

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF THE MEETING OF THE COUNCIL HELD ON 12 APRIL 2016, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD, GREYMOUTH, COMMENCING AT 10.53 A.M.**

#### **PRESENT:**

A. Robb (Chairman), P. Ewen, P. McDonnell, T. Archer, A. Birchfield, N. Clementson, S. Challenger

#### **IN ATTENDANCE:**

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

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

There were no apologies.

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

There was no public forum.

#### **3.1 CONFIRMATION OF MINUTES**

**Moved** (McDonnell / Clementson) *that the minutes of the Council Meeting dated 8 March 2016, be confirmed as correct.*

*Carried*

#### **Matters arising**

Cr McDonnell asked if Council is going to follow the recommendations of the NIWA report regarding the Hokitika river mouth, especially the making of an emergency cut if necessary. M. Meehan advised that he has been in touch with the M. Hicks, the writer of the report. C. Ingle stated that a survey was done and the results came in this morning which showed that the sand spit was considerably lower than the stopbanks. C. Ingle advised that the survey results have been passed on to M. Hicks for his comment. C. Ingle stated that the southern end of the sand spit is quite low and should the river rise then it would eat away at the sand. Discussion took place on what is the trigger point for the opening of the mouth. M. Meehan advised that there is a small amount of money set aside for the opening of river mouths. C. Ingle stated that he feels that the Hokitika river mouth does not necessarily need any work done on it. Cr Challenger advised that in 2010 Good Earth Matters did a computer modeling of the Hokitika River and this modeling showed that the tide had more of an influence on the Hokitika River flooding than the bar. Cr Archer stated that he feels that Council managers would ultimately make the decision on whether the mouth needs to be opened and initiate the work but Council relies on the community to draw council's attention to any imminent flooding problems. Cr Archer stated that it is important that everyone involved understands what the process is. Cr Birchfield stated that this type of work can be risky and it is important that digger work is done at the right time, prior to a flood event. It was agreed that Westland District Council would be consulted with to discuss long term options for the Hokitika River mouth.

## REPORTS:

### 4.1 ENGINEERING OPERATIONS REPORT

M. Meehan spoke to this report. He stated that during early March further erosion to the area north of the Punakaiki seawall occurred. He stated that around 8 – 10 metres of dune was lost and since this time a further 1 – 2 metres has been lost from outside the campground. M. Meehan advised that there was damage to the seawall and some of the fabric was exposed. He stated that MBD Contracting Ltd carried out emergency works at a cost of just over \$27,000. M. Meehan reported that work has been completed and OCEL were commissioned to investigate what can be done about erosion to the north of the seawall. A potential rock source on private property is being investigated.

M. Meehan advised that the meeting was held on 14 March with Buller District Council to discuss erosion issues in the Granity, Ngakawau and Hector area. The NIWA report and recommendations from the report were discussed at the recent meeting. M. Meehan stated that the recommendations buy more time but there are no safe long term solutions for this area as it is very exposed to the sea. He stated that some properties are getting king tides through their backyards and up to the house. M. Meehan advised that staff are working through protection options. He stated that following the work done in 2006 by NIWA, public consultation followed and a lot of people did work to protect their properties and others didn't.

M. Meehan reported that a meeting was held at Neils Beach on 30 March, the community were quite receptive of the recommendations from the NIWA report. M. Meehan stated that this matter will be discussed further at today's workshop following this meeting.

M. Meehan spoke of the severe damage sustained at the Mueller Hotel and the Westland District Council Oxidation Ponds during the March rainfall event. He stated that engineers from Environment Canterbury, Council staff and NZTA assisted at this time and looked at options to provide immediate protection to the properties around the Mueller Hotel. M. Meehan stated that NZTA is leading the emergency works at the moment. Consultation with NZTA and the community is required to discuss apportionment of costs and long term solutions.

M. Meehan reported that heavy rainfall on 24 March caused back up around the Paroa Hotel, and nearby houses. GH Foster Ltd opened the cut at the beach to allow Saltwater Creek to flow out to sea, to alleviate this.

M. Meehan reported that there are good stockpiles of rock in Council quarries. He stated that a lot of the rock from the Whataroa quarry is being used on the Waiho River. He advised that there is now a reasonable amount of rock in the Okuru quarry.

Cr Archer stated that the increase in the amount of emergency and remediation works at the moment will have a significant effect on planned work and Council's limited staffing resources. He stated that planned meetings and developments for communities are sometimes pushed back further and he feels that it is important the communities are informed if there are going to be delays. M. Meehan agreed with Cr Archer's comments and stated that he is putting in place a timeline of projects that need to be done and consulted on. M. Meehan answered various questions from councillors.

