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

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

**TUESDAY, 7 JUNE 2016**

**The programme for the day is:**

**10.30 a.m:**

**Resource Management Committee Meeting**

**On completion of RMC Meeting:**

**Council Meeting**

**Presentation:**

**Department of Conservation**

**Councillor Workshop:**

**On completion of Council Meeting**

# **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, 7 June 2016**

**P. EWEN**  
**CHAIRPERSON**

**M. MEEHAN**  
**Planning and Environmental Manager**

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<b><u>AGENDA NUMBERS</u></b>	<b><u>PAGE NUMBERS</u></b>	<b><u>BUSINESS</u></b>
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<b>2.</b>	1 – 3	<b>MINUTES</b> 2.1 Confirmation of Minutes of Resource Management Committee Meeting – 10 May 2016
<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 – 16	5.1.1 Planning and Operations Group Managers Report
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	18	5.1.3 Reefton Air Quality Report
	19 - 39	5.1.4 West Coast Minerals Report
		<b>5.2 Consents and Compliance Group</b>
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	42 – 43	5.2.2 Compliance & Enforcement Monthly Report
		<b>6.0 GENERAL BUSINESS</b>

# 2.1

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## THE WEST COAST REGIONAL COUNCIL

### **MINUTES OF THE MEETING OF THE RESOURCE MANAGEMENT COMMITTEE HELD ON 10 MAY 2016, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD, GREYMOUTH, COMMENCING AT 10.31 A.M.**

#### **PRESENT:**

P. Ewen (Chairman), A. Robb, A. Birchfield, P. McDonnell, T. Archer, N. Clementson, S. Challenger (arrived 10.33), J. Douglas.

#### **IN ATTENDANCE:**

C. Ingle (Chief Executive Officer), M. Meehan (Planning & Environmental Manager), G. McCormack (Consents & Compliance Manager), R. Mallinson (Corporate Services Manager), N. Costley (Communications Manager), T. Jellyman (Minutes Clerk)

The Chairman welcomed G. McCormack to his first Council meeting. He also welcomed S. Jones to the meeting.

#### **1. APOLOGIES**

(Ewen / Archer) *That the apology from F. Tumahai be accepted.*

*Carried*

#### **2. PUBLIC FORUM**

There was no public forum.

#### **3. MINUTES**

**Moved** (Robb / Birchfield) *that the minutes of the previous Resource Management Committee meeting dated 12 April 2016, be confirmed as correct.*

*Carried*

#### **Matters Arising**

C. Ingle stated that contact recreation for bathing beaches was raised at last week's Regional Chief Executive's meeting. He advised that the standards that are used to determine whether or not a bathing beach is safe or not are quite stringent compared to European standards. C. Ingle advised that European standards use a figure of faecal coliforms at 1000 whereas we use 500. He stated that if we are comparing against Europe's standards, our results are even better than thought. C. Ingle stated that a conversation will need to be had with the Government to ascertain why New Zealand has such stringent standards.

#### **4. CHAIRMAN'S REPORT**

Cr Ewen reported that he and Cr Archer had intended to attend the Local Government Risk Agency workshop last week but the presenters were unable to land at Hokitika airport. He stated that Local Government NZ is looking to change the rules with the 60 / 40 split in the event of a disaster or catastrophe. Cr Ewen stated that it may fall on local bodies to take the whole 100%. C. Ingle advised that R. Mallinson attended the Christchurch workshop on this matter.

**Moved** (Ewen / Archer)

*Carried*

## 5. REPORTS

### 5.1 PLANNING AND ENVIRONMENTAL GROUP

#### 5.1.1 PLANNING AND ENVIRONMENT MANAGER'S REPORT

M. Meehan spoke to this report and advised that Council has made a joint submission on behalf of the four councils on the Resource Legislation Amendment Bill. He stated that Rachel Townrow from Buller District Council attended the hearing on 4 May.

M. Meehan reported that Council has made a further submission on the proposed Buller District Plan Changes. M. Meehan advised that Buller District Council is seeking alignment with this council's planning work. He advised that with this Council's further submissions, we are concentrating on providing support to Buller District Council with some of the submitters that they are dealing with.

M. Meehan reported that MfE is looking for feedback on a proposal to implement a national regulation on vertebrate pest control. He advised that Council has made a submission on this matter and MfE are looking at reducing duplication and reducing that amount of agencies who take similar interests in this work. M. Meehan reported that comments included seeking clarification on the compliance monitoring role for Councils.

**Moved** (Archer / McDonnell)

1. *That this report be received.*
2. *That Council approves the submission on a proposed national regulation as outlined in the "Streamlining the regulatory regime for pest control" consultation document.*

*Carried*

#### 5.1.2 SUBMISSION ON FURTHER AMENDMENTS TO THE NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2014

M. Meehan spoke to this report and reminded Councillors that in 2011 MfE initially released the NPS for freshwater. He stated this included quite a few requirements for councils to adjust their plans in response to water quality issues. He stated that National Objectives Framework was introduced in 2014 which introduced parameters that give national bottom lines and national guidance on water quality. M. Meehan stated that council is achieving the broad objective of that NPS which is maintaining or enhancing waterways. M. Meehan stated that one of the main things Council has submitted on is the exclusion of dairy cattle on milking platforms from water bodies through national regulation. He stated that Council's submission makes the point that on the West Coast this could be very problematic with the definition that MfE has come up with on what a waterway is. They have used the Fonterra Dairy Accord definition of a waterway which is anything more than one metre wide and more than 30 cms deep. M. Meehan stated that this potentially includes a lot of drains in humped and hollowed paddocks which if these had to be fenced would make farming unworkable on the West Coast. He advised that he has invited MfE to the West Coast to see these issues for themselves to help them make good decisions.

