

**THE WEST COAST REGIONAL COUNCIL**  
**MINUTES OF THE ANNUAL MEETING OF THE**  
**KONGAHU RATING DISTRICT**  
**HELD AT THE LITTLE WANGANUI HOTEL**  
**ON 18 OCTOBER 2012, COMMENCING AT 11.00 AM**

**PRESENT**

R. Hedgman, B. Jones, L. Kees, K. Kees, F. Bjerring, R. Anderson, G. Volckman, F. Volckman, M. Watt

**IN ATTENDANCE**

West Coast Regional Council  
T. Archer, (Councillor)  
C. Ingle, (CEO), W. Moen, T. Jellyman (Staff)

**APOLOGIES**

R. Scarlett, B. Meek

*G. Volckman / R. Anderson - Carried*

**BUSINESS**

T. Archer opened the meeting and welcomed those present. He introduced himself and the Council staff.

**MINUTES OF PREVIOUS ANNUAL GENERAL MEETING**

**Moved:**       *"That the minutes of the previous Annual Meeting held on 25 October 2011, be adopted as a true and correct record of that meeting."*

*B. Jones / L. Kees - Carried*

**ACTION POINTS:**

Action points from last year's meeting were updated. Levels information on the proposed raising of the road was sent out. A letter was sent out on the 26<sup>th</sup> of March advising of the consent conditions for the Otumahana Estuary consent. This resource consent was done in 1996 and expires in 2016. He advised that a consent has been lodged to extend the current consent for 1 km further downstream. C. Ingle advised that the Graeme Smart Report was discussed at a special meeting on the 16<sup>th</sup> of April this year.

**MATTERS ARISING**

There were no further matters arising from the minutes.

**FINANCIAL REPORT 2011 / 2012**

W. Moen spoke to this report. He advised that the opening balance at the start of the financial year was \$46,731.67. He advised that the closing balance as of 30 June 2012 was \$38,858.28. W. Moen stated that expenses during the year came out at \$16,826.25.

**Moved:**       *"That the financial report for the 2011 / 2012 year be adopted".*

*G. Volckman / L. Kees - Carried*

## **MATTERS ARISING**

There were no matters arising.

## **WORKS REPORT**

W. Moen spoke to this report advising that \$6,078 worth of works were done during the 2011 / 2012 financial year. These works included aerial spraying and surveying work.

W. Moen reported that after discussions with the spokesperson in July 2012 no additional works were identified but there is some minor works around L. Kees's property, which will be done next time a tender is done. He advised that letters were sent out to all ratepayers to ascertain any drain clearing requirements. W. Moen advised that he has allowed \$8,500 for unforeseen works, which includes the aerial spraying for the coming year.

## **RECOMMENDATION**

- 1. That the Works Report covering the 2011 / 2012 financial year be adopted.*
- 2. That the 2012 / 2013 works proposals be approved.*

*B. Jones / G. Volckman – Carried*

## **2012 / 2013 RATE STRIKE**

W. Moen suggested that with the proposed works and the rate of \$7,600 struck for the 2012 / 2013 year the balance in the rating district account at the beginning of the 2013 / 2014 financial year is likely to be around \$40,000 (GST Excl). He recommends that the rate strike is \$7,600 GST Excl and that the status quo remains.

## **RECOMMENDATION**

*"That the rate strike for the 2013 / 2014 financial Year is \$7,600 (GST Excl)."*

*G. Volckman / R. Anderson – Carried*

## **OPTIONS PAPER DISCUSSION**

At the special meeting held on the 16 of April 2012 it was requested that an options paper be prepared to give ratepayers some direction as to future potential works requirements. C. Ingle advised that the two motions were:

- 1. "That the Kongahu Rating District requests the West Coast Regional Council Operations Unit to further investigate the design of a new low flood bank west of the Wangapeka Road".*
- 2. "That the West Coast Regional Council comes up with a plan and costings for the Contour Channel proposal and present this to the Annual Meeting in October 2012".*

C. Ingle stated that there was a lot of discussion about raising the road but they moved away from this idea instead looked at raising the hump on L. Kees's land.

