

**AGENDA AND SUPPORTING PAPERS  
FOR COUNCIL'S SEPTEMBER MEETINGS**

**TO BE HELD IN THE OFFICES OF THE WEST COAST REGIONAL COUNCIL  
388 MAIN SOUTH ROAD, GREYMOUTH**

**TUESDAY, 9 SEPTEMBER 2014**

**The programme for the day is:**

**10.30 a.m: Resource Management Committee Meeting**

**On completion of RMC Meeting: Workshop on the Draft Coastal Plan**

**On completion of RMC Meeting: Council Meeting**

**On Completion of Council Meeting: Councillor Workshop on Draft Bylaw for Flood Protection**

# **RESOURCE MANAGEMENT COMMITTEE**

**THE WEST COAST REGIONAL COUNCIL**

Notice is hereby given that a meeting of the **RESOURCE MANAGEMENT COMMITTEE** will be held in the Offices of the West Coast Regional Council, 388 Main South Road, Paroa, Greymouth on **Tuesday, 9 September 2014**

P. EWEN  
CHAIRPERSON

M. MEEHAN  
Planning and Environmental Manager  
J. ADAMS  
Consents and Compliance Manager

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<b><u>AGENDA NUMBERS</u></b>	<b><u>PAGE NUMBERS</u></b>	<b><u>BUSINESS</u></b>
<b>1.</b>		<b>APOLOGIES</b>
<b>2.</b>	1 – 3	<b>MINUTES</b> 2.1 Confirmation of Minutes of Resource Management Committee Meeting – 12 August 2014
<b>3.</b>		<b>PRESENTATION</b>
<b>4.</b>		<b>CHAIRMAN'S REPORT</b>
<b>5.</b>		<b>REPORTS</b>
		<b>5.1 Planning and Environmental Group</b>
	4	5.1.1 Reefton Air Quality Summary
		<b>5.2 Consents and Compliance Group</b>
	5 – 8	5.2.1 Consents Monthly Report
	9 – 11	5.2.2 Compliance & Enforcement Monthly Report
		<b>6.0 GENERAL BUSINESS</b>

**MINUTES OF THE MEETING OF THE RESOURCE MANAGEMENT COMMITTEE  
HELD ON 12 AUGUST 2014 AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL,  
388 MAIN SOUTH ROAD, GREYMOUTH, COMMENCING AT 10.30 A.M.**

**PRESENT:**

P. Ewen (Chairman), A. Robb, A. Birchfield, P. McDonnell, T. Archer, S. Challenger, J. Douglas,

**IN ATTENDANCE:**

C. Ingle (Chief Executive Officer), M. Meehan (Planning & Environmental Manager), J. Adams (Consents & Compliance Manager), T. Jellyman (Minutes Clerk)

**1. APOLOGIES**

**Moved** (Ewen / Robb) *that the apologies from N. Clementson and F. Tumahai be accepted.*

*Carried*

**2. PUBLIC FORUM**

There was no public forum.

**3. MINUTES**

**Moved** (Birchfield / Archer) *that the minutes of the previous Resource Management Committee meeting dated 15 July 2014, be confirmed as correct.*

*Carried*

**Matters Arising**

There were no matters arising.

**4. CHAIRMAN'S REPORT**

Cr Ewen reported that he and Cr Archer attended the South Island Civil Defence Emergency Management conference held at Shantytown recently. He stated that this was a very informative conference, with good speakers and was well received with a lot of positive comments made by those in attendance. Cr Ewen stated that this was a good way of connecting with others in similar situations in the South Island. Cr Ewen passed on his congratulations to staff that organised the conference. Cr Archer agreed with Cr Ewen's comments.

**Moved** (Ewen / Challenger)

*Carried*

**5. REPORTS**

**5.1 PLANNING AND ENVIRONMENTAL GROUP**

**5.1.1 PLANNING AND ENVIRONMENTAL MANAGER'S REPORT**

M. Meehan spoke to this report and advised that the Reefton Airshed Committee met on the 15<sup>th</sup> of July to discuss the trial of the two Oeko Tubes that have been installed in Reefton. M. Meehan advised that one Oeko Tube has been installed on a house that burns both wood and coal and the other has been installed on a house that burns coal only. M. Meehan drew attention to the photographs in his report that illustrate how the Oeko Tube traps the particles inside the flue. He stated that the Oeko Tubes are doing what they are designed to do. M. Meehan advised that at the end of September all the information from the trial will be analysed but in the meantime educational material on how to manage your fire, collecting firewood early, cleaning your chimney and getting

the most efficiency out of your appliance will be prepared for both Reefton and the wider West Coast community.

M. Meehan reported that the draft Coastal Plan will be discussed at a workshop with the Resource Management Committee on the 9<sup>th</sup> of September. Iwi representatives will also be invited to attend the workshop.

M. Meehan reported that staff have been working closely with DoC on the Land and Water Plan Change to correct the inaccuracies with the Schedule 2 wetland mapping. M. Meehan advised that about ten properties need to be visited with DoC.

Cr Archer asked if it is bituminous coal that is being burnt on the fires involved in the Oeko Tube trial. M. Meehan confirmed that it is but they are different types of coal. M. Meehan answered other questions from councillors relating to the Oeko Tube trial.

**Moved** (Robb / Archer) *that Council receives this report.*

*Carried*

### 5.1.2 REEFTON AIR QUALITY SUMMARY

M. Meehan spoke to this report and reported that there have been 17 exceedances of the NES for PM<sub>10</sub> in the Reefton Airshed. M. Meehan advised that in September he will be providing a summary of this winter's exceedances in comparison with previous winters.

**Moved** (Archer / McDonnell) *That Council receives this Report.*

*Carried*

### 5.2.1 CONSENTS MONTHLY REPORT

J. Adams spoke to this report and advised that three consent site visits were made during the reporting period. He advised that resource science provided water quality assistance with these site visits. J. Adams reported that 20 non-notified resource consents were granted and four changes to consent conditions were granted during the reporting period. J. Adams advised that after completing this report he was advised that Solid Energy Ltd and Forest and Bird have now come to an agreement on Mt William North. He advised that this is now with the Environment Court and if they accept the conditions then the consent can be granted. Cr Birchfield asked for further information on the Mt William resource consent application. J. Adams said that Solid Energy Ltd has agreed to increase the non-mining area. Permission was sought from Crown Minerals for this and this permission has now been granted. Cr Birchfield stated that Forrest and Bird have forced Solid Energy Ltd to give up the mining of 2 million tonne of coal by decreasing the mining area.