**Moved** (Robb / Birchfield) *That this report be received.*

*Carried*

#### 5.2.1 CONSENTS MONTHLY REPORT

G. McCormack spoke to this report and advised that ten non notified resource consents were granted during the reporting period. He reported that six changes to consent conditions were granted and one limited notified resource consent was granted during the reporting period.

**Moved** (Archer / Challenger) *that the May 2016 report of the Consents Group be received.*

*Carried*

#### 5.2.2 COMPLIANCE & ENFORCEMENT MONTHLY REPORT

G. McCormack spoke to this report and advised that 42 site visits were made during the reporting period. He stated that eleven complaints were received during the reporting period, seven of which were

investigated or remedial work has been undertaken without any significant harm. G. McCormack reported that one Infringement Notice was issued and four mining work programmes were received.

**Moved** (Birchfield / Archer)

1. *That the May 2016 report of the Compliance Group be received.*
2. *That the bond for RC11054 Hopper is released.*

*Carried*

**6.0 GENERAL BUSINESS**

J. Douglas stated that she is part of the Freshwater Forum on behalf of Ngai Tahu and they have long had aspirations of having a full seat at full table representation. Cr Archer asked J. Douglas if she means that Iwi should have full representation on Council. J. Douglas confirmed this. Cr Archer responded that this is not a matter for Council to debate as the community would determine this and the Local Government Commission would also have a say in this. Cr Archer stated that following the last Local Government review of this council they increased the number of Councillors to seven, with three representatives for Grey, two for Buller and two for Westland. Cr Archer advised that Iwi would need to put their case forward. Cr Ewen stated that this is an evolving issue and this council is the only one that has Iwi representation.

Cr Challenger apologised for his lateness.

The meeting closed at 10.52 a.m.

.....  
Chairman

.....  
Date

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Resource Management Committee Meeting – 7 June 2016  
Prepared by: Michael Meehan - Planning and Operations Group Manager  
Date: 31 May 2016  
Subject: **PLANNING AND OPERATIONS GROUP MANAGERS REPORT**

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**Further submission on proposed Buller District Plan Changes**

Council submitted a further submission on proposed Plan Changes 133-145 to the Buller District Plan, on 5 May 2016 (attached). Council raised concerns with a number of other parties submission points, which focused on protecting the natural environment without allowing appropriate development to occur. Council reiterated the need for objectives and policies that enable appropriate development, whilst managing adverse environmental effects. Council has asked to be heard at the hearing to support its submissions.

**Lake Brunner - Ministry for the Environment - Fresh Start to Freshwater Project Closure**

In November 2013 Council received \$200,000 to undertake works in the Lake Brunner catchment, to enhance water quality, through the Ministry for the Environment's (MfE) fresh start to freshwater fund.

\$180,000 was allocated to works directly linked to farm plans developed by Council and Westland Milk Products. Farmers were able to apply for funding towards water quality enhancement work on farm, including fencing, riparian planting and other enhancement work. 18 of the 22 farms in the catchment received funding towards water quality enhancement works on farm.

In addition to the funding for water quality enhancement work on farms, \$20,000 was allocated to the newly formed Lake Brunner Community Catchment Care Group (LBCCCG) to undertake plantings at four sites within the catchment. The LBCCCG included representatives from iwi, Landcare Trust, Westland Milk Products, Federated Farmers, DOC, Grey District Council, local farmers and residents of Moana.

The funding led to the completion of 54.55 km of fencing and 26,400 plants planted within the catchment. \$190,474.74 of the \$200,000 was spent on fencing and planting materials, with \$9,525.26 of funding unspent. The unspent funding resulted from a farmer who was unable to complete the works by the April 2016 extended deadline to the project.

During the project, Council worked closely with farmers and the community group to meet the various deadlines and reallocate funds where they were not used.

Council uses the Trophic Level Index (TLI) to measure overall water quality in Lake Brunner. During the implementation of this project the TLI score dropped to within the Land and Water Plan target value project. In addition to this success, recent State of Environment analysis indicates significant improving trends for ammonia in the Crooked and Orangipuku River catchments. Levels of total nitrogen, dissolved reactive phosphorus, and turbidity have improved in the Crooked River catchment.

The project was a successful collaboration between central and local government, iwi, industry, environmental groups and the community. The project has contributed to the achievement of the water quality target in Lake Brunner, it has also led to better collaboration and understanding of the issues in the catchment.

**RECOMMENDATION**

*That the report is received*

Michael Meehan  
**Planning and Operations Group Manager**



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05 May 2016

Rachel Townrow  
Buller District Council  
PO Box 21  
WESTPORT 7866

Dear Rachel

**FURTHER SUBMISSION ON THE BULLER DISTRICT COUNCIL PROPOSED DISTRICT PLAN CHANGES 133-145**

Thank you for the opportunity to make a further submission on Plan Changes 133-145 of the Proposed Buller District Plan (Plan Changes).

Staff have reviewed the submissions on the Plan Changes in terms of whether they align with the proposed Regional Policy Statement, and the Regional Land and Water Plan, as well as making other general comments.

The main concern Council has with a number of the submission points is that the changes sought focus on protecting the natural environment, without allowing appropriate development to occur. The objectives and policies need to enable appropriate development while managing adverse environmental effects, so that potential investment in the District can occur, especially given the District's present economic downturn.

The following table lists our further submission points on specific sections of the Proposed Plan Changes.

Staff would be happy to either meet, or discuss via phone, any of these submission points should this be of assistance.

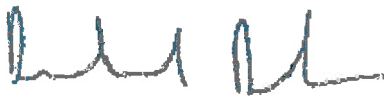
The West Coast Regional Council wishes to be heard at a hearing.



**Our contact details are:**  
**West Coast Regional Council**  
**PO Box 66**  
**Greymouth 7840**

**Phone: 0508 800 118**  
**Email: [mm@wcrc.govt.nz](mailto:mm@wcrc.govt.nz)**

**Yours faithfully**

A handwritten signature in blue ink, appearing to read 'M Meehan', with a stylized flourish at the end.