Cr Archer opened this topic up for discussion. W. Moen stated that the proposed stopbank would be located on top of the sixth hump north of Mrs Kees house and would be constructed 1.27 metres lower than the floor level in Mrs Kees's house. W. Moen outlined the costs involved and stated that if material was sourced from adjacent to the site the job would cost approximately \$20,000 but if material was sourced off site it would cost around \$40,000. W. Moen advised that a consent has been lodged for this work with sign off from affected parties awaited. He stated that

DoC and Fish and Game would be affected parties. L. Kees advised that DoC have contacted him to arrange a visit but he is not yet sure of a date. It was noted that the height increase for the hump is just under a metre. C. Ingle stated that this option is a cautious first try to see what happens. W. Moen stated that he is mindful that Mrs Kees's property already floods and he does not want to exacerbate this. L. Kees stated this option will break the current down and he feels it should work well. G. Volckman stated that he feels that it might be necessary to build a bank on the west side. G. Volckman stated that the levels at Colin's house have not been taken and this is probably lower than Mrs Kees's house. It was noted that there is another house on the main road that also needs to be considered. W. Moen stated that he would get M. Watts to do the levels on all three houses. G. Volckman stated he has concerns about water on the western side of the river as well. G. Volckman showed on the map which area he is concerned about and where water goes during a flood. Discussion took place about willows on the river. G. Volckman stated that he is not sure how a stopbank is going to help. W. Moen stated that he has taken a very simplistic approach to see what is going to work. He stated if a detailed approach were to be taken then LIDAR mapping would be required and this would cost a considerable amount of money. R. Hedgman asked if this would be the rating districts responsibility. W. Moen stated that if the rating district is the beneficiary of the flood protection works then they would pay. C. Ingle advised that Graeme Smart looked at the willows he felt the willows upstream of the main road bridge could do with some control. C. Ingle stated that the rating district is for the swamp and he wondered if the Karamea rating district should get involved with the clearing of the river but he stated that he agrees with W. Moen that this rating district is the beneficiary of the works. C. Ingle stated that the Karamea rating district might want to consider doing this but he is mindful that the question could be asked about all the other rivers that have willows. G. Volckman stated that he is quite happy to cut some of the willows but he noted that there are regulations around this.

B. Jones stated that there are some wrong things in G. Smart's report one of them is the difference in level between the back road past Mrs Kees's house and the main road down by G. Volckman's corner and along the Blue Duck Road, which is 600mm difference in height. B. Jones stated that this is probably the main reason why there is so much floodwater. B. Jones feels that the bank on L. Kees's property needs to go ahead and he would be prepared to agree to a bank the same on G. Volckman's side to protect his swamp land. B. Jones feels that the way forward is to carry on with the bank and that G. Volckman should be considered as an affected party but this is all part of the process that the rating district should be going through anyway. C. Ingle asked G. Volckman why he feels he is an affected party and does he think that floodwater is going to be pushed over to his side more because of the raising of L. Kees's bank by 0.9 metre. G. Volckman responded that this is one reason but he does have land on both sides of the river. B. Jones asked G. Volckman if the amount of floodwater that is going over the flats could be reduced then would he not consider this to be beneficial to him. G. Volckman stated that he has a cowshed in this area also and he finds the swamp flooding to be an inconvenience. Extensive discussion took place. B. Jones called a point of order because he felt the meeting was getting nowhere. Cr Archer encouraged the meeting to make a decision collectively on where to from here.

**Moved:** *"That the Kongahu rating district continue continues the consent process for the wall on L. Kees's property and follows up on any mitigation required with the Consents Team at the West Coast Regional Council".*

*B. Jones / K. Kees  
G. Volckman against  
Carried*

Cr Archer advised that the rating district will have to wait to get the outcome of the consent, he asked the meeting what is the general feeling is about an extension of the wall as part of the consent or further consent where G. Volckman is talking about on the other side, by the wildlife reserve and what impact that might have. B. Jones stated that he is quite happy to go ahead with whatever the consent department suggests. R. Anderson stated that he feels a culvert would

need to be put in place in this area. Cr Archer asked if the consent is granted with whatever conditions the consent authority deems appropriate, he asked W. Moen where to from here once the consent is granted. W. Moen advised that assuming the consent is approved then L. Kees would need to be consulted about the use of his farmland to form the stopbank. W. Moen advised that the alternative is to import the materials for the stopbank. L. Kees stated that he does not mind if his gravel is used or if soil is taken from either side of the hump. R. Anderson asked how big would the culvert need to be for this job. W. Moen stated that there are two options, either a 1200mm culvert or some sort of spillway is put in place. Discussion ensued on where to from here. G. Volckman suggested that once the consent is to hand, then quotes could be sought and then a special meeting could be called to discuss how much money should be spent. R. Anderson suggested that a special meeting is held if the quote exhausts what is in the account.