Cr Birchfield drew attention to Oceana Gold Ltd's resource consent applications. J. Adams advised that one consent application is in relation to the Globe Mine to increase their tailings to allow mining to continue. The other consent application from Oceana Gold Ltd relates to mining at Waiuta. Cr Ewen stated that he is pleased to see this resource consent application come through as he dealt with the original consents ten years ago.

**Moved** (Archer / Birchfield) *that the August 2014 report of the Consents Group be received.*

*Carried*

### 5.2.1 COMPLIANCE & ENFORCEMENT MONTHLY REPORT

J. Adams spoke to this report and advised that 44 site visits were carried out during the reporting period. He advised that six site visits were as a result of complaints. J. Adams reported that 28 site visits were compliant and 16 were non-compliant. J. Adams advised that a considerable amount of the non-compliant visits were the result of heavy rainfall events.

J. Adams reported that most of the complaints have been substantiated. He advised that one formal warning was issued during the reporting period. This was in relation to riparian margin damage caused by stock.

Cr Challenger asked for more information regarding the complaints about the mining operation at Blue Spur. J. Adams advised that some of the issues around these complaints related to noise and the hours the mining is working. These matters are District Council consent conditions. J. Adams advised that this mining operation is under an abatement notice, but is still mining.

J. Adams advised this company does not have a bond in place and the resource consent states that they must have a bond in place. They are also mining outside of their consented area. J. Adams

advised that he is applying for an Enforcement Order through the court at the moment. J. Adams confirmed that if the company does the restoration and puts a bond in place they can continue mining. It was noted that this company owes council money at the moment.

**Moved** (Archer / McDonnell)

*That the August 2014 report of the Compliance Group be received.*

*Carried*

**6.0 GENERAL BUSINESS**

Cr Ewen advised that he would attend the public meeting in Reefton regarding the Reefton air shed.

The meeting closed at 10.51 a.m.

.....  
Chairman

.....  
Date

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Resource Management Committee Meeting September 2014  
 Prepared by: Emma Chaney, Senior Resource Science Technician  
 Date: 29 August 2014  
 Subject: **REEFTON AIR QUALITY SUMMARY**

There have been 17 exceedances of the Resource Management (National Environmental Standards for Air Quality) Regulations 2004 for PM<sub>10</sub> in Reefton so far this year. Generally exceedances do not occur from September onwards as the weather improves.

An exceedance occurs when there has been an average of more than 50 micrograms/m<sup>3</sup> of PM<sub>10</sub> recorded over a 24 hour period. The National Environmental Standard (NES) allows one exceedance per year, any further exceedances are in breach of the NES.

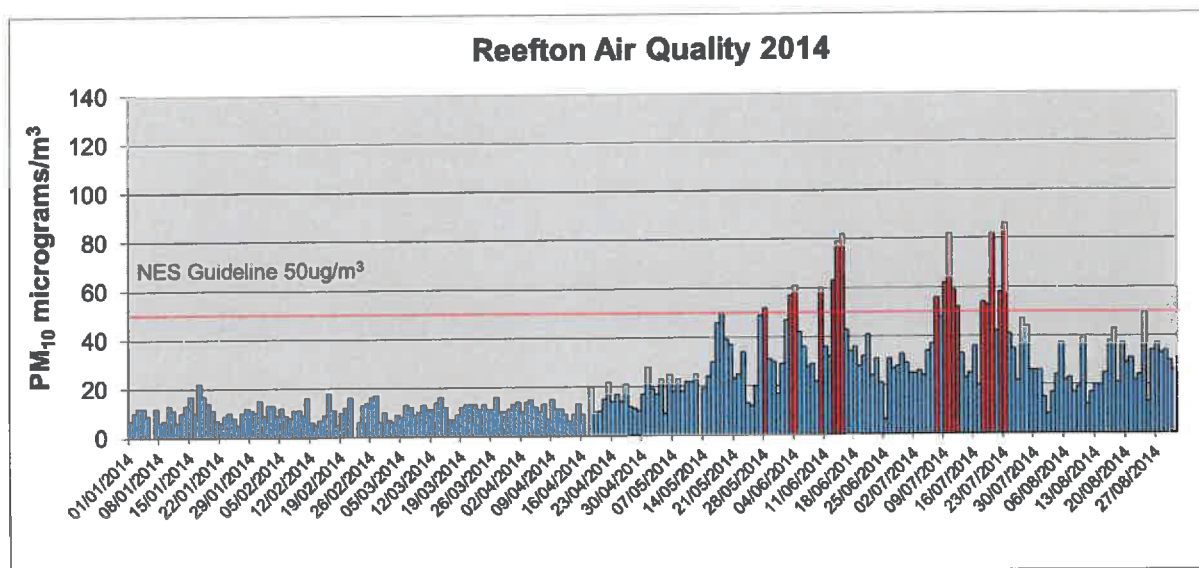


Figure 1. Reefton daily PM<sub>10</sub> for 2014 showing exceedances of the NES in red.

Table 2. Number of yearly exceedances of the Resource Management Regulations for PM<sub>10</sub> and the maximum recorded 24 hour averages at the Reefton air quality site since 2006.

	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of exceedances (over whole year)	16	25	18	16	22	7	27	15	17
Maximum recorded 24hr average (µg/m <sup>3</sup> )	86	129	78	91	99	68	115	87	86

**RECOMMENDATION**

*That the report is received.*

Michael Meehan  
 Planning and Environmental Manager

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Resource Management Committee  
 Prepared by: Jackie Adams - Consents & Compliance Manager  
 Date: 28 August 2014  
 Subject: **CONSENTS MONTHLY REPORT**

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**CONSENTS****Consents Site Visits 31 July – 27 August 2014**

<b>DATE</b>	<b>NAME, ACTIVITY &amp; LOCATION</b>	<b>PURPOSE</b>
08/08/14	RC-2014-0155 – DM Coutts & HJ Nicol, Septic tank discharge, Lake Brunner Road	Onsite waste water evaluation. Failed to meet Permitted Activity Rule 79, therefore Resource Consent required.
18/08/14	RC-2014-0152 – AG & KD Colligan, Take water for gold mining, Cockabulla Creek	Visited the site with a Compliance Officer to assess the water take. The applicant decided to withdraw the application as he has a water take in the area from a larger water source.

