

THE WEST COAST REGIONAL COUNCIL

MINUTES OF THE ANNUAL MEETING OF THE PUNAKAIKI RATING DISTRICT HELD AT THE KEATING RESIDENCE ON 17 OCTOBER 2018, COMMENCING AT 7.03 PM.

PRESENT

M & F. Keating, J. Lightfoot, C. King, G & A. Beynon, C. Findlay, D & G. Freeman, A. Chapman, J. Costello, S. Casey, D. Bartlett

IN ATTENDANCE

West Coast Regional Council
T. Archer (Councillor), G. Neylon (Buller District Council)
R. Beal, P. Birchfield, R. Mallinson, T Jellyman (Staff)

APOLOGIES

Cr Clementson (sick), H. O'Dea, F. Mesman, A. Palmer, G. Chapman

Moved: *"That the apologies be accepted."*

C. Findlay / J. Lightfoot- Carried

BUSINESS

Cr Archer opened the meeting and welcomed those present to the meeting. He introduced himself and the Council staff. Cr Archer thanked Mr and Mrs Keating for hosting the meeting.

Moved: *"That the minutes of the previous Annual Meeting held on 2 November 2016, be adopted as a true and correct record of that meeting."*

A. Beynon / F. Keating - Carried

MATTERS ARISING

An email from Andrew Palmer was tabled and read out by Cr Archer. A. Palmer's email expressed his concerns regarding managed retreat from Punakaiki which was discussed at last year's meeting and he is concerned that there has been no progress. A. Palmer's email spoke of the possible option of a subdivision at the cattle reserve, insurance issues, rising sea levels, and property values. Cr Archer stated that extensive discussion took place on this last year and the only supporter of this was A. Palmer, Cr Archer asked the meeting if their views were still the same. C. Findlay spoke of the master plan for Punakaiki which was refuted by local iwi who stated that they strongly object and they would take up the land at the Cattle Reserve if it was released by the Crown.

Cr Archer asked the meeting if anything has changed since these meetings. Discussion took place on the cost of pursuing relocation options, it was noted that the Cattle Reserve is the only land option. R. Beal advised that Council is carrying out planning for all coastal communities on the West Coast. He stated that this would not cost the rating district. Cr Archer asked those present who would like Council to investigate further options on possible land options to relocate to. The meeting agreed that that they wished to stay in their current location.

FINANCIAL REPORT

R. Mallinson presented the financial statements for the financial period ending 30 June 2018. R. Mallinson reported that the opening balance in the maintenance account was \$131,027.86 in deficit and the closing balance as at 30 June 2018 is \$44,937.29 in deficit.

The opening balance in the loan repayment account was zero. R. Mallinson advised that the loan was drawn down partway through the year, and interest was less than anticipated. R. Mallinson was able to make large lump sum repayments of the loan and he is hopeful of being able to do this again this financial year. The closing balance is \$9,379.20. He reported that the balance of the loan outstanding as at 30 June 2018 is \$265,000.

Moved: ***"That the financial reports be received".***

J. Lightfoot / F. Keating – Carried

WORKS REPORT

P. Birchfield presented the 2017 / 2018 works report and advised that \$24,949 worth of emergency works were completed during the reporting period.

P. Birchfield reported that \$313,360.54 worth of capital works were completed in December 2017.

P. Birchfield carried out an inspection in August 2018 and identified a couple of areas that requires top up of rock in several places along the seawall frontage at the south end. She advised that there is a stockpile of rock in the area. P. Birchfield answered questions relating to rock costs, concrete and cartage.

P. Birchfield advised that she has allowed \$10,000 for this work along with \$30,000 for unforeseen maintenance over the 2018 / 2019 period.

RATES 2017 / 2018

It was noted that the balance in the rating district account at the beginning of the 2019 / 2020 financial year is likely to be \$11,500 in deficit.

Discussion took place on the changes to rating classifications. R. Mallinson provided additional information on this matter on the rating classifications, he explained how this system works. R. Mallinson advised that should the rating district wish to change from a classification system to a different system then consultation could be done via the 2019 / 2020 Annual Plan consultation process. R. Mallinson expressed that caution be taken prior to changing the rating system as there could be big winners and big losers. R. Mallinson advised that a further meeting is held prior to initiating the annual plan process. R. Mallinson stated that a simple rate without differentials could be investigated, what a differential on commercial properties might look like. Cr Archer advised the meeting that 70% of submissions received would need to be in support of a change. It was noted that there are 30 properties in the rating district.