**Moved:** *“That based on the outcome of the consent process, B. Jones then contacts the ratepayers to seek their advice on proceeding with this project”.*

*G. Volckman / K. Kees  
Carried*

### **LOWER KONGAHU AREA – CONTOUR CHANNEL DIVERSION PROPOSAL**

W. Moen stated that he has looked at this again and ideally Granite Creek really needs to be cleaned out. W. Moen advised that he was asked to come up with some approximate figures and to get some survey work done to determine the location of the drain. W. Moen stated he has talked to B. Jones about this and the cost of re-diverting part of the channel down through the adjacent farmland into the outlet of Blackwater Creek. W. Moen stated that he thinks this method will cause flooding down towards the bottom end on B. Jones's land. W. Moen stated that the costings he has done are based on construction of a high level overflow weir / culvert on the bank of the contour channel. He estimates this work could cost around \$67,000 but with competitive tendering it could be cheaper. W. Moen advised that there is a natural depression in this area so it is a matter of deepening and widening this area. G. Volckman asked why is this being done and what are they hoping to achieve. R. Hedgman stated that this would stop the creek coming over the road. She stated the road was closed again the other day. B. Jones stated that what W. Moen has come up with needs refinement and it is not what he considers the end product to be. B. Jones stated that there needs to be a high level outlet into Granite Creek as there is no way all the water from the Contour Channel could get out and this would need to be flood gated. Extensive discussion took place. B. Jones stated that he spoke with S. MacGregor and he is not keen on this idea as he has at least three crossings to consider. B. Jones stated that this will not solve problems but hopefully it will improve things. He stated it would never work as well as it did when it was flowing out of Granite Creek but it will be an improvement. Discussion took place on whether Granite Creek could be cleared. C. Ingle advised that this was discussed two to three years ago and this committee had agreed to pay for 50% of this. C. Ingle advised that an ecological study was done in support of this and now this same ecological study is being used to support the extension of the Blackwater Channel out into the estuary. He stated consent could be got for this but the problem was getting the Karamea committee to fund the other half as they felt money was being thrown away as it was just going to fill up again. G. Volckman asked if the best option would be to deepen Granite Creek all the way through. B. Jones stated this would be a good option but it would be hard to keep it deeper. He stated that the material from Granite Creek makes good stopbanks. W. Moen stated that he has talked with S. Griffin from Buller District Council about the road but there has been reluctance from the rating district to progress this. It was noted that the rating district would need to pay 50% of the costs. Cr Archer asked the meeting what they want to do for this. B. Jones suggested approaching the Karamea rating district to see if they are willing to contribute. R. Anderson stated that once the area around the bridge has built up then something would need to be done about the problem. W. Moen stated that Buller District Council might be able to source some funding from NZTA if the bridge is affected. G. Volckman stated that he is wary of going ahead in case consent is not granted. C.

Ingle responded that good progress is being made with the consent to extend the Blackwater outlet for another 2 kms out into the estuary. B. Jones stated that if Granite Creek were cleaned out it would benefit him and all the people who own sections on the other side. It was agreed that this proposal is parked up until the consent for Blackwater Creek extension is granted. It was noted that the willows in this area would need to be removed. W. Moen advised that resource consent is in place for this already.

## **ELECTION OF COMMITTEE AND SPOKESPERSON**

It was noted that all ratepayers in the rating district are members of the committee.

**Moved:** *"That the entire rating district are on the rating district committee for the 2012 / 2013 financial year."*

*G. Volckman / B. Jones - Carried*

**Moved:** *"That B. Jones re- elected as the spokesperson for the 2012 / 2013 financial year."*

*L. Kees / G. Volckman – Carried*

## **GENERAL BUSINESS**

G. Volckman advised that resource consent to enable the use of Round Up to spray the drains in the Kongahu swamp expires in September 2014. It was agreed that an extension would be applied for. F. Bjerring stated there are parts of his land that he does not want sprayed and these were sprayed last year. B. Jones told F. Bjerring that the same plan as usual was used last year and if he didn't want some areas sprayed he should have spoken up sooner. It was agreed that F. Bjerring would inform B. Jones of what areas he doesn't want sprayed.

T. Archer thanked the meeting for their attendance.

There being no further business, the meeting closed at 12.30

### **Action Points for follow up**

- T. Jellyman to circulate minutes of special meeting held on 16 April 2012.
- W. Moen to apply for an extension to the resource consent so that Round Up can still be used in the Kongahu swamp.