**Non-Notified Resource Consents Granted 31 July – 27 August 2014**

<b>CONSENT NO. &amp; HOLDER</b>	<b>PURPOSE OF CONSENT</b>
RC10243 LTM Mining	To undertake earthworks associated with alluvial gold mining and associated activities within the Mawhera Forest, within MP55573.  To take and use water for alluvial gold mining activities within MP55573 within the Mawhera Forest.  To discharge sediment-laden water to land in circumstances where it may enter water (Dead Horse Creek and its tributaries) within the Mawhera Forest.  To discharge water containing contaminants (sediments from an alluvial gold mining operation) to water (Dead Horse Creek and its tributaries) within the Mawhera Forest.
RC13009 Teronick Mining Company Ltd	To undertake earthworks associated with alluvial gold mining adjacent to the Larry River within MP 54274.  To take and use water for alluvial gold mining activities adjacent to the Larry River within MP 54274.  To discharge sediment-laden water to land in circumstances where it may enter water, namely the Larry River and its tributaries associated with alluvial gold mining within MP 54274.
RC13158 Hokitika Gold Ltd	To undertake earthworks associated with alluvial gold mining, Hou Hou.  To take surface water and groundwater via seepage into mining ponds, Hou Hou.  To discharge mine pond water to surface water and into groundwater via seepage, Hou Hou.  To discharge water containing sediment to land where it may enter water associated with alluvial gold mining, Houhou.
RC13184 Green Acre Farms Ltd	To discharge (irrigate liquid) to land near DS360 at Rotomanu.  To discharge (solid) dairy effluent to land DS360 at Rotomanu.



RC13185 Green Acre Farms Ltd	To discharge (irrigate liquid) to land near DS361 at Rotomanu. To discharge (solid) to land near DS361 at Rotomanu.
RC13186 Green Acre Farms Ltd	To discharge (irrigate liquid) to land near DS362 at Rotomanu. To discharge (solid) to land near DS362 at Rotomanu.
RC13209 Joseph Gerard Keeney	To discharge (irrigate liquid) dairy effluent to land near DS346 at Inchbonnie. To discharge (solid) dairy effluent to land near DS346 at Inchbonnie.
RC13210 Smart Farms Ltd	To discharge (irrigate liquid/slurry) dairy effluent to land near DS347 at Inchbonnie.
RC-2014-0101 GS & SR MacRae	To discharge effluent from a dairy shed to land where it may enter groundwater and an unnamed tributary of Gunn Creek and associated Schedule 2 wetlands (White Heron Lagoon and Lake Rotokino) near DS079, Whataroa.
RC-2014-0102 Otututu Farm Ltd	To take surface water from the Rough River for irrigation purposes.
RC-2014-0117 David Michael McInroe	To undertake earthworks associated with alluvial gold mining at Tawhai within MP55388. To take and use water for alluvial gold mining activities at Tawhai mining within MP55388. To discharge sediment-laden water to land in circumstances where it may enter water bodies, namely Slub Hutt Creek associated with gold mining activities at Tawhai within MP55388. To discharge sediment-laden water to water associated with alluvial gold mining activities at Tawhai within MP55388.
RC-2014-0119 Aspiring Exploration Ltd	To disturb the bed of New River, Liverpool Bills Creek, German Gully, Italians Creek, Rileys Creek, Lancashire Creek and their tributaries associated with screen gold exploration in EP 53726, Dunganville. To disturb the bed of New River, Liverpool Bills Creek, German Gully, Italians Creek, Rileys Creek, Lancashire Creek and their tributaries resulting from the temporary piping of the flow associated with gold exploration in EP 53726, Dunganville. To divert water in the New River associated with the temporary diversion of the entire flow associated with gold exploration in EP 53726, Dunganville. To take and use surface water from New River, Liverpool Bills Creek, German Gully, Italians Creek, Rileys Creek, Lancashire Creek and their tributaries into settling ponds associated with gold exploration in EP 53726, Dunganville.
RC-2014-0125 Department of Conservation	To authorise the aerial discharge of 1080 (sodium monofluoroacetate) possum control cereal pellets (at a sowing rate of up to 2 kg per hectare) containing up to 0.15% weight/weight of 1080 in the Te Maruia Operation Area.
RC-2014-0127 Davana Farming Ltd	To undertake earthworks associated with humping and hollowing of land and pasture development, Ikamatua.
RC-2014-0141 Ball Developments Ltd	To disturb the dry bed of the Taramakau River for the purpose of extracting gravel.

RC-2014-0142 Ball Developments Ltd	To disturb the dry bed of the Grey River at St Kilda for the purpose of extracting gravel.  To disturb the dry bed of the Grey River at Omoto for the purpose of extracting gravel.
RC-2014-0148 Birchfield Minerals Ltd	To undertake earthworks associated with alluvial gold mining, Taylorville.  To take surface water and groundwater via seepage into mining ponds, Taylorville.  To discharge mine pond water to surface water and into groundwater via seepage, Taylorville.  To discharge water containing sediment to land where it may enter water associated with alluvial gold mining, Taylorville.
RC-2014-0153 WL Finch & PA Sheridan	To discharge treated sewage effluent to land at CT W53A/1220, 31 Wharf Street, Okarito.
RC-2014-0155 DM Coutts & HJ Nicol	To discharge treated sewage effluent to land at Lot 3 DP 472829, 35 Lake Brunner Road.
RC-2014-0157 Wayne Hugh Hassan	To disturb the bed of Little Boatmans Creek to construct a diversion channel.  To undertake dry bed gravel extraction, Little Boatmans Creek.  To divert water, Little Boatmans Creek.
RC-2014-0158 Anna Elizabeth Kean	To discharge sewage waste water to land at RESERVE 2003 BLOCK V KANIERE S D, 253 Woodstock-Rimu Road.
RC-2014-0160 Westland District Council	To disturb the bed of the Turnbull River to construct river protection works (rock armouring).  To divert water from river protection structures (rock armouring), Turnbull River.