**Michael Meehan**  
**Planning and Operations Manager**

Submitter, submission point, and decision sought	Support/ Neutral/ Oppose	Reasons/ Comments
<b>Plan Change 137</b> <b>2.3 Mineral Resources</b> Revise the chapter in full		
<b>Jane Orchard</b> All sections which give coal mining primary over people must be removed.	Oppose	WCRC believes that this is not the intent of the Minerals Chapter. The Chapter balances enabling resource use with avoiding, remedying, and mitigating adverse environmental effects. It is consistent with the Regional Land and Water Plan (L&WP).
<b>Buller Conservation Group and Frida Inta</b> Insert a large quantity of wording from chapter 4.5 of the existing plan.	Oppose	The proposed text in the Plan as notified is generally consistent with the Proposed Regional Policy Statement (pRPS).
<b>Issues</b>		
<b>Forest and Bird</b> Include an issue 3 to consider the issue of mineral extraction and how in some instances within the district there are now ecosystems that are rare and vulnerable and risk being irrevocably lost through inappropriate activities.	Oppose	The proposed text in the Plan as notified is generally consistent with the pRPS.
<b>Objective 1</b>		
<b>Forest and Bird</b> Amend objective 1 or provide a new objective 2 to properly describe what the values are that must firstly be avoided.	Oppose	The proposed text in the Plan as notified is generally consistent with the pRPS.
<b>Policy 2</b>		
<b>Forest and Bird</b> Amend Policy 2 and explanation to clarify that in ensuring adverse effects are avoided location will be a key consideration.	Oppose	The proposed text in the Plan as notified is generally consistent with the pRPS.

<p><b>Plan Change 138</b>  <b>2.4 Natural Hazards</b>  <b>Entire Chapter</b></p>		
<p><b>Department of Conservation</b>  Would like the chapter revised in its entirety to include objectives and policies in the plan that gives effect to the NZCPS regarding coastal hazards, particularly Policy 25 of the NZCPS.  Amend – Include objectives and policies in the plan that give effect to the NZCPS direction regarding coastal hazards, particularly Policy 25.</p>	<p>Oppose</p>	<p>The proposed policies as notified take a risk-based and adaptive management approach, depending on the information available; this is consistent with Policy 25 of the NZCPS. Retain current Policies 1-5, subject to the two minor changes the Council seeks to Policy 5.</p>
<p><b>Policy 5</b>  <b>Forest and Bird</b>  Amend to make it clear what “manage subdivision” means in the context of “unless the activity can demonstrate”. More appropriate policy wording should be “to avoid subdivision” and provide clear guidance for rules and resource consent processes.</p>	<p>Oppose</p>	<p>WCRC considers that it is not appropriate to have a blanket avoidance policy for all subdivision in the coastal environment. Some forms of subdivision may be suitable in situations where there is no or low hazard risk, and the hazard risk is not increased.</p>
<p><b>Plan Change 140</b>  <b>2.6 The Coastal Environment</b>  <b>Introduction</b></p>		
<p><b>Forest and Bird</b>  Amend the introduction to set out Council’s responsibilities in relation to the NZCPS and other s6 RMA matters, including S6(b) and (c).  Refer to the Council’s responsibilities in relation to wetlands and the importance of their protection. Refer to the provisions of the West Coast Regional Council’s Land and Water Plan in relation to them.</p>	<p>Oppose   Oppose in part</p>	<p>The introduction does not need to have the level of detail sought by Forest and Bird.   Wetland matters are addressed in the Natural Environment Chapter, and the Natural Environment provisions would apply in the coastal environment. All relevant objectives and policies would be considered in the consents process, so additional wetlands provisions do not need to be duplicated in the Coastal Environment Chapter. Retain the introduction as notified.</p>

