

## THE WEST COAST REGIONAL COUNCIL

### **MINUTES OF THE ANNUAL GENERAL MEETING OF WAITANGI-TAONA RATING DISTRICT HELD AT THE WHATAROA COMMUNITY CENTRE ON WEDNESDAY, 3 MAY 2000 COMMENCING AT 10.30 A.M.**

#### **PRESENT**

A. Nolan, P. Northcroft, V. Northcroft, J. Purcell, R. Vincent, D. Dennehy, B. Graham, N. Williams, J. Friend & W. Nolan.

#### **IN ATTENDANCE**

West Coast Regional Council  
B. Duckett & D. Davidson (Councillors)  
R. Lowe & W. Moen (Staff)

#### **APOLOGIES**

J. Clayton & T. Day (West Coast Regional Council)  
P. Dennehy, D. Dennehy, G. Dennehy, M. McBride & D. Selby

#### **BUSINESS**

B. Duckett opened the meeting and welcomed those present.

**Moved:**        ***"That the minutes of the previous Annual General meeting held on 3 May 1999, be adopted as a true and accurate record of that meeting."***

*W. Nolan/P.Northcroft - Carried*

#### **MATTERS ARISING**

J. Purcell made reference to the letter to the Department of Conservation seeking financial contributions towards the Scheme. He pointed out that he had recent discussions with a Department of Conservation staff member who was sympathetic in paying a figure in lieu of rates.

W. Moen explained that all overtures to Department of Conservation to date stated that they were neither liable for nor intending to pay any financial contribution to the scheme and further to J. Purcell's information expressed concern at the apparent differences of opinion within the Department of Conservation.

W. Moen undertook to consult further with J. Purcell and the Department of Conservation regarding this issue.

W. Moen then went through last year's minutes and indicated the actions taken regarding Department of Conservation and Transit issues. As at 18 November 1999 Transit had no resource consent applications lodged for any proposed stopbank extensions on the left bank of the Waitangi-taona River.

W. Moen also read a copy of a letter sent to R. Vincent on 30 June 1999 regarding the issues of Transit New Zealand consent application and the issue of White Heron Sanctuary Tours Ltd rate payments.

B. Duckett felt that Transit New Zealand stance on river works left a lot to be desired as far as public consultation is concerned.

## **FINANCIAL MINUTES**

W. Moen presented the financial statements for the 1998/1999 financial year and the 6 month transitional period from 1 July 1999 to 31 December 1999.

**Moved:        “*That the Financial Reports for both the 1998/1999 financial year and the six monthly transitional period ending 31 December 1999 be adopted.*”**  
*W. Nolan/A. Nolan - Carried*

R. Vincent questioned the increased level of staff service fees and vehicle costs. He felt that the service fees were high, compared to the actual contracting costs carried out.

R. Lowe pointed out that regardless of any works carried out, all rating districts incurred ongoing administration costs. He also pointed out that any inquiries regarding the scheme and involved extra office work incurred a cost against the scheme.

Vehicle costs of travelling to inspections incur a direct cost, although they were normally shared with other inspections whenever possible.

W. Nolan asked if a detailed inventory of administration costs could be produced.

W. Moen said that the staff hours could be recovered, however actual details of time spent could be more difficult. He said he would endeavour to get the hourly breakdown and report back.

R. Lowe explained that if alternative consulting engineers were employed an hourly charge of approximately \$139 could be expected as opposed to Council's \$55/hour.

J. Purcell also questioned the relativity of service fees versus contracting costs in both the 1997/98 and 1998/99 financial year.

R. Lowe explained that some costs could have been carried over into the next financial year and as a result would give a false impression.

Upon enquiry from W. Nolan, R. Lowe outlined the \$700 special valuation fees.

R. Lowe explained that this was a special valuation carried out to ascertain an independent value of the disputed land.

D. Davidson's personal opinion was that the Council should pay all legal costs on Council land.

B. Duckett felt that progress on the lease land was slowly progressing.

J. Purcell expressed concern at ratepayers money being used to finance valuation costs on Council land.

### **ELECTION OF OFFICER**

**Moved:**        ***"That R. Vincent be re-elected as Chairperson/Spokesperson of the Waitangi-taona Rating District for the 2000/2001 financial year."***

*W. Nolan/M. Northcroft – Carried*

**Moved:**        ***"That the committee be the status quo for the 2000/2001 financial year."***

*W. Nolan/P. Northcroft – Carried*

### **RATES 2000/2001**

R. Vincent felt that as no damage had occurred recently and as the account was in a healthy credit situation a reduced rate was recommended.

**Moved:**        ***"That due to the healthy credit balance a reduced one off rate of \$10,000 + GST be struck for the 2000/2001 financial year."***

*R. Vincent/P. Northcroft – Carried Unanimously*

### **GENERAL BUSINESS**

J. Purcell introduced and read out a letter from the Auditor General – Audit Department. The letter pointed out that if the sub-committee was unhappy at the Council's use of its funds collected by rates, the sub-committee should make written submission to the Operations and Rural Services Committee of the Council.

J. Purcell felt that the sub-committee had made its views clear to the Council regarding the expenditure.

W. Nolan asked that the sub-committee should be given all compensation money profits on the sale of the land. He felt the Council had changed the rules halfway through the negotiations.