Changes to Consent Conditions granted 31 July – 27 August 2014

CONSENT NO, HOLDER & LOCATION	PURPOSE OF CHANGE
RC01243-V1 West Coast Regional Council Waiho River	To change stopbank dimensions and gravel extraction area and volume.
RC01310-V2 PF & LE Berry Atarau	To increase the amount of groundwater to be taken from 90 litres per second to 130 litres per second, and from 7,776 cubic metres per day to 11,232 cubic metres per day.
RC03175-V8 Solid Energy New Zealand Ltd Cypress Mine, Stockton Plateau	To allow temporary storage of PAF materials.
RC08092-V1 Department of Conservation Seddonville	To increase the aerial 1080 operation area from 10,145 hectares to 10,183 hectares (an increase of 38 hectares).
RC09030-V1 Crescent Creations Ltd Waimea Creek (between Stafford and Goldsborough)	To increase the disturbed mining area (from 1 hectare to 3 hectares) and bond amount (from \$6,000 to \$30,000) associated with gold mining.
RC11091-V1 Simmac Farms Ltd Poerua River	To increase the amount of rock protection works.

RC11178-V2 Department of Conservation Heaphy River	To add an additional location for gravel extraction.
RC12201-V1 Department of Conservation Tauranga Bay	To increase the amount of coastal rock protection works.
RC13103-V2 Moir Farms Maimai Ltd Maimai	Increase milking frequency and number of cows at each milking session.
RC13155-V1 Paul Francis Berry Grey River	To allow water to permanently flow down the diversion channel.
RC-2014-0059-V1 Greid Mining Ltd Grey River, Taylorville	To add an additional discharge point and to change upstream discharge point associated with gold mining.
WS726-V1 Ron & Helen Bennett Family Trust Mokihinui River	To allow a change of design of whitebait structure.
WS886-V2 JA & M Wingham Paringa River	To allow a change of design of whitebait structure.
WS1353-V1 LD Neilson & KD Neilson Ohinemaka River	To allow a change of design of whitebait structure.

#### Notified and Limited Notified Resource Consents Granted 31 July – 27 August 2014

<b>CONSENT NO. &amp; HOLDER</b>	<b>PURPOSE OF CONSENT</b>
RC-2014-0035 Westpower Ltd	To disturb the bed of the Taramakau River to construct river protection works (rock rip-rap and groynes).  To divert water from river protection structures (rock rip-rap and groynes), Taramakau River.

#### Public Enquiries

54 written public enquiries were responded to during the reporting period. 47 were answered on the same day, 6 the following day, and the remaining 1 no more than 10 working days later. 2 LGOIMA requests were responded to, all within the required timeframe.

#### **RECOMMENDATION**

*That the September 2014 report of the Consents Group be received.*

Jackie Adams  
**Consents & Compliance Manager**

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Resource Management Committee  
 Prepared by: Jackie Adams – Consents & Compliance Manager  
 Date: 28 August 2014  
 Subject: **COMPLIANCE & ENFORCEMENT MONTHLY REPORT**

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**Site Visits**

A total of 42 site visits were undertaken during the reporting period, which consisted of:

Activity	Number of Visits
Resource consent monitoring	7
Mining compliance & bond release	29
Complaint Related	6

Out of the 42 total site visits for the reporting period five complaints were double categorised as mining visits, thus giving an adjusted total number of visits as 37.

Twenty four visits were compliant and thirteen visits were non-compliant.

**Specific Issues****Gold Mining:**

- Complaints have been received about an alluvial gold mining operation at Hokitika, this has being followed up by the mining team and enforcement action is pending.
- An alluvial gold mining operation at Blue Spur was subject to two abatement notices; one notice was issued to cease mining as a result of not meeting the consents bond conditions. Council has since carried out numerous abatement notice inspections and the operation has been compliant with this notice. An abatement notice was also issued requiring the operation to undertake works to reduce the disturbed area. Enquiries are ongoing.
- 22 gold mine site visits were carried out over the reporting period; this included several visits to the same sites due to follow up/abatement notice inspections.
- Thirteen sites were compliant and nine sites were found to be non-compliant.

**Coal Mining:**

- Seven coal mine site visits were carried out and one of these site visits received a non-compliant rating.

**Complaints/Incidents between 1 August 2014 – 28 August 2014**

The following 7 complaints/incidents were received during the reporting period:

Activity	Description	Location	Action/Outcome	INC/Comp
Discharge to Air	Decomposing cow on Hokitika Beach	Hokitika	A contractor removed the carcass from the beach and buried it.	Complaint
Discharge to Water	Little Grey River sediment discolored	Mawheraiti	Site visit carried out and Little Grey River was found to be flowing clean at the time.	Complaint
Stormwater Issue	Stormwater affecting complainants property	Stillwater	Site visit is to be carried out during rainfall event to assess the issue.	Complaint

Activity	Description	Location	Action/Outcome	INC/Comp
Discharge to Water	Sediment discoloration of New River	Dunganville	Site visit carried out and established a mining operation had a seepage issue and work was immediately carried out to rectify the issue.	Complaint
Discharge to Air	Strong chemical odour.	Westport	Site visit carried out and a strong chemical odour was not present at the time.	Complaint
Discharge to Water	Discharge of sediment laden water from a gold mining operation.	Hokitika	The operation was visited and the discharge was found to be compliant at the time.	Complaint
Discharge to Water	Sediment discoloured water discharging to Lake Ianthe	Lake Ianthe	Site visits were carried out and established that the discharge was caused by natural causes.	Complaint

### **Formal Enforcement Action**

Two abatement notices were issued during the reporting period:

Activity	Location
Gold mining: Two notices issued to the same site	Blue Spur

No infringement notices or formal warnings were issued during the reporting period:

### **MINING**

#### **Work Programmes**

The Council received the following eight work programmes during the last reporting period. Three programmes were approved in the 20 day timeframe. The remaining work programmes have only been recently received, are awaiting bonds to be lodged or require site visits prior to approval.

Date	Mining Authorisation	Holder	Location
01/08/2014	RC10243	LTM Mining	Mawhera Forest
11/08/2014	RC13092	Blues Mining Ltd	Notown
11/08/2014	RC14022	McKay Mining Ltd	Mikonui
13/08/2014	RC09084	Ben Ferguson	Humphreys Gully
15/08/2014	RC09059	P and R Mining Ltd	Blackwater
18/08/2014	RC12186	George and Karen Colligan	Marsden
21/08/2014	RC13158	Hokitika Gold Ltd	Hokitika
22/08/2014	RC09053	Westco Lagan Ltd	Ruatapu

The Council **received** three bonds during the reporting period:

Mining Authorisation	Holder	Location	Amount
RC98005	Titan Resources Ltd	Bell Hill	\$24,000
RC10243	LTM Mining	Mawhera Forest	\$8,000
RC13158	Hokitika Gold Ltd	Hokitika	\$6,000

Bonds recommended for **release**:

<b>Mining Authorisation</b>	<b>Holder</b>	<b>Location</b>	<b>Amount</b>
RC98005	John William Nelson Perkins and Glenys Noeline Perkins	Bell Hill	\$24,000
RC09009	Brent Hampton	Caribou	\$6,000

## **RECOMMENDATION**

- 1. That the September 2014 report of the Compliance Group be received.*
- 2. That Council releases the bonds held by John William Nelson Perkins and Glenys Noeline Perkins for Resource Consent RC98005 and Brent Hampton for Resource Consent RC09009.*

Jackie Adams  
Consents & Compliance Manager

# **COUNCIL MEETING**

## THE WEST COAST REGIONAL COUNCIL

Notice is hereby given that an **ORDINARY MEETING** of the West Coast Regional Council will be held in the Offices of the West Coast Regional Council, 388 Main South Road, Greymouth on **Tuesday, 9<sup>th</sup> September 2014** commencing on completion of the Resource Management Committee Meeting

A.J. ROBB  
CHAIRPERSON

C. INGLE  
CHIEF EXECUTIVE OFFICER

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<u>AGENDA NUMBERS</u>	<u>PAGE NUMBERS</u>	<u>BUSINESS</u>
1.		<b>APOLOGIES</b>
2.		<b>PUBLIC FORUM</b>
3.		<b>MINUTES</b>
	1 – 4	3.1 Minutes of Council Meeting 12 August 2014
4.		<b>REPORTS</b>
	5 – 7	4.1 Report on Engineering Operations
	8	4.2 Corporate Services Manager's Report
5.	9	<b>CHAIRMAN'S REPORT</b>
6.	10 - 13	<b>CHIEF EXECUTIVE'S REPORT</b>
7.		<b>GENERAL BUSINESS</b>



**THE WEST COAST REGIONAL COUNCIL****MINUTES OF THE MEETING OF THE COUNCIL HELD ON 12 AUGUST 2014,  
AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD,  
GREYMOUTH, COMMENCING AT 10.52 A.M.****PRESENT:**

A. Robb (Chairman), P. Ewen, A. Birchfield, P. McDonnell, T. Archer, S. Challenger

**IN ATTENDANCE:**

C. Ingle (Chief Executive Officer), R. Mallinson (Corporate Services Manager), M. Meehan (Planning & Environmental Manager), J. Adams (Consents and Compliance Manager), T. Jellyman (Minutes Clerk)

**1. APOLOGIES:**

**Moved** (Robb / Ewen) *that the apology from Cr Clementson, be accepted.*

*Carried*

**2. PUBLIC FORUM**

There was no public forum.

**3. CONFIRMATION OF MINUTES**

**Moved** (Challenger / Archer ) *that the minutes of the Council Meeting dated 15 July 2014, be confirmed as correct.*

*Carried*

**Matters arising**

There were no matters arising.

**REPORTS:****4.1 ENGINEERING OPERATIONS REPORT**

M. Meehan spoke to this report and advised that maintenance work has been completed on the Punakaiki seawall.

M. Meehan reported that staff are in the process of completing a draft Flood Protection Management Bylaw. He advised that this bylaw would cover off things like planting within certain distances of stop banks and planting and grazing on stop banks. M. Meehan stated that a workshop will be held following the September Council meeting to progress this new bylaw.

M. Meehan reported that emergency stockpiles of rock in the Camelback and Kiwi Quarries are currently being increased.

**Moved** (Birchfield / Archer) *that this report be received.*

*Carried*

**5.1 CORPORATE SERVICES MANAGER'S REPORT**

R. Mallinson spoke to his report and advised that after writing his report he realised there are errors in revenue in the VCS Business Unit area. R. Mallinson tabled replacement pages to his report. He advised that the adjusted surplus is \$431,000 for the full year. R. Mallinson stated that the one of the most significant matters that affected Council's surplus was the

development work carried out at Camelback Quarry. He stated that although this was capitalised there was still a substantial trading deficit in the quarry area. R. Mallinson reported that he has allowed for \$30,000 worth of bad debt in the compliance monitoring area and \$17,000 worth of potential bad debts in the VCS Business Unit revenue. R. Mallinson reported that the Investment Portfolio has performed to expectations and has brought in just under \$935,000 with the performance for the whole year being just under 8%. He stated that the VCS Business Unit has also performed very credibly over the 12 month period.

R. Mallinson stated that as at the end of June, Council was still carrying short term bank advances totalling \$1.3M. He said that a large part of this related to the unexpected and unbudgeted development spent at Camelback Quarry. R. Mallinson stated that a large chunk of this was repaid in July but Council is still carrying \$700,000 of Westpac short term advances. R. Mallinson is recommending that \$0.5M is withdrawn from the investment portfolio to repay the short term bank borrowing. Cr Archer stated that this would still leave \$200,000 owing in the Westpac short term bank advances. R. Mallinson stated that this \$200,000 would be paid by using the VCS profits from the 2014 / 15 year. R. Mallinson answered questions from councillors. Cr Robb asked R. Mallinson what is the difference in interest rates. R. Mallinson stated that council is paying in excess of 5% for the short term money. Cr Birchfield asked where is council losing money. C. Ingle stated that council invested in rock in the Camelback quarry during the Hokitika Seawall job. He stated we don't have this money in cash but we do have it in rock but the rock has to sell before it can be realised. Cr Birchfield agreed with this and stated that the rock is an asset. Cr Archer stated that it does not make sense to take money that is earning almost 8% to pay off a loan that council is only paying 5% interest on. R. Mallinson stated that council has been very fortunate to make an 8% return on its investment portfolio for the year to June but there is no guarantee that this will continue in the year ahead. Cr Ewen agreed with R. Mallinson and stated that he is in favour of retiring debt but he feels this situation is as a result of the work done at Camelback quarry and that this situation is a "oncer".

**Moved** (Ewen / Birchfield)

1. *That this report is received.*
2. *That the withdrawal of \$500,000 from Council's Westpac Investment Portfolio to repay short term bank advances be approved.*

*Carried  
Cr Archer against*

### **5.1.1 SETTING OF RATES FOR 2014 / 15**

R. Mallinson spoke to this report and advised that this is the formal setting of the rates for the 2014 / 15 year. R. Mallinson advised that rate setting by councils has been subjected to detailed scrutiny over the last 12 months from the Office of the Auditor General. He stated that he commissioned a review of Council's rate setting process by Simpson Grierson Lawyers to ensure that council is meeting all legal requirements and using best practice. He stated that this has not been done for a number of years. R. Mallinson stated that Simpson Grierson found no significant issues with how council is setting the rates but did recommend a number of improvements to council's resolutions. Cr Archer stated that he would like some additional words added to each recommendation as per below.