<p><b>Objective 1</b></p> <p><b>Department of Conservation</b> Amend with the following wording or similar: <b>Objective 1 – Appropriate Subdivision, Use and Development of the Coastal Environment</b></p> <p>To enable appropriate subdivision, use and development where adverse effects on the natural character of the district's coastal environment can be avoided or mitigated.</p> <p><u>Subdivision, use and development in the Coastal Environment is enabled where it:</u></p> <ul style="list-style-type: none"> <li>• <u>protects the indigenous biodiversity values of the Coastal environment, and</u></li> <li>• <u>preserves the natural character of the Coastal Environment; and</u></li> <li>• <u>protects the natural features and natural landscapes of the Coastal Environment; and</u></li> <li>• <u>avoids increased coastal hazard risks.</u></li> </ul> <p><b>Forest and Bird</b> Amend to be clear that it is firstly the requirement to protect natural habitats etc.</p> <p><b>Policy 2</b></p> <p><b>Department of Conservation</b> Amend or add new policy/policies to give effect to the directive policies of the NZCPS, including those regarding indigenous biological diversity, natural character, natural features and landscapes and coastal hazard risk (refer to NZCPS policies 11, 13, 15 and 25)</p>	<p>Oppose in part</p> <p>Oppose</p> <p>Oppose in part</p>	<p>The proposed wording of the Objective as notified should be retained. The suggested amendment does not enable appropriate development, which allows minor adverse effects, to occur.</p> <p>The first three bullet points require blanket protection of natural values and are overly protective. They do not differentiate between protecting significant or outstanding natural values (in a region where these are plentiful), and where natural values are less than significant. The suggested objective is inconsistent with the Coastal Environment Chapter of the pRPS. Retain Objective 1 as notified.</p> <p>This does not reflect the balance of section 5 of the RMA, to enable development while at the same time avoiding, remedying, or mitigating adverse effects. Retain Objective 1 as notified.</p> <p>Policy 2 does give effect to the NZCPS policies 11, 13, 15 and 25. The Natural Environment Chapter and Natural Hazards Chapter of the Proposed District Plan also have policies for significant indigenous biodiversity values, outstanding landscapes, and managing hazard risk, that would be applicable in the coastal environment. Retain Policy 2 as notified.</p>
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<p><b>Plan Change 141</b>  <b>2.7 The Natural Environment</b>  <b>Introduction</b></p>		
<p><b>Buller Conservation Group and Frida Inta Landscapes</b>  Amend as follows:  A significant proportion of outstanding landscapes in the Buller District are located on Department of Conservation land, therefore their protection is effectively provided for (e.g. Kahurangi and Paparoa National Parks). Other landscapes <i>must also be protected</i>, <del>are not considered to be threatened due to their isolation, limited mineral resources, uneconomic costs of development and the nature of the land which would prevent or make any development extremely difficult.</del></p>	<p>Oppose</p>	<p>The suggested additional text is overly protective, and does not reflect the balance of section 5 of the RMA. Therefore Council supports the proposed wording as notified, subject to an amendment sought to the fourth paragraph.</p>
<p><b>Forest and Bird</b>  Delete the word "significant" from the heading. Include text to describe the key issues with indigenous bird species and habitats which are addressed through the provisions of this chapter, or refer to where these are addressed if elsewhere in the plan or by other authorities.</p>	<p>Oppose</p>	<p>The West Coast is abundant with natural environmental values, many of which are protected through a range of means, such as DOC, Queen Elizabeth II covenants, and regional plans. It is important to differentiate between significant values, and less than significant values. Some development can be allowed where the natural values are less than significant or where adverse effects are minimal. Retain the word "significant".</p>
<p><b>4<sup>th</sup> Paragraph</b>  <b>Department of Conservation</b>  Would like this retained as notified</p>	<p>Oppose</p>	<p>The paragraph as currently worded implies that all wetlands are potentially significant. This is misleading. The paragraph needs to refer to wetlands in Schedules 1 and 2 of the Regional Land and Water Plan (L&amp;WP) which have been identified through an Environment Court process. Schedule 1 wetlands have been assessed as significant, while the Schedule 2 wetlands are "likely to be significant. Significant wetlands are shown on the maps in the L&amp;WP, and District Councils can refer to these when considering effects of subdivision and land use on significant wetlands. This will</p>

<p>avoid District Councils duplicating the identification of significant wetlands. The Court process confirmed that not all 'wetlands' on the West Coast have important ecological values that need protecting. It is important that the West Coast Councils' RMA plans are consistent.</p>		
<p><b>All Objectives</b>  <b>Forest and Bird</b>          Include clear objectives for protection of significant indigenous vegetation, significant habitats of indigenous fauna, outstanding natural features and landscapes.</p>	<p>Oppose</p>	
<p><b>Objective 1</b>  <b>Buller Conservation Group and Frida Inta</b>          Amend as follows:          Protection of Significant Indigenous Vegetation and Habitats          To <u>discourage</u> enable-appropriate- subdivision, use, and development within areas of significant vegetation and significant habitats of indigenous fauna, where indigenous-biodiversity-is-maintained.</p>	<p>Oppose</p>	<p>WCRC strongly recommends keeping the proposed wording of Objective 1 because the objective allows for appropriate development to occur while protecting the significant natural values from adverse effects. Recent case law indicates that it may be acceptable to allow activities that have minor or transitory adverse effects in outstanding areas, where avoidance of an activity is not necessary (or relevant) to protecting biodiversity. The suggested amendment is inconsistent with the PRPS.</p>
<p><b>Forest and Bird</b>          Amend as follows or similar to provide for the "Protection of Significant Indigenous Vegetation and Habitats" as indicated by this heading:  <u>"To identify and protect areas of significant vegetation and significant habitats of indigenous fauna from subdivision, use and development except where adverse effects can be avoided or adequately mitigated."</u></p>	<p>Oppose</p>	<p>The proposed Objective 1 as notified implies that significant indigenous vegetation and habitat values will be identified, in order to determine if a new development is appropriate. WCRC seek that the proposed wording is retained as notified.</p>
<p><b>Objective 2</b></p>		

<p><b>Department of Conservation</b> Amend as follows: To enable appropriate subdivision, use, and development of waterbodies, wetlands and their margins, <u>where their natural character is preserved, and where adverse effects on significant natural character, ecological, recreational, amenity and cultural values are maintained.</u> <del>Avoided or mitigated.</del></p> <p><b>Buller Conservation Group and Frida Inta</b> Amend as follows: To <u>protect the natural character of waterbodies, wetlands and their margins, especially in relation to enable appropriate subdivision, use and development of waterbodies, wetlands and their margins where adverse effects on significant natural character, ecological, recreational, amenity, and cultural values are avoided or mitigated.</u></p> <p><b>Forest and Bird</b> Reword to make clear the natural character is to be preserved and must be protected from inappropriate subdivision, use and development. <b>Objective 4</b></p>	<p>Oppose</p> <p>Oppose</p> <p>Oppose</p>	<p>The suggested wording does not acknowledge that many adverse effects can be avoided, remedied, or mitigated if managed correctly. The proposed wording as notified does this, and reflects the balance of enabling appropriate development while avoiding, remedying, or mitigating adverse effects, under section 5 of the RMA. The suggested amendment is inconsistent with the PRPS. Retain Objective 2 as notified.</p>
<p><b>Department of Conservation</b> Amend as follows: To enable activities on the surface of waterbodies where <del>adverse effects on significant their</del> natural character <u>is preserved, and</u> ecological, recreational, amenity and cultural values are <u>maintained</u> <del>avoided or mitigated.</del></p> <p><b>Objective 6</b></p> <p><b>Buller Conservation Group</b> To <u>discourage</u> <del>enable appropriate</del> subdivision, use and development <del>where the adverse effects on areas of Outstanding Natural Features and Landscapes are avoided or mitigated.</del></p>	<p>Oppose</p> <p>Oppose</p>	<p>The suggested wording does not acknowledge that many adverse effects can be avoided, remedied, or mitigated if managed correctly. The proposed wording as notified does this, and reflects the balance of enabling appropriate development while avoiding, remedying, or mitigating adverse effects, under section 5 of the RMA. The suggested amendment is inconsistent with the PRPS. Retain Objective 4 as notified.</p> <p>The avoidance of subdivision, use or development is not always necessary where it has minimal adverse effects. Many Outstanding Natural Features and Landscapes are isolated, difficult to access, and are on conservation estate,</p>

