday 24<sup>th</sup> of May to Tuesday 31<sup>st</sup> of May. It was agreed that the date would be changed to the 31<sup>st</sup> of May. Cr Chinn queried Page 20 of the Draft Annual Plan that says "council manages quarries to ensure security of supply of rock for rating district protections works". Cr Chinn asked if "private works" could be added. C. Ingle advised that council's function is to primarily serve its rating districts; he asked if the addition of the word "primarily" work satisfy Cr Chinn's concern. It was agreed that "primarily" would be added. Cr Archer requested that the third to last line of the Chairman's foreword be changed to read "Council will increase the existing dairy effluent inspection monitoring charge". It was agreed that this change would be made.

**Moved** (Cummings / Robb)

*That the 2011 / 12 Annual Plan Statement of Proposal be adopted for public consultation pursuant to Section 83 of LGA 2002.*

*Carried*

### **5.2.2 EIGHT MONTH REVIEW – 1 JULY 2010 – 28 FEBRUARY 2011**

R. Mallinson spoke to this report and took it as read. Cr Archer drew attention to page 24 of this report and asked that the word "both" be changed to "all". It was agreed that this change would be made.

**Moved** (Archer / Davidson) *That this report be received.*

*Carried*

### **5.2.3 COUNCILLOR REMUNERATION POOL FOR 2011 / 12**

R. Mallinson spoke to this report.

**Moved** (Birchfield / Robb)

*That the Councillor remuneration pool of \$165,342 as set by the Remuneration Authority be allocated as per the table in the report.*

*Carried*

### **5.2.4 REVIEW OF REPRESENTATION**

R. Mallinson spoke to this report and took it as read.

**Moved** (Robb / Davidson)

*That in accordance with section 19I of the Local Electoral Act 2001,*

- 1. That there will be three constituencies.*
- 2. That the three constituencies be called Buller, Grey and Westland and that the boundaries of these constituencies will be the existing boundaries of the Buller District Council, Grey District Council and Westland District Council.*
- 3. That the numbers of members proposed to be elected by the electors of each of the three constituencies be:*
  - Buller constituency shall elect two members.*
  - Grey constituency shall elect three members.*
  - Westland constituency shall elect two members.*

4. *That public notice of this to be given pursuant to the requirements of section 19 M of the Local Electoral Act 2001.*

*Carried*

#### **5.2.5 ANIMAL HEALTH BOARD WEST COAST PROGRAMME MANAGEMNT SIX MONTHLY REPORT JULY – DECEMBER 2010**

R. Mallinson took this report as read.

**Moved** (Birchfield / Cummings) *That this report be received.*

*Carried*

#### **5.2.6 MINERALS ASSESSMENT REPORT**

C. Ingle spoke to this report. He drew attention to the content of the Berl Economics report and advised that Cr Scarlett has been asked to attend a meeting relating to Minerals on the 17<sup>th</sup> of May at Parliament.

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

*Carried*

#### **6.0 CHIEF EXECUTIVES REPORT**

C. Ingle asked for his report to be taken as read and drew attention to the Minister's visit. Cr Chinn asked if the Hon Nick Smith could meet with Mr Arthur Thompson when he visits the Council on the 26<sup>th</sup> of May. Cr Archer suggested that a strategic discussion paper be put together for the meeting with the Minister on the 26<sup>th</sup> of May.

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

*Carried*

#### **7.0 CHAIRMANS REPORT (VERBAL)**

Cr Scarlett reported that he attended the Regional Affairs Committee meeting on the 18<sup>th</sup> of March. He also attended the meeting with the Ecan Commissioners, along with Crs Birchfield and Cummings on the 8<sup>th</sup> of April. Cr Scarlett stated that the Ecan visit was a neighbourly visit with four of the commissioners attending to discuss transport and other common issues. Cr Scarlett advised that this was a very pleasant visit and that this council would reciprocate in the near future with a visit to Ecan.

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

*Carried*

#### **GENERAL BUSINESS**

There was no general business.

The meeting closed at 12.43 a.m.

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Chairman

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Date