

**MINUTES OF THE MEETING OF
THE GREYMOUTH JOINT FLOODWALL COMMITTEE
HELD ON 14 NOVEMBER 2016,
AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL,
388 MAIN SOUTH ROAD, GREYMOUTH, COMMENCING AT 3.00 P.M.**

PRESENT:

T. Kokshoorn (Chairman), A. Robb, P. Ewen, M. Hay, C. Sandrey

IN ATTENDANCE:

M. Meehan (WCRC Chief Executive), R. Beal (WCRC Operations Manager), P. Pretorius (GDC Chief Executive), M. Sutherland (GDC Assets Manager), T. Jellyman (Minutes Clerk),
The Media.

APOLOGIES:

A. Birchfield

A. Robb / C. Sandrey - Carried

BUSINESS

T. Kokshoorn welcomed all present to the meeting and introductions were made.

CONFIRMATION OF MINUTES

Moved: That the minutes of the Joint Floodwall Committee meeting held 9 November 2015, as circulated, be confirmed as correct

T. Kokshoorn / M. Hay - Carried

MATTERS ARISING:

T. Kokshoorn asked if the legal matter relating to the Greymouth floodwall has been resolved yet. M. Meehan advised that this matter will be discussed in the confidential section of today's meeting.

T. Kokshoorn drew attention to the motion in last year's minutes where estimate costs for a bund at a 20 to 50 year flood return level are sought. M. Meehan advised that the workload for the Greymouth rating district has been dominated by work being done on the legal matter relating to the floodwall. M. Meehan advised that the costings for the bund (\$187,000) were in front of the committee last year, and were included in the Matt Gardner report. M. Meehan advised that the costs to take the bund to a 50 year level are \$187,000 and the costs for a 20 year level will not be much different. T. Kokshoorn stated that a meeting was to have been reconvened to progress this matter. Cr Ewen stated that if the costs were already in the Gardner report, then why did the meeting ask for them. M. Meehan advised that there may have been some confusion around the estimate as this was covered in the Consultant's report and not the works report. It was agreed that this matter would be discussed further in general business.

PUBLIC FORUM

There was no public forum.

FINANCIAL REPORT GREYMOUTH RATING DISTRICT

R. Beal presented the financial statement for the financial period 1 July 2015 to 30 June 2016. He reported that the opening balance in the rating district account was negative \$363,188.98 and the closing balance is negative \$494,973.42. R. Beal advised that the opening balance in the loan account was \$50,752.92 and the closing balance in the loan account is \$75,647.86.

FINANCIAL REPORT NEW RIVER / SALTWATER CREEK

R. Beal reported that the opening balance was \$4,459.34, expenses during the reporting period were \$2,240.50 and the closing balance is \$4,926.18.

WORKS REPORT – GREYMOUTH RATING DISTRICT

R. Beal spoke to this report and stated that \$26,175.88 was spent on works this year. He advised that \$50,000 has been allowed for proposed maintenance works for the 2016 / 2017 year; this includes \$10,000 for the spraying of vegetation on the floodwall, \$20,000 for rock placing on the main wall and \$20,000 for unforeseen maintenance.

WORKS REPORT – NEW RIVER / SALTWATER CREEK

R. Beal spoke to this report and advised that \$980 worth of works were carried out during the past financial year. He reported that \$1,500 has been allowed for the opening of the outlet and \$1,000 for unforeseen maintenance.

RATE STRIKE – GREYMOUTH FLOODWALL

M. Meehan advised that the recommended rate strike is \$50,000 for the 2017 / 2018 financial year. He stated that the costs of works, staff time and vehicle expenses come close to \$50,000. M. Meehan stated that it would be good to see the rating district build up the fund as there are significant assets at risk. He stated that a rate strike of \$50,000 will not be enough should contingency work be required. M. Meehan advised that the legal case will only allow for repair work to the floodwall and will not allow for works that might be required as the result of an emergency.