<p><b>Policy 2</b></p> <p><b>Department of Conservation</b></p> <p>Support: Amend to:</p> <p>Include a new policy or schedule to the District Plan that includes the Ecological Criteria for Significant wetlands as set out in Schedule 3 of the WCRC Land and Water Plan, May 2014.</p> <p><b>Forest and Bird</b></p> <p>Delete and replace with updated criteria for determining significance as set out below:</p> <p><b>1. Ecological context</b></p> <p><u>The area has one or more of the following functions and/or attributes</u></p> <p>a. <u>A role in protecting adjacent ecological values, including adjacent and downstream ecological and hydrological processes, indigenous vegetation, habitats or species populations; or</u></p> <p>b. <u>Is a habitat for critical life history stages of indigenous fauna including breeding/spawning, roosting, nesting, resting, feeding, moulting, refugia, migration staging points (as used seasonally, temporarily, or permanently); or</u></p> <p>c. <u>It contributes to ecological networks (such as connectivity and corridors for movement of indigenous fauna); or</u></p> <p>d. <u>It contributes to the ecological function and processes</u></p> <p><b>2. Representative Areas</b></p> <p><u>A representative area is one that contains indigenous vegetation types or indigenous fauna assemblages that were typical for, and has the attributes of the relevant class of wetland as it would have existed prior to 1840.</u></p>	<p>Neutral</p> <p>Oppose</p>	<p>so the likelihood of these being significantly modified is low. The suggested amendment is inconsistent with the PRPS provisions on natural features and landscapes. Retain Objective 6 as notified.</p>
<p>WCRC is unsure whether the L&amp;WP Schedule 3 criteria for wetlands are wholly applicable to identifying significant indigenous vegetation and habitats on dry land. The Schedule 3 criteria are relevant to the proposed Policy 3.</p> <p>Council has reviewed Forest and Birds suggested criteria for Policy 2 against the L&amp;WP Schedule 3 criteria, and the proposed Policy 2 criteria. Most of the criteria for all three lists are very similar. Clause (d) of Forest and Bird's rarity criteria uses 50% instead of 20%, which Schedule 3 of the L&amp;WP and Policy 2 of the Proposed Plan use. We seek that the proposed Policy 2 criteria be retained. The suggested new wording does not add value to the proposed Policy 2.</p>		



The criterion will be satisfied if the area contains Indigenous wetland vegetation types that have the following attributes:

Either (a):

- i) The Indigenous vegetation types that are typical in plant species composition and structure; and
- ii) The condition of the area is what would have existed prior to 1840 in that:
  - Indigenous species dominate; and
  - Most of the expected species and tiers of the ecosystem vegetation types(s) are present for the relevant type of ecosystem.

Or (b):

- i) The area contains indigenous fauna assemblages that:
  - are typical of the ecosystem type; and
  - indigenous species are present in most of guilds expected for the habitat type.

Each area is to be assessed at the ecological district and freshwater biogeographic unit scale.

### 3. Rarity

The area satisfies the criterion if:

- a. nationally threatened species are present; or
- b. nationally at risk species or uncommon communities or habitats are present and the population at this site has an important contribution to the national population and distribution of a species or number of at risk species or distribution and extent of threatened or uncommon communities or habitats; or
- c. regionally uncommon species are present; or
- d. is a habitat type that is now less than 50% of its original extent as assessed at the ecological district and the freshwater biogeographical unit scales; or

<p>e. <u>it contains habitats that re-identified as naturally uncommon.</u></p> <p><b>4. Distinctiveness</b>  <u>The area satisfies the distinctiveness criterion if it has special ecological features of importance at the international, national freshwater biogeographic unit or ecological district scale including:</u></p> <p>a. <u>Intact ecological sequences; and</u>  b. <u>An unusual characteristic (for example an unusual combination of species, habitat types or landforms).</u></p> <p>Amend the plan to indicate that a schedule of sites will be included within the plan.</p> <p>Include a list of sites within the plan to assist development of permitted activities which can occur outside of such areas. Because lists are not exhaustive activities over the permitted threshold should include requirement to apply the criteria as part of the assessment of effects.</p>		
<p><b>Policy 3</b>  <b>Westpower Limited</b></p> <ul style="list-style-type: none"> <li>Amend Policy 3 to read, "To maintain <u>significant indigenous biodiversity values...</u>"</li> <li>Amend Policy 3 to add a new matter (h) to read "... use and development: <u>(h) The functional, location, technical and operational requirements of Network Utilities and Regionally Significant Infrastructure</u>"</li> </ul> <p>Amend the explanation on pg 35 accordingly.</p>	Support in part	We support the first bullet point. The amendment is consistent with the policy heading, which refers to the protection of "significant" values. The amendment makes the Policy consistent with the approach taken in the L&WP.
<p><b>Policy 4</b>  <b>Department of Conservation</b>  Delete policy 4</p>	Oppose	Policy 4 gives effect to the PRPS and is consistent with the L&WP. It both enables development to occur within the District, and allows an appropriate level of protection to significant indigenous vegetation habitats. Without this policy the plan could appear to focus on the protection of the environment at a level which could hinder beneficial