**Moved** (Archer / Challenger)

*That Council adopt the attached proposed rates strike and penalty setting resolutions numbered*

1 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (bb), (cc), (dd), (ee), (ff), being the actual rate struck.

2 being the dates for payment.

3 (a), (b), being the penalties.

*Carried*

C. Ingle spoke to this report advising that this report shows whether or not council has achieved the performance targets in the 2013 / 14 annual plan. C. Ingle advised that two of the resource management water quality targets were not achieved, same as was previously reported in the eight month report, for Lake Brunner trophic level index target and the bathing beach monitoring sites at Marrs Beach and Hokitika Beach. C. Ingle advised that the consenting timeframes for five resource consents were also not achieved. J. Adams stated that three of these were reported in the eight month report. C. Ingle stated that he is very pleased with what council has achieved this year especially given the Hokitika seawall was an additional task for staff to work into their time budgets. He stated that this was a major project and that it was achieved before Christmas and within budget.

Cr Archer drew attention to the non-achievement for water quality in Lake Brunner. Cr Archer noted that the plan changes in Lake Brunner are going to take some time to implement. C. Ingle advised that trophic levels are very slow to turn around and it will take a couple of years of data for the numbers to change significantly. He stated that this is a long term target, of perhaps 10 years, but he is hoping for some change in the next two to three years. Cr Archer asked if Marrs Beach and Hokitika Beach are the only two areas in the region that are not up to the contact recreation water quality level and is this achievable. M. Meehan advised that both sites comply with the Freshwater NPS National Objective Framework as this is based on medians. C. Ingle stated that the Freshwater NPS talks about improving freshwater quality, which council is achieving. C. Ingle stated that a separate test is done at swimming sites to see if there is a health risk associated with using these sites. He stated that sometimes there is a health risk but this is a different test than those tests for the national framework.

Cr Birchfield stated that council may never achieve what it wants to achieve for Lake Brunner as this may be its natural background. He stated that the Lake Brunner catchment is huge. Cr Birchfield stated that farmers may be being blamed for a problem that is not there and is not of their making.

**Moved** (Archer / Challenger) *that this report be received.*

*Carried*

## 6.0 CHAIRMANS REPORT

Cr Robb spoke to his report and advised that he met with Hon Paula Bennett on the 16<sup>th</sup> of July. The three district mayors also attended this meeting along with the Chairman of Development West Coast.

Cr Robb reported that he and C. Ingle met with the Chairman and CEO of WestPower. He stated that this was a very good meeting and is the start of getting the economic development plan out to business leaders.

Cr Robb stated that the LGNZ conference started with the Regional Sector Group tour in Westport which was hosted by Mayor Howard and Cr Robb. Cr Robb advised that he spoke about the region's economic development plan and received good feedback from the other regions in attendance. Cr Robb stated that the tour of the Stockton Plateau was well received and gave people a better understanding of the West Coast. The LGNZ conference was held in Nelson.

**Moved** (Robb / Archer) *that this report be received.*

*Carried*

## 6.0 CHIEF EXECUTIVE'S REPORT

C. Ingle spoke to his report and advised that the CEO of NZTA as well as the rest of the Board was present at the meeting on the 16<sup>th</sup> of July. C. Ingle stated that it was good to hear NZTA's policy direction at this meeting and for them to hear the West Coast's concerns and issues. He stated that NZTA will visit each year so that the regions feel more connected with NZTA.

C. Ingle reported that the pre-conference tour to Westport and the visit to the Stockton Plateau was excellent. He stated that the visitors were impressed with the fact that minerals extraction and restoration can take place side by side next to nature conservation. C. Ingle

advised that it was great to be able to demonstrate to visitors that mining is very good for the social and economic fabric of the region.

C. Ingle reported that the LGNZ conference in Nelson focused on both regional economic development and making sure that growth does not just happen in the cities. He stated that three economists attended the conference. Technology and especially ultrafast Broadband was discussed at the conference with the benefits of faster Broadband being important for new local businesses.

C. Ingle reported that he spoke at the West Coast Minerals conference on the 24<sup>th</sup> of July. He stated that he gave a presentation on our economic strategy and the Regional Policy Statement and how the two tie together. C. Ingle stated that this was well received.

C. Ingle reported that he also spoke at the South Island Civil Defence and Emergency Management Conference on the 30<sup>th</sup> and 31<sup>st</sup> of July. He advised that during this time a new Regional Civil Defence Manager was successfully recruited. The new shared service for civil defence will now commence with the district council Civil Defence Officers now reporting to this new manager. C. Ingle advised that the new manager has particular skills in community response and planning.

C. Ingle reported that there are a couple of items in the Local Government Act amendments that have now come into law that will make our Long Term Plan process more complicated. He stated that the 30 Year Infrastructure Strategy for rivers, drainage and flood protection will have its challenges as it is unknown what infrastructure we may need in 30 years' time. C. Ingle advised that council already has a financial strategy in place. He stated that the new Act is quite prescriptive about what a consultation document must and must not contain. The way council communicates with the community and its ratepayers needs to change to accommodate this change, with Audit NZ now focusing on auditing the consultation document and not the Long Term Plan itself.

Cr Archer asked when Council has to the 30 year Infrastructure Strategy in place. C. Ingle confirmed it is part of the LTP process. He advised that M. Meehan is looking into this and seeing what is happening in Canterbury and R. Mallinson is currently putting together a project plan for the LTP as a whole. C. Ingle advised that the new requirements will be built into the project plan and he and R. Mallinson will discuss whether or not more resourcing is required. R. Mallinson stated that the 30 year plan is for infrastructure only. C. Ingle stated that this applies mainly to stop banks and sea walls. C. Ingle advised that asset management plans will be a starting point.