T. Kokshoorn asked that if the bund work was to be progressed, how this would affect the rate strike. M. Meehan advised that the account is \$500,000 in deficit and if nearly \$200,000 is spent on work then the account would be \$700,000 in deficit and only \$50,000 would be recovered in rates. Cr Robb queried what would be the benefit there would be in spending \$200,000 if the houses at risk have not been flooded. T. Kokshoorn stated that pumping stations were put in place around Greymouth to elevate ponding but Range Creek is still affected when the floodgates close. T. Kokshoorn stated that the only outlet for Range Creek is the cut, but when there are high seas, a high river with localised rain the water does not get away quick enough. He stated this is why lower Cobden sometimes floods; he acknowledged that there has not been any inundation into houses. T. Kokshoorn stated that it was agreed at last year's meeting that the work on the bund would go ahead. Cr Robb disputed this and stated that he has been on the floodwall committee for nine years and the only person who has brought up the issue of flooding in Cobden is T. Kokshoorn and last year's presenter, Rob Harrison. Cr Robb stated that public consultation was undertaken prior to the floodwall extension work being started as the extension was a large spend of just under \$3M. Cr Robb stated that if a large amount of money is to be spent again then the public should be consulted with again. Cr Robb stated that the regional council has not heard from any concerned ratepayers, apart from Mr Harrison, who are worried about flooding in Cobden. Cr Robb stated that he is not against this work going ahead, but if this work does go ahead then it needs to be for the benefit of the whole rating district. M. Meehan stated that there has not been any public consultation via the annual plan as yet. T. Kokshoorn stated that there are about six concerned residents. Cr Ewen asked P. Pretorius to clarify if there is an obligation under the new Building Act for a one in fifty year flood event to protect buildings, as a one in 40 year

flood is irrelevant. M. Meehan advised that there has already been a one in 40 flood event and there was no flooding through houses but he is unsure of what would happen in a one in 50 year event. Cr Robb stated that there is no legal requirement for Councils to provide protection for a one in 50 year event. P. Pretorius clarified that the legal requirement is that the floor height is above the theoretical 1 in 50 year flood height. Cr Sandrey asked if any ratepayers have had issues acquiring adequate insurance. T. Kokshoorn is unsure of this. T. Kokshoorn stated that a magnificent job has been done over the past 25 years in protecting Greymouth from floods but he feels that there has been failure in Cobden. Cr Robb disagreed and stated that nobody's house has been inundated but sections have been flooded. M. Meehan advised that the property owners that Matt Gardner had spoken with each stated that they felt better off now that the floodwall was in place and they are not disaffected by the floodwall being there. M. Meehan noted that the pump stations were funded by the district council; he asked if another pump station could be installed in Cobden. P. Pretorius stated that the pump stations were funded in around 2002 and they were funded under duress as they could not get the floodwall committee to agree to fund them. Cr Robb stated that spending \$200,000 to protect six properties needs to be weighed up. He noted that ratepayers in Arnott Heights pay into this rating district and they do not get any protection but they do get to use the CBD. Cr Robb stated that ultimately it is the ratepayers in this rating district that would fund this work, and Council is making decisions on behalf of all ratepayers. M. Meehan stated that a way forward would be to consult with the rating district via the Annual Plan, and put all projected works for the year through the Annual Plan to see what the wider rating district wants to do. Cr Hay asked if everyone in the rating district would pay towards the bund and what would the percentage for each ratepayer be. M. Meehan stated that this has not yet been worked out but unless the rates are increased, then the rating district would go further into debt. T. Kokshoorn suggested that a loan could be raised. M. Meehan confirmed that this could be added to the existing loan but consultation with the community would need to be done and options would be included. M. Meehan advised that all works including remedial works would need to be put into the Annual Plan. M. Meehan advised that the spend on the bund is outside of the Asset Management Plan, so this would need to be discussed with the community so that they can have input into this. Discussion took place on how where to from here. M. Meehan stated that it would be unwise to keep adding to the loan, he stated that given the level of debt, the rate would need to be increased. It was agreed that the regional council would put together some options for consideration. P. Pretorius suggested that costings be sought for the bund.

Moved: That consultation on options associated with bund work and other works to go through the Annual Plan process, including financial implications.

T. Kokshoorn / Cr Ewen - Carried

Cr Robb stated that if extra works are being considered, it is important the consideration is given to increasing rates for the Greymouth rating district. T. Kokshoorn stated that this would be included in the options put out to the rating district.

Moved: That the rate strike for the 2017 / 2018 financial year is \$50,000.

T. Kokshoorn / Cr Robb - Carried

RATE STRIKE – NEW RIVER / SALTWATER CREEK

It was agreed that the rate strike would remain the same at \$2,500 for the 2017 / 2018 financial year.

Moved: That the rate strike for the 2017 / 2018 financial year is \$2,500.

T. Kokshoorn / Cr Hay - Carried

GENERAL BUSINESS

Cr Ewen stated that there has been some undercutting downstream of near the Santa Fe bridge, close to the old swimming baths. M. Meehan agreed to arrange for this area to be inspected.

Cr Ewen stated that the quote of \$187,000 is now 12 months old. T. Kokshoorn stated that this price may need to be revised.

There being no further business, the meeting closed at 3.38 p.m.

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Chairman

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Date

Action Points

- M. Meehan to arrange inspection of area around Santa Fe / old swimming baths.
- Prepare financial implications of bund work and other physical works for next Annual Plan workshop.