R. Lowe asked why West Coast Ratepayers in general should cover the Waitangi-taona Ratepayers.

R. Lowe felt that any money paid out for such issues as fencing should be borne by the scheme.

R. Vincent pointed out that no money had changed hands yet and asked when this would happen.

R. Lowe advised that the Council was proceeding shortly with the tendering out of the lease of the land.

D. Dennehy felt that the land should be disposed of.

D. Davidson personally thought that the Rating District should get some compensation.

R. Vincent raised the question of fencing costs.

W. Nolan said that the cost of fencing, 3000 metres of fence at \$8.00, was not a fair cost on the ratepayers.

R. Lowe advised that Council would pay half and that the adjacent landowners should pay the other 50% under the Fencing Act.

R. Lowe also pointed out that the Council would recoup costs and any profit would go to the Rating District.

J. Purcell asked if the land would be fenced before being tendered.

R. Lowe replied in the affirmative.

J. Purcell asked if any contribution would be recovered from the road owner.

Discussion took place on the LAPP Fund.

R. Lowe advised that the Scheme should stay in the LAPP Scheme as it was possible that the LAPP Fund could be looking at complete 100% cover, with premiums possibly remaining the same. He also outlined the Karamea payout situation with a 40% government input, 40% LAPP Fund and a 20% ratepayer contribution. In the Poerua case, no payout had been made because no damage had occurred to Scheme assets.

He also pointed out that 60% had to be funded from ratepayer sources.

D. Dennehy asked if the Waitangi-taona Scheme had LAPP coverage.

R. Lowe responded that it did.

B. Duckett felt that the LAPP Fund kept changing the rules.

R. Vincent asked if LAPP had made any payouts in New Zealand since the scheme started.

R. Lowe thought that the Karamea situation was the only successful application to date. He also pointed out that a civil defence emergency declaration appeared to be the trigger point to activate the "payout".

W. Nolan asked if the scheme could withdraw from the LAPP Scheme.

R. Vincent pointed out that in a major earthquake scenario many other areas would require a payout and how would there be enough money to cover all applications.

R. Lowe felt that it was not prudent for the scheme to withdraw from the LAPP Scheme at present, given a potential 100% payout in the future.

R. Vincent felt that such a potential 100% payout gave the LAPP Scheme an added attraction.

B. Duckett explained that private insurance was very hard, if not impossible to procure.

W. Nolan sought clarity on the local LAPP Fund premiums.

R. Lowe explained that as some rating districts pulled out of the scheme the same premium was shared amongst a less number remaining and therefore they had to pay slightly more to compensation.

**Moved: *That the Waitangi-taona Rating District stay in the LAPP Scheme for the 2000/2001 financial year.***

*W. Nolan/R. Vincent – Carried*

R. Vincent asked if any schemes had withdrawn from LAPP.

W. Moen explained that approximately 5 had pulled out to date.

J. Purcell asked where the Waitangi-taona Scheme started.

R. Lowe pointed out that the scheme works started between 50 and 100 metres below the State Highway Bridge.

W. Nolan asked what the District Council rate covered.

R. Lowe explained that it covered the area of land covered by the stopbank.

P. Northcroft asked that photocopies of the Westland District Council rate demand be forwarded to the Chairperson.

J. Purcell asked if the sub-committee had been approached regarding the lease land.

R. Lowe pointed out that only the adjacent landowners had been approached and that it was a Council decision on how it was to be leased, not the sub-committee.

J. Purcell explained that he had received a letter from a previous Chief Executive Officer, Mr. P. Hill, regarding the Council's approach to leasing the river bed land.

J. Purcell also stated that he would be concerned if a valuation carried out 3-4 years ago was agreed to.

J. Purcell asked if a reclassification had been carried out since 1992.

R. Lowe explained that no revision of the classification had taken place.

R. Vincent produced the minutes of a meeting of the sub-committee held at the Waitangi-taona bridge at 1.00 p.m. on Tuesday, 2 May 2000.

The recommendation for topics for discussion at the Annual General Meeting included.

1. A reduced rate
2. LAPP Fund
3. Recording of Minutes
4. Department of Conservation's contribution
5. Proposed rock placement

6. Financial Balance Sheet
7. Land Dispute

R. Vincent requested that a tape of the meeting be supplied to the Chairperson as he felt that the minutes supplied were not full enough and the time lag between the meeting and the supply of minutes tended to "cloud" the discussions that actually took place.

W. Moen pointed out that the minutes of a meeting are always a summary of what was discussed. They were always used to give a reader an impression of what was discussed not a word for word verbatim transcription of proceedings.

He also explained that if R. Vincent wanted a full verbatim set of minutes a personal assistant trained in shorthand would be required to attend. This would be at considerable extra cost charged directly to the Rating District and would be unusual as not even full Regional Council minutes were verbatim.

W. Moen also told those present that the previous minutes were the most full minutes of all the Council's 24 rating districts and felt the criticism was unwarranted. No other rating district demanded this level of minute taking. He undertook to get the draft minutes out to the Chairperson within 2 months of the meeting for approval.

J. Purcell pointed out that while many issues discussed at meetings are not written down, the motion was the most important outcome and this component had to be accurate.

W. Moen agreed.

W. Moen pointed out that a drop in the rate strike should also reflect a drop in Trustpower's share.

It was recommended that a letter be sent to Trustpower detailing the one off rates drop and hence a lower contribution requirement from Trustpower.

R. Vincent asked that an engineer carry out an inspection with the committee as soon as possible.

He also pointed out that in the future the right bank stopbank would need to be raised.

R. Lowe said that the Council should be able to access the cross-sectional information gained by Transit cross sectional work.

D. Dennehy also mentioned the delta forming at the top end of Lake Wahapo.

There being no further business, the meeting concluded at 11.55 a.m.

W. Moen  
Senior Engineering Officer