**Moved** (Archer / Birchfield) *that this report be received.*

*Carried*

**7.0 GENERAL BUSINESS**

Cr McDonnell asked management if they were happy with what was reported in the media regarding the recent court case in the Whataroa rating district. J. Adams stated that the Judge was critical that the resource consent had not been enforced. The resource consent was issued in 2003 but enforcement action was not taken until 2006. J. Adams advised that since this time council now has an Enforcement Policy and the way these matters are now dealt with has changed. J. Adams stated that at the time the consent was issued it was for a 150 metre stop bank but the farmer put in a 450 metre stopbank. He was then issued an Abatement Notice to remove the stop bank but before it could be removed a flood occurred and wiped out the stopbank. J. Adams advised that the argument was whether or not the consented structure was causing erosion on the other bank. Council had issued the consent based on there not being erosion caused to the other bank. The court found in Council's favour. C. Ingle advised that council looked into the adverse comments that were made, by the Court, regarding Council's procedures, and is satisfied that should if the same situation happened again, in any other river, none of the issues would happen. He stated that this is put down to lessons learned.

The meeting closed at 11.50 a.m.

.....  
Chairman

.....  
Date



## 4.1

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting – 9 September 2014  
Prepared by: Wayne Moen – River Engineer and Paulette Birchfield – Engineering Officer  
Date: 28 August 2014  
Subject: **ENGINEERING OPERATIONS REPORT**

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**WORKS COMPLETED AND WORKS TENDERED FOR****Wanganui Rating District – Emergency Works**

Emergency work involving the placing of 3,726 tonnes of rock was completed by Westland Contractors Ltd at a cost of \$84,297.84 (G.S.T. Exclusive).

**Taramakau Rating District – Maintenance**

Work involving the supply, carting and placing of approximately 1,750 tonnes of rock has been tendered.

**Karamea Rating District**

Work involving the removal of trees from the Domain stopbank at Karamea has been completed. All trees and woody vegetation were removed from both sides of the stopbank along a section of approximately 170 metres. SM Lowe Contracting completed the work at a price of \$9,360.00.

Before and after photos are below:



*Domain side of stopbank, April 2013.*





*Large pine on stopbank batter, April 2013*



*Trees cleared from bank, August 2014*

### **Buller River Flooding**

A workshop to discuss flood modelling work on the Buller River was held on 27 August 2014, with elected members of the West Coast Regional and Buller District Councils and staff.

Matt Gardner (Land River Sea Consulting) presented the model he has built, indicating where flooding occurs during theoretical 1 in 50 and 1 in 100 year return period flows. The model builds on earlier work of NIWA and includes detailed survey, photographic and LIDAR information.

Discussion occurred around the model and information gathered so far. Council recommended to the workshop that a working group be formed to report back to both Councils in June 2015.

The working group will examine civil defence responses, flood action plan refinement, examine possible engineering solutions and produce detailed flood hazard maps for District Plan use.

The group will comprise:

- Elected members from Buller and West Coast Regional Councils
- West Coast Regional Council staff (Operations and Civil Defence)
- Buller District Council staff (Operations and Civil Defence staff)
- Matt Gardner (consultant) and other consultants as required

The group will report back to West Coast Regional and Buller District Council elected members in June 2015.

### **Quarries**

Rock available as at the 25 August 2014

Quarry	Rock Available	Emergency Stockpile
Blackball	2,300	-
Camelback	6,000	2,000
Inchbonnie	10,000	-
Kiwi	500	-
Whataroa	3,000	2,500
Okuru	500	-

### **RECOMMENDATION**

*That the report is received*

Michael Meehan  
**Planning and Environment Manager**

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting 9 September 2014  
 Prepared by: Robert Mallinson – Corporate Services Manager  
 Date: 1 September 2014  
 Subject: **CORPORATE SERVICES MANAGER'S REPORT**

**1. Financial Report**

As in previous years, there is no separate financial report for the one month of July 2014. My efforts have been focused on getting the Annual Report complete and ready for the annual audit which commenced on 1 September.

The July / August 2014 results will be reported to the October meeting.

I will circulate the Draft Annual Report prior to the meeting.

As of the time of writing it was complete except for the;

- The new graph based disclosures required pursuant to the Local Government (Financial Reporting and Prudence) Regulations 2014.
- The Whole of Council and Group of Activities Funding Impact Statements.

**2. Investment Portfolio**

The portfolio performed well during July, with total gains of \$94,923 as per the attached table.

July 14	Catastrophe Fund	Major Portfolio	Total
Opening balance 1 July 2014	\$ 779,481	\$ 11,324,513	\$ 12,103,994
Income July 14	\$ 4,924	\$ 89,999	\$ 94,923
Deposit			
Withdrawal		\$ -	\$ -
Closing balance 30 June 2014	<u>\$ 784,405</u>	<u>\$ 11,414,512</u>	<u>\$ 12,198,917</u>
Total income year to date to 30 June 2014	\$ 4,924	\$ 89,999	\$ 94,923

**3. Working Capital**

As per the decision at the August meeting, I withdrew \$500,000 from the main portfolio and repaid an identical amount of short term bank debt. The remaining \$200,000 will be repaid when the revenue from the first rates instalment comes on stream later this month.

**RECOMMENDATION**

*That this report be received.*

Robert Mallinson  
 Corporate Services Manager



**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting 9 September 2014  
Prepared by: Andrew Robb – Chairman  
Date: 28 August 2014

Subject: **CHAIRMAN'S REPORT**

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**Meetings Attended**

- We hosted a meeting with the Chairman and other representatives from Tai Poutini on the 26<sup>th</sup> of August. This meeting was in relation to the West Coast Regional Economic Development Plan and was a very good meeting. Tai Poutini Polytech believe they have a role to play with regard to economic development in our region. At the meeting it was agreed that Tai Poutini Polytechnic would become more involved.
- On the 26<sup>th</sup> of August I met with the Prime Minister, Hon John Key, at Development West Coast. The expansion of contestable broadband funding was announced at this meeting.
- On the 27<sup>th</sup> of August C. Ingle, M. Meehan, myself, Councillors and staff met with Buller District Council management and Councillors to discuss Buller River flood scenarios.
- On the 4<sup>th</sup> of September the Chief Executive and I will be travelling to Wellington to attend a meeting regarding "royalties – the case for a local share".
- On the 5<sup>th</sup> of September the Chief Executive and I will attend the Regional Sector Group meeting in Wellington.