The Chairman acknowledged the work done by M. Meehan in the Waiho / Franz Josef area during the last 2 – 3 weeks. He stated that the plans that are in place with regard to Civil Defence went well; there was no injury or loss of life. The Chairman stated that this council has been in front in this area and this work done in conjunction with Westland District Council to ensure that there are good outcomes for Franz Josef.

**Moved** (Challenger / McDonnell) *That this report is received.*

*Carried*

### 4.1.2 WAIHO RIVER LONG TERM MANAGEMENT

M. Meehan spoke to this report and advised that he had started work on this prior to the recent events that caused flooding at the Mueller Hotel and damage to Westland District Councils oxidation ponds. M. Meehan displayed a large map on the overhead screen. M. Meehan stated that since the 1960's the Waiho River has aggraded 8 – 10 metres. He stated that there are a lot of influences that affect the aggradation including the influence of the glacier, the Callery River, the significant amount of rainfall that exposes material that comes down the river, and the glacier retreating. M. Meehan stated that experts believe that at

some point the river will go back and start cutting down again but are unsure when this will happen. M. Meehan spoke of the history of the three rating districts and advised that costs will be split with NZTA in future for monitoring and LIDAR. M. Meehan advised that short term actions are well underway. He gave a detailed description of the route that the river took once it breached the banks. M. Meehan clarified that the Scenic Circle did not have a stopbank in place. There was a gravel road in the vicinity that is used by the district council to access the oxidation ponds. He stated that in 2003 Scenic Circle applied for and were granted a resource consent to put a stopbank along their frontage but they chose not to go ahead with this. They also did not respond to the survey put out to the community in late 2014 regarding proposed new protection work. M. Meehan spoke of the work NZTA has done and was intending to do. He also stated that around 5000 tourists can be in Franz Josef each night. He stated that there are only 300 ratepayers in this area to fund works. Cr Birchfield stated that DoC own most of the land in the Franz Josef area but they don't pay any rates. M. Meehan spoke of the plans that are going to be put in place and the financial burden that this is likely to have on the rating district. All councillors agreed that they are happy with what has been done in the past with offers for the protection of the hotel over the years. All present agreed that government funding is going to be needed to further protect this area. Considerable discussion took place. M. Meehan answered numerous questions from councillors.

**Moved** (Birchfield / Archer)

1. *That the report is received.*
2. *That the short term options outlined above are monitored and reported on.*
3. *That a focus group is formed to develop the long term management strategy.*
4. *Community consultation is undertaken following the development of the long term strategy.*

*Carried*

#### **4.1.3 DISBANDING OF THE 12 MILE RATING DISTRICT**

C. Ingle spoke to this report. He advised that this rating district was set up 10 years ago to assist landowners to freehold their land as this was originally Grey District Council land. C. Ingle stated that the freehold process is now complete. He stated the landowners were consulted with and 6 out of seven of them replied to the letter sent except for one who lives in Australia. C. Ingle stated that landowners will inspect the protection works themselves from now on.

**Moved** (Ewen / Birchfield)

*That the Council agrees to disband the 12 Mile Rating District and refund the contributing ratepayers the current 12 Mile Rating District fund balance.*

*Carried*

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

R. Mallinson spoke to this report and advised that this is the eight month report until the end of February. He stated that the overall deficit is just over \$500,000 compared to a budgeted surplus of \$288,000. R. Mallinson reported that the investment income is over \$500,000 behind budget to the end of February. R. Mallinson advised that during March the investment portfolio rebounded by almost \$25,000 and he is expecting a further rebound during April also.

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

*Carried*

#### 4.2.1 ANNUAL PLAN 2016 / 17 AND ANNUAL PLAN CONSULTATIVE DOCUMENT

R. Mallinson spoke to this report and advised that public consultation is required as a general rate increase is required to fund the expansion of the flood warning network. This is at a cost of \$77,000 which is greater than what was provided for in the long term plan.

R. Mallinson stated that all charge out rates were set in the long term plan including the fixed compliance monitoring charge for gravel extraction consents which will take effect from 1 July 2016. R. Mallinson advised that the hearing of submissions will take place on 24 May. Cr Archer drew attention to page 21 of the agenda that says "current forecasts are that yields from now onwards will be at a lower level for the foreseeable future". Cr Archer stated that this is uncertain and is possible and he would like to see the word "will" changed to "are likely to". All present agreed with the amendment.