<p><b>Policy 6</b></p> <p><b>Department of Conservation</b></p> <p>Amend as follows:</p> <p>To avoid, <i>remedy</i> or mitigate the adverse effects of subdivision, use and development that would detract from or compromise <del>significant</del>-natural character, ecological functioning, recreational, amenity and culture values of waterbodies, wetlands and their margins.</p>	<p>Oppose in part</p>	<p>appropriate development opportunities for the District.</p> <p>The removal of the word "significant" suggests that all of the environmental values listed need to be protected. This is not the case due to the West Coast being abundant with natural character areas, many of which have less than significant values. Retain the word "significant".</p>
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**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Resource Management Committee Meeting - 7 June 2016  
 Prepared by: Stefan Beaumont - Hydrologist  
 Date: 31 May 2016  
 Subject: **HYDROLOGY & FLOOD WARNING UPDATE**

**Flood Warning**

A very wet May produced several flood warning alarms throughout the region. The largest event was the Karamea River flood on 13 May 2016, which was a moderately large event (between a mean annual and a 1 in 5 year flood).

Site	Time of peak	Peak level	Warning Issued	Alarm threshold
Karamea River at Gorge	13/05/2016 05:20	5079mm	13/05/2016 02:55	4000mm
Mokihinui River at Welcome Bay	11/05/2016 20:00	4930mm	11/05/2016 15:45	4500mm
Mokihinui River at Welcome Bay	13/05/2016 04:35	5399mm	13/05/2016 02:20	4500mm
Buller River at Te Kuha	13/05/2016 11:00	7870mm	13/05/2016 05:35	7400mm
Buller River at Te Kuha	28/5/2016 12:50	7910mm	28/5/2016 17:05	7400mm
Grey River at Dobson	13/05/2016 10:05	4202mm	13/05/2016 03:40	3400mm
Grey River at Dobson	20/05/2016 02:10	3541mm	20/05/2016 03:55**	3400mm
Hokitika River at Gorge	04/05/2016 23:30	3934mm	04/05/2016 21:45	3750mm
Hokitika River at Gorge	11/05/2016 10:15	4075mm	11/05/2016 08:15	3750mm
Hokitika River at Gorge	12/05/2016 22:30	4165mm	12/05/2016 20:45	3750mm
Waiho River at SH6	04/05/2016 21:15	8055mm	04/05/2016 21:15**	8000mm

*\*No warning issued for Grey River event 20/05/2016 as event was close to peaking at first alarm (both Ahaura and Waipuna had peaked 4-5 hours earlier and were not significantly high), and event was unlikely to reach the next alarm level. The river was monitored until the peak at 03:55.*

*\*\*No warning issued for Waiho River event 04/05/2016 as peak of event was just over the 8000mm alarm threshold for 15 minutes.*

**RECOMMENDATION**

*That the report is received*

Michael Meehan  
**Planning and Operations Group Manager**

## 5.1.3

### THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee Meeting 7 June 2016  
 Prepared by: Emma Chaney, Senior Resource Science Technician  
 Date: 25 May 2016  
 Subject: **REEFTON AIR QUALITY SUMMARY**

There have been no exceedances of the Resource Management (National Environmental Standards for Air Quality) Regulations 2004 for PM<sub>10</sub> in Reefton this year.

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.

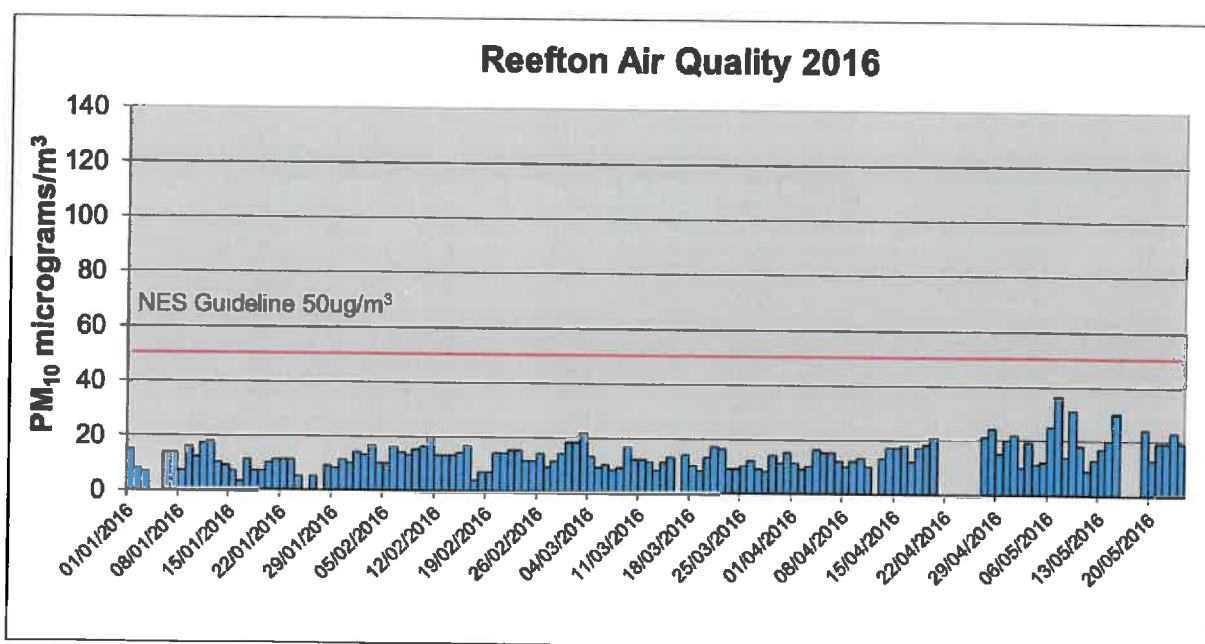


Figure 1. Reefton daily PM<sub>10</sub> for 2016 showing exceedances of the NES in red.