**RECOMMENDATION**

*That this report be received.*

Andrew Robb  
**Chairman**

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting 9 September 2014  
Prepared by: Chris Ingle – Chief Executive  
Date: 1 September 2014  
Subject: **CHIEF EXECUTIVE'S REPORT**

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**Meetings Attended**

- I attended meetings on Regional Economic Development at Development West Coast on the 14<sup>th</sup>, 21<sup>st</sup> and 28<sup>th</sup> of August.
- On the 19<sup>th</sup> of August I attended the Regional Chief Executives meeting in Wellington.
- On the 20<sup>th</sup> of August I attended the Chief Executive's Environmental Forum in Wellington.
- I hosted a meeting with the Chairman and leading staff from Tai Poutini Polytechnic on 26<sup>th</sup> of August, in relation to the West Coast Regional Economic Development Plan.
- On the 27<sup>th</sup> of August myself, councillors, M. Meehan and staff met with Buller District Council management and Councillors to discuss the implications of a new Buller River flood model.
- On the 28<sup>th</sup> of August myself and M. Meehan met with senior managers from DoC to discuss the Regional Policy Statement and the Economic Development Plan.
- On the 29<sup>th</sup> of August I attended a CEOs sub-group meeting in Christchurch to develop written guidance on Biodiversity roles and responsibilities for regional councils.
- On the 4<sup>th</sup> of September the Chairman and I will be travelling to Wellington to attend an LGNZ meeting regarding "Royalties – the case for a local share".
- On the 5<sup>th</sup> of September the Chairman and I will attend the Regional Sector Group meeting in Wellington.

**Next Year's Long Term Plan process**

Robert Mallinson and I have been working on a project plan for the Long Term Plan process which needs to commence before Christmas. As previously advised there are additional new requirements in the recently amended Local Government Act. These include:

- Significance and Engagement Policy
- 30 year Infrastructure Strategy
- A more detailed Consultation Document

A first draft of the project plan is attached for Councillors to discuss, if desired.

**RECOMMENDATION**

*That this report be received.*

**Chris Ingle**  
**Chief Executive**

**Long Term Plan (LTP) 2015/25 Draft Project Plan**

	<b>Work Required</b>	<b>Responsibility</b>	<b>Completion Required By</b>
<b>1. Preliminary Work</b>			
	Analysis of all legislative amendments which have an impact on the form and content of the LTP and the LTP consultative document. In the first instance this will include perusal of all SOLGM guidance material.	Robert Mallinson	30 September 2014
	Development of new "Significance & Engagement Policy" <i>Refer new section 76AA LGA2002. Schedule 1AA of LGA 2002 Amendment Act 2014 requires this to be adopted no later than 1 December 2014.</i>	Robert Mallinson & Chris Ingle	Draft presented to 10 November 2014 Council meeting.
	Completion of 30 year Infrastructure Plans for Flood Protection Assets. <i>Refer new section 101B. This must be adopted as part of the LTP process.</i>	Mike Meehan	20 December 2014 draft. 28 February 2015 final.
<b>2. Long Term Plan Process</b>			
	Review of Revenue and Financing Policies	Robert Mallinson & Councillors	Draft presented to 10 November 2014 Council meeting.
	Review and update of significant forecasting assumptions	Robert Mallinson	30 November 2014
	Review and updating of accounting policies	Robert Mallinson	30 November 2014
	Review Policy on Appointments to CO's and CCO's	Robert Mallinson	30 November 2014

	Review Financial Strategy adopted in 2012 and amend as necessary (for instance Debt Caps and debt limits)	Robert Mallinson	30 November 2014
	Review Policy on Remissions and Postponement of Rates on Maori Freehold land	Robert Mallinson	30 November 2014
	Review Policy on Financial Contributions	Robert Mallinson	30 November 2014
	Review Rating Remissions and Postponements Policy	Robert Mallinson	30 November 2014
	Review of Investment Policy	Robert Mallinson	30 November 2014
	Review of Borrowing Policy	Robert Mallinson	30 November 2014
	Review of Policy on Development of Maori Capacity to Contribute to Decision Making Processes	Robert Mallinson	30 November 2014
<b>3. Review Levels of Service and Performance Framework</b>			
A good starting point will be to look at the work sponsored by the Regional Finance Officers Group			
	Review of Performance targets	Robert Mallinson & CEO	24 December 2014
Managers / CEO / Councillors should give formal consideration to the matter of Levels of Service for all our activities			
	Review Levels of service for All Groups of Activities	Managers & CEO	24 December 2014
<b>4. Complete Budget Worksheets and update Budget model</b>			
	Completion of Budget Worksheets for all Groups of Activities	All Managers	24 December 2014
	Updating of budget model with 10 year budget estimates	Robert Mallinson	31 January 2015

<b>5. Develop Draft Consultation Document</b>		
Develop new consultation document in accordance with the new requirements in the Local Government Act.	Robert Mallinson & CEO	25 February 2015
<b>6. Councillor Workshop on ten year draft budget</b>		
Workshop Financials and document content within Management Team	Managers & CEO	28 February 2015
Workshop Financials and document content with Councillors; and discuss draft Consultation Document	Councillors & Managers	10 March 2015
Finalise Draft LTP and Consultation Document	Robert Mallinson	20 March 2015
<b>7. Audit NZ audit of consultation document</b>		
Visit by Audit NZ staff to undertake audit of Draft		
<b>8. Public Consultation and Hearings</b>		
Consultation Document Released		31 March 2015
Submissions received		1 May 2015
Public Hearings		19 May 2015
<b>9. Adopting Final LTP</b>		
Councillors make decisions following consideration of submissions.		9 June 2015
Final Version Adopted		9 June 2015

## THE WEST COAST REGIONAL COUNCIL

To: Chairperson  
West Coast Regional Council

I move that the public be excluded from the following parts of the proceedings of this meeting, namely, -

Agenda Item No. 8.

14 – 15

- 8.1 Confirmation of Confidential Minutes 12 August 2014
- 8.2 Overdue Debtors Report (to be tabled)
- 8.3 Response to Presentation (if any)
- 8.4 In Committee Items to be Released to Media

<b>Item No.</b>	<b>General Subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48(1) for the passing of this resolution.</b>
8.1	Confirmation of Confidential Minutes 12 August 2014		Section 48(1)(a) and in particular Section 9 of 2nd Schedule Local Government Official Information and Meetings Act 1987.
8.2	Overdue Debtors Report		
8.3	Response to Presentation (if any)		
8.4	In Committee Items to be Released to Media		

I also move that:

- Chris Ingle
- Robert Mallinson
- Michael Meehan
- Jackie Adams

be permitted to remain at this meeting after the public has been excluded, because of their knowledge on the subject. This knowledge, which will be of assistance in relation to the matter to be discussed.

The Minutes Clerk also be permitted to remain at the meeting.