**Moved** (Archer / McDonnell)

1. *That this report be received.*
2. *That the Consultative Document be approved for public consultation, with the suggested amendment.*
3. *The consultative timetable above is adopted.*

*Carried*

#### 4.2.2 WARM WEST COAST VOLUNTARY TARGETED RATE SCHEME

R. Mallinson spoke to this report and advised that Council received a request from Te Ha O Kawatiri to consider reintroducing the voluntary targeted rate (VTR) scheme on the West Coast that was in place between July 2012 and June 2014. R. Mallinson advised the VTR scheme assisted with the insulation of almost 300 houses in the region. This was then scaled back restricting it to the Reefton air shed area. R. Mallinson stated there have been no applications or approvals since June 2014. He stated that the VTR scheme was putting pressure on Council's debt levels and the prudential limits Council is required to adopt under the LG Financial Prudence Regulations. R. Mallinson explained the financial details of the VTR scheme to the meeting. He stated that there is a cost to Council in having credit available; he stated that EECA subsidies are no longer available. R. Mallinson stated that people are able to approach their own bank for this type of funding.

Cr Birchfield stated that he agrees with this and stated that council is using its equity and he stated that now that EECA has also pulled their subsidies Council should not carry on by itself as Council is not a bank. Cr Archer stated that he supports that recommendations, he agrees with Cr Birchfield's comments and Council should not continue with the VTR. He stated that the reason Reefton is still included in the scheme is because of the air quality issues that impact uniquely on Reefton.

**Moved** (Birchfield / Archer)

1. *That Council decline to re-introduce a VTR scheme.*
2. *That Council liaise with Canterbury Energy Action Trust to identify how it might support their activities in the region, excluding any financial input by Council.*
3. *The Council writes to the Te Ha O Kawatiri trust explaining the reasons for the decision.*

*Carried*

#### 4.2.3 CHANGE OF MEETING DATE FOR JUNE 2016 COUNCIL MEETING

C. Ingle spoke to this report and took it as read.

**Moved** (Ewen / Challenger) *That that June 2016 meeting be shifted to 7 June at 10.30 a.m.*

*Carried*

#### **4.2.4 LEAVE OF ABSENCE – JUNE 2016 MEETING**

Cr Archer spoke to this report.

**Moved** (Clementson / Ewen)

*That that Council grants Councillor Archer Leave of Absence from attending the June 2016 Council meeting, and the hearing for the Annual Plan scheduled for 24 May 2016.*

*Carried*

#### **5.0 CHAIRMANS REPORT**

The Chairman spoke to his report and spoke of various meeting he attended during the reporting period. He stated that the Local Government Commission is now ramping up the process that they are going through. The Chairman reported that the Terms of Reference were discussed at a recent meeting.

The Chairman reported that yesterday's Growth Study Governance meeting was an informal get together of the business people who have been put onto this group. He stated this was a very successful meeting.

The Chairman stated that he dealt with numerous media enquiries and took part in interviews in relation to the Waiho River matter.

**Moved** (Robb / Archer) *that this report is received.*

*Carried*

#### **6.0 CHIEF EXECUTIVE'S REPORT**

C. Ingle spoke to his report and stated that a lot of his meetings were in common with The Chairman's. C. Ingle stated that he enjoyed speaking to the Rangiora High School group.

C. Ingle stated that he agrees with The Chairman's comments regarding the Local Government Commission. He reported that the Terms of Reference for a study on having a single RMA one stop shop type approach for the region rather than each council running theirs separately will include various options and will be one to watch. He stated that more cost effective structures will be sought during this study.

C. Ingle stated that he felt the Growth Study meeting he attended yesterday with The Chairman was very useful and enabled the attendees to get a handle on what their role is.

C. Ingle advised that the actual Annual Plan itself is not going out for consultation but the Consultation Document is what the public will submit on. C. Ingle answered various questions from Councillors relating to the Annual Plan, the Regional Policy Statement, Draft Coastal Plan and the Land and Water Plan.

C. Ingle advised that this Council was a big part of the civil defence response during the Waiho River emergency. He stated that quite a few staff from this council was helping the Westland District Council led response. C. Ingle advised that Tanya Winter, Allan Wilson, Chris Raine and he were all controllers at different times with four shifts in total throughout this event. C. Ingle stated that the response worked well and he feels that he is leaving civil defence on the West Coast in good cheer. He stated that personnel brought in from Canterbury also slotted into the team well.

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

*Carried*

#### **GENERAL BUSINESS**

M. Meehan advised that Buller District Council have now notified their District Plan. M. Meehan advised that Council has asked for an extension to the submission period to allow for our submission to be put together. M. Meehan advised that he would email the submission to Councillors after the meeting and he asked that they provide any comments by tomorrow morning.

R. Mallinson advised that Westpac will be making their annual presentation following the completion of the May Council meeting.

The meeting closed at 12.30 p.m.

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Chairman

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Date