

THE WEST COAST REGIONAL COUNCIL

MINUTES OF A SPECIAL MEETING OF THE WEST COAST REGIONAL COUNCIL HELD ON 30 JUNE 2017, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD, GREYMOOUTH, COMMENCING AT 10.35 A.M.

PRESENT:

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

IN ATTENDANCE:

M. Meehan (Chief Executive Officer), R. Mallinson (Corporate Services Manager), T. Jellyman (Minutes Clerk)

1. APOLOGIES:

There were no apologies.

MOVED (Archer / Ewen)

That Standing Orders be suspended to allow Crs Birchfield and Challenger to participate in the meeting via telephone.

Carried

2. STAFF REPORT ON 2017 / 18 ANNUAL PLAN SUBMISSIONS

R. Mallinson spoke to this report. He stated that 36 submissions were received on the Annual Plan. R. Mallinson went through the staff report and answered questions from Councillors. R. Mallinson advised that he has done further work on the differentials for Class B and D in the Punakaiki Rating District due to the submissions from Class B ratepayers. He advised that the total cost for the seawall extension has come in at \$420,000 which is within the bounds of what was anticipated in the Annual Plan of \$426,000. R. Mallinson advised that he has modelled the effect of different scenarios on a property from each of the classes and he has compared that with their existing maintenance rate.

R. Mallinson spoke to the rest of his report. He answered questions relating to the Cobden Flood Protection item and advised that there is a healthy credit balance in the Greymouth Floodwall loan account should Council decide to go ahead with the project. It was noted that a Niwa report on this matter is awaited. Further discussion took place on the proposed Cobden flood protection work. M. Meehan answered questions regarding this and advised that further information is awaited from Niwa and engineers. Cr Ewen stated that he feels this work should be done.

Cr Ewen stated that he is in favour of the Punakaiki classifications being a 65 / 30 split for the Class B (65%) and Class D (30%). Cr Ewen stated that the work R. Mallinson has done on this is very helpful. R. Mallinson advised that the Punakaiki existing maintenance rate is sitting at an artificially high level currently at \$95,000 + GST while the overdraft is being recovered, with the overdraft currently \$130,000. He stated that in the future when the overdraft is under control and there some money in the kitty, the maintenance rate can then be pulled back to around \$60,000 annually.

Cr McDonnell stated that most members of the Kaniere rating district that he has spoken to are in favour of the proposed extension of the rock wall.

The Chairman asked Crs Birchfield and Challenger for their opinions. Cr Birchfield stated that he feels there should be a uniform rating charge for all properties in the Punakaiki rating district but he is in favour of R. Mallinson's recommendation. Cr Challenger stated that he is concerned about the longevity of Punakaiki and how much more money is going to be spent. Cr Challenger noted that the rating district is not interested in a retreat and he feels that long term a seawall is not viable. The Chairman stated that this is the community's decision, and while they are prepared to pay to protect their properties and the seawall is sustainable then this is the will of the rating district. Further discussion ensued on rating districts and risks to properties and rating classifications. R. Mallinson provided additional information on the maintenance rate based on capital value and no classes of benefit. M. Meehan advised that the maintenance rate was set low, at \$15,000 for a number of years, but was raised to \$95,000 in recent

years. Cr Ewen feels that a uniform rate for everyone is worth looking into. M. Meehan advised that a uniform rate could be consulted on for next year based on R. Mallinson's figures. It was agreed that Class B differential would be changed to from 80% to 65% and Class D would change from 20% to 30%.

1. *That all submitters be thanked for their submissions.*

MOVED (Archer / Clementson)

Carried

Cobden Flood Protection

2. *That these submitters be advised that Council is deferring a decision regarding the proposal until it has received a NIWA report which we understand will include recommendations regarding the proposed works.*

That the proposed borrowing of \$160,000 and rating impact be deleted from the Annual Plan.

That Council continues discussions with the Cobden submitters (and other affected Cobden residents) with regard to their concerns about flooding in the lower Cobden dog-park area.

MOVED (Archer / Challenger)

Carried

Punakaiki Seawall extension

3. *That submitters be advised that Council confirms that the sea-wall extension is to proceed.*

MOVED (Clementson / Ewen)

Carried

4. *That submitters be advised that the total cost of the works following evaluation of tender responses is \$420,000 + GST.*

MOVED (Ewen / Archer)

Carried

5. *That submitters be advised Council has agreed to amend the differentials applying to Punakaiki Rating District as follows:*

Class A: remains @ 100%

Class B: changes from 80% to 65%

Class C: remains @ 60%

Class D: changes from 20% to 30%

MOVED (Ewen / Clementson)

Carried

6. *That the Annual Plan be amended to reflect the actual cost of the project, including borrowing requirement and rating impacts.*

MOVED (Archer / McDonnell)

Carried

Neil's Beach Rating

7. *That submitters be advised that the rate of \$21,200 + GST is confirmed for 17/18.*

MOVED (Clementson / McDonnell)

Carried

8. *That submitters be advised that Local Government Act 2002 consultation requirements require Council to validate the survey that a community representative undertook. This has been mailed out with a response date of 20 July. If a majority of responders support a simple rate on Capital Value then the Annual Plan will be amended to reflect that.*

MOVED (Archer / McDonnell)

Carried

Federated Farmers of NZ

9. *That submitter be advised that Council is unconvinced that a UAGC is the best way to collect the \$700,000 cost of Regional CDEM in 17/18 and that no change will be made to the Annual Plan.*

MOVED (Clementson / McDonnell)

Carried

NZ Farm Investment Trust

10. *That submitter is advised that the funding request is declined. Any Council involvement in environmental awards will be across all sectors, not just the Farming sector.*

MOVED (McDonnell / Archer)

Carried

Community & Public Health

11. *That submitter is advised that Council is not making any changes to the 2017/18 Annual Plan.*

That submitter is advised that the monitoring reports sought are readily available upon request.

That submitter is advised that the Warm West Coast insulation scheme was not sustainable without the involvement of EECA (from a funding and quality control perspective). Council also was not prepared to run up its debt levels to fund this scheme when property owners are usually able to access their own bank funding.

That submitter also is advised that the scheme is still available to residents of Reefton in recognition of the particular air quality issues in that air shed.

MOVED (Ewen / Clementson)

Carried

Active West Coast

12. *That submitter is advised that Council does take into account climate change when maintaining existing and designing new infrastructure.*

That submitter be advised that the Warm West Coast insulation scheme was not sustainable without the involvement of EECA (from a funding and quality control perspective). Council also was not prepared to run up its debt levels to fund this scheme when property owners are usually able to access their own bank funding.

That the submitter also be advised that the scheme is still available to residents of Reefton in recognition of the particular air quality issues in that air shed.

MOVED (Clementson / McDonnell)

Carried

13. *That the Annual Plan for 2017/18 be approved, subject to the amendments included in the above recommendations.*

MOVED (Archer / Clementson)

Carried

The meeting closed at 11.10 a.m.

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Chairman

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Date