*Note: Power outages and technical issues have unfortunately caused the loss of some data.*

Due to the sale of the property on which the current air quality site is located, Council investigated options to ensure the monitoring continues. Through this process Council received permission to establish a new air quality site at the Reefton Area School. Re-location of the air quality site will take place at the end of winter.

#### **RECOMMENDATION**

*That the report is received*

Michael Meehan  
**Planning and Operations Group Manager**

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Resource Management Committee – 7 June 2016  
Prepared by: Nichola Costley – Communications Manager  
Date: 17 May 2016  
Subject: **West Coast Minerals**

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**Purpose**

To present *West Coast Minerals* for adoption by the Council.

**Background**

*West Coast Minerals* is an initiative born of the West Coast Economic Development Plan (2014 - 2030). It is one of the 11 action points and is intended to be a 'community document' owned by the West Coast Mayors and Chairs Group.

The document was made available for public feedback on 2 November 2015. A total of 29 individuals and organisations provided feedback by the closing date of 11 December 2015.

The Mayors and Chairs Group have reviewed the feedback received, making several changes to the original document. The key changes include highlighting the contribution current operators provide to our communities and the development of a set of actions which will be overseen by the Mayors and Chairs Group.

**Adoption of *West Coast Minerals***

The Mayors and Chairs are seeking that *West Coast Minerals* is now adopted by each of the four Councils and Development West Coast. Following adoption, a copy of the document will be made available on the Regional Council and Development West Coast websites.

A copy of *West Coast Minerals* is attached to this report.

**RECOMMENDATION**

*That Council adopt West Coast Minerals.*

Nichola Costley  
**Communications Manager**

# WEST COAST MINERALS

## PRESENTING THE WEST COAST AS A MINERALS EXTRACTION DESTINATION

See inside for:

- › The Region's economic development aspirations;
- › Our vision and objectives for our future;
- › Opportunities and challenges of doing business on the West Coast;
- › The community's expectations of mining companies.

A Message from the

# WEST COAST'S MAYORS AND CHAIRS

**The West Coast has a long and proud mining heritage. We are excited about the prospects that the region has to offer to global investors. The West Coast has abundant mineral resources and is an attractive location to invest in. The four Councils and Development West Coast are all committed to welcoming new investors and new business to our region, working with Poutini Ngāi Tahu (the first people of the West Coast).**

The minerals extraction industry is a significant contributor to the West Coast economy. It also provides important raw materials to develop infrastructure and other industries both locally, and nationally. However, commodity price fluctuations have meant job losses in the mining industry on the West Coast. We believe this trend will change in the future.

The West Coast can no longer rely solely on a small number of key industries. Diversification has to come - not only in increasing the number of industry sectors in the region, but also by diversifying the types of minerals extracted as well. The four Councils and Development West Coast strongly support this diversification.

Together we have agreed to adopt a new philosophy of "red carpet not red tape". This

means that the Councils' regulatory arms will be assisting businesses to quickly and efficiently gain the necessary consents and permits. Our desire as community leaders is to see increases in local employment; steady population growth; a clean, healthy environment; and stronger, more resilient communities as a result. If we can achieve this, then the future of the West Coast is bright.

We are seeking to attract further investment in the development of our mineral resources from mining companies with a demonstrated commitment to environmental and cultural best practice, who can also make a contribution to our communities, while protecting our exceptional and stunning natural environment and unique built heritage. We are also committed to working alongside those investors who have already seen the potential here and are now operating in the region. Their contribution to our economy, and communities, is a major part of our sustainable and resilient future

On the West Coast there is potential to identify new coal, gold and other mineral deposits, develop new industries and further in-region processing of the resource to produce high value goods and commodities. The time to start your investigation is now.

The West Coast has an exciting future ahead of it. We look forward to sharing it with you.



# BACKGROUND

**The West Coast has a rich mineral resource. The extraction of minerals has been a source of wealth and employment throughout our 150 year history. Prior to European settlement and the discovery of gold, pounamu (greenstone) was fundamental to the Poutini Ngāi Tahu economy and is still an active part of tribal wealth generation. Throughout the region, modern practice interacts with this long and varied extractive history.**

The region has experienced significant employment fluctuations in the minerals sector. Diversification of the minerals sector, as well as development of other new industry sectors, is sought to create an environment in which communities remain resilient and grow into the future.

*West Coast Minerals* provides both a voice for West Coast communities as well as sending an invitation to potential investors. Key to the development of this document has been the input provided by our local communities. Generally welcoming towards businesses in the minerals extractive sector, the aspirations for the future of our communities, as well as the expectations of what doing business in this region entails, have been articulated. Wider support for the minerals sector has been evident in the collaborative development of *West Coast Minerals* with key partners

including Poutini Ngāi Tahu, industry groups, the Government, and other interested parties.

Growth throughout regional New Zealand is sought by local and central Government to increase employment, national GDP and revenue. This can be achieved in part through leveraging off the natural resources available to each region. The West Coast is rich in the natural resources it has to offer. Geological surveys indicate that there is a wealth of minerals throughout the region (refer to the Aeromagnetic Survey Data - see page 10 for details on how to access this information).

The Economic Development Plan for the West Coast recognises the critical importance of the minerals sector in this region and the opportunities that can be developed by making this natural resource available to those with initiative and capability. *West Coast Minerals* recognises that a long term strategic view of investment on the West Coast is required. We know that the retrenching of the minerals sector and consequent employment decline since 2011 is due in part to the change in international markets and supply and demand influences. These are not factors that we can change. What we can do however, is ensure that we are ready in the future to help facilitate the development of new opportunities, while working alongside those doing business here right now.

## West Coast

# ECONOMIC DEVELOPMENT PLAN

*West Coast Minerals* has been developed by the Mayors and Chairs Group. This Group is made up of the Mayors of the Buller, Grey and Westland District Councils, and the Chairs of the West Coast Regional Council and Development West Coast. The Group recognises that through working collaboratively, with a region-wide vision and direction, we can achieve more.