Moved: ***"That Council investigates options to review the rating classifications via the Annual Plan process"***

D. Bartlett / M. Keating - Carried

The recommended maintenance rate is set at \$95,000 excluding GST for the coming financial year.

Moved: ***"That rate strike for the Punakaiki rating district is \$95,000 Excl GST for the 2019 / 2020 financial year."***

C. Findlay / J. Lightfoot - Carried

ELECTION OF OFFICERS

Cr Archer read out the names of those on the committee. He asked if anyone wishes to either come off or stand down from the committee or if anyone present would like to be elected onto the committee. It was agreed that the status quo would remain.

Moved: ***"That the existing members, G. Beynon, T. Wilkins, S. Casey, M. Keating, A. Beynon, I. Ryder, L. Totzauer, T. Sullivan, C. Findlay and J. Lightfoot remain on the committee for 2018 / 2019 financial year"***

J. Costello / D. Benfell – Carried

Cr Archer asked C. Findlay and G. Beynon if they were still prepared to continue in their positions as Spokesperson and deputy spokesperson. Both agreed.

Moved: *"That the C. Findlay be elected as the Spokesperson for the 2018 / 2019 financial year and G. Beynon be the deputy Spokesperson".*

F. Keating / M. Keating – Carried

R. Beal requested that a vote of thanks is expressed to C. Findlay and G. Beynon for this help and assistance during the year. Cr Archer concurred and thanked both for their work over the past two years. Cr Archer thanked F & M. Keating for hosting the meeting at their home once again.

Agreed Level of Service

P. Birchfield advised that Audit NZ have requested that agreed level of service is discussed at each rating district meeting this year. She advised that this has come about as a result of the Edgcombe flood event.

P. Birchfield stated that the asset management plan for the rating districts states that seawall built in 2005 has been designed to handle the historically observed tidal fluctuations and surge patterns of the Tasman Sea in the vicinity. The scheme structures will be maintained to the dimensions that they were originally constructed but this may not be sufficient to maintain the level of service the seawall was originally designed to. She asked the meeting if they wished to consider raising the seawall or altering the level of service.

R. Beal advised that agreed level of service is based on affordability but it is important that the rating district understands what the defined level of service is and that it is being achieved.

P. Birchfield advised that cross sections have been done but longitudinal cross sections are yet to be completed. She stated that when top ups are required rubble is used from Eight Mile Quarry which is better than gravel from Punakaiki. Discussion ensued and it was agreed that rating district is comfortable with the current level of service as noted in the asset management plan.

GENERAL BUSINESS

D Bartlett spoke of cell phone coverage in the area. He asked if Council has any input into this. It was agreed that staff would follow up on this.

Moved: *"That the a vote thanks is extended to staff and elected members from both the Regional Council and Buller District Council for their work carried out on behalf of the rating district".*

J. Lightfoot / A. Beynon – Carried

Cr Archer thanked the meeting for their attendance.

There being no further business the meeting closed at 8.23 p.m.

Action Points:

- R. Mallinson to investigate changes to rating classifications and differentials via the Annual Plan Process.
- T. Jellyman to arrange a special meeting prior to commencing the consultation process.
- P. Birchfield to ensure longitudinal cross sections are done next year.
- R. Beal to follow up on cell phone coverage at Punakaiki.

Council Infrastructure Insurance Details

Information provided by R. Mallinson (Corporate Services Manager)

Council exited LAPP in 2011 following the Canterbury earthquakes, as it was going to be unaffordable to continue.

We then established a designated Catastrophe Fund, which has grown to \$1M.

As from 1/11/17 WCRC Infrastructure is covered under the AON Lloyds scheme. We are in a grouping of South Island Councils (Nelson, Tasman, Buller, Grey, Westland, WCRC, Queenstown Lakes, Environment Southland) with total programme cover of (now) \$300M.

WCRC carries cover of \$35M and the annual premium is paid for from interest earned on the \$1M Catastrophe Fund. The excess is \$250,000.

See details of actual cover below taken from the actual Policy wording: The infrastructure cover includes (quoting direct from Policy).

“Materials damage natural catastrophe insurance” including:

Earthquake, Natural landslip, Flood, Tsunami, Tornado, Windstorm, Volcanic eruption, Hydrothermal and geothermal activity, Subterranean Fire, And Business Interruption resulting from them.