The West Coast Economic Development Plan was signed by the Mayors and Chair Group in mid-2014. The Plan was prepared following an Economic Summit in December 2013 (see [www.wcrc.govt.nz](http://www.wcrc.govt.nz) for a copy).

The Plan includes 11 action areas for achievement by 2017, including the development of this Minerals Strategy.

### The Plan's vision is that:

*"In 2030 the West Coast is a busy, vibrant community, with a diverse economy underpinned by the three cornerstones of Farming, Mining and Tourism. The region is politically unified and well organised, with a single vision and direction.*

*There is a sustainable and independent future for our residents; who have embraced steady growth in employment, welcoming the changes that come with new businesses being encouraged to develop locally.*

*West Coasters continue to treasure our unique natural and built heritage but simultaneously seek to stay near the forefront of modern living, communications, transport and technology trends. We welcome growth, diversity and innovation."*

## ASPIRATIONAL TARGETS FOR 2030 INCLUDE:



# VISION FOR THE FUTURE

**In the short term, the West Coast strengthens its position as New Zealand's leading minerals extraction region and diversifies from the traditional coal and gold mining, by broadening the types of mineral resources being extracted. This will provide further local employment and assist in building resilient, sustainable communities.**

In the long term, the West Coast is New

Zealand's leading minerals extraction region.

The West Coast continues to seek investment from the wider global marketplace in its mineral extraction sector with a focus on steady growth in employment; encouraging operations that employ staff that live within the region.

Over time, our minerals industry has diversified with a range of different minerals being extracted and a greater number of secondary processing operations undertaken locally.



## OBJECTIVES

*West Coast Minerals seeks to:*

- Promote the West Coast as the ideal New Zealand location for mining exploration and investment;
- Ensure the long term viability of the mineral extraction sector by facilitating continued mineral survey, exploration, and development; and diversification within the sector toward extracting new mineral types.
- Enable the industry to grow, and contribute to economic, export and employment growth in the region;
- Ensure current and future generations of workers and communities benefit from mineral extraction, while still providing a fair return to companies who invest in our region;
- Clearly articulate the expectations of the West Coast community when inviting investment within the region. We welcome investors and in doing so expect our exceptional and stunning natural environment and unique built heritage to be protected, environmental and cultural best practices to be observed, and a fair return to the community;
- Promote opportunities for maximising secondary processing operations to be performed within our region.

## ACTIONS

**Several actions to underpin the Objectives will be progressed by the Mayors and Chairs Group. These include:**

- ✓ Facilitating a link between what the West Coast has to offer and potential investors;
- ✓ Improving the quality of information on the potential mineral resources of the region;
- ✓ Improving the regulatory environment by ensuring Regional and District resource management plans provide for a streamlined and efficient approach, reducing unnecessary regulation;
- ✓ Promoting the implementation of the 'red carpet not red tape' philosophy across the West Coast Councils; and
- ✓ Undertaking continued investment within our communities to ensure they retain their vibrancy and character, making them attractive places for people to not only invest in, but to live in as well.



## Doing Business on the West Coast

# OPPORTUNITIES AND CHALLENGES

The West Coast is a unique region. Sparsely populated, long and narrow and wedged between the Southern Alps and the Tasman Sea, some of these characteristics lend themselves to opportunities for doing business here while others present challenges to overcome.

## OPPORTUNITIES

- The West Coast community, and its leaders, are welcoming of new investment that will contribute to steady growth in employment, improving the economic and social wellbeing of our communities.
- The large geographical area and diverse geology of the West Coast means that there is tremendous potential for new mineral finds. The Government has illustrated its commitment to assisting the minerals extraction industry by undertaking an Aeromagnetic Survey. This provides information to investors on the potential of the region. Further work in this area to assist potential investors is being investigated.
- The West Coast region has a large proportion of land administered by the Department of Conservation. As some of this land is classified as Schedule 4, meaning it has high conservation values where mineral extraction cannot take place, it provides an additional safeguard to society that large tracts of the beautiful and valuable environment of the West Coast will continue to be protected and preserved. However, there are large areas classified as stewardship land, where conservation values may not be as significant, where extraction activities can be undertaken.
- Opportunities exist for investors in all areas of the minerals sector. There are a wide range of minerals on the West Coast, such as titanium, ilmenite, gold, base metals, coal and coal seam gas, rare earths, garnet, tungsten, zircon, dimension stone, industrial minerals, quarry materials and others. Further investigation and exploration is required to unlock this potential.
- Regional and District Councils are able to assist with the processing of consents in a timely manner. The Councils are taking steps to remove unnecessary regulation, providing streamlined and efficient processes to help businesses and investors. A 'red carpet not red tape' philosophy has been adopted across the four Councils where key projects will be case managed

through their regulatory processes to avoid any unnecessary delay. A new proposed Regional Policy Statement has been released which provides a more balanced environmental framework for managing the West Coast's natural and physical resources.

- Robust road and rail transport networks to link to export ports already exist. There is also potential to develop links through the regional ports in Greymouth and Westport with new facilities having already been developed at Westport.
- There is potential to develop secondary processing facilities within the region. There is a real willingness, and new capacity at the Councils and Development West Coast, to encourage and assist with the development of these initiatives.
- Local and regional engineering sectors are well developed and knowledgeable in providing services to the minerals extraction industry. There is a high degree of innovation shown within these service sectors to cater to the needs of the industry.
- Guidance on the West Coast Regional Council website for the rehabilitation of land provides the ability for investors to make the calculation for environmental bonds more straightforward [www.wcrc.govt.nz/minerehab2014](http://www.wcrc.govt.nz/minerehab2014). The Centre for Minerals Environmental Research, a consortium of Landcare Research, the Universities of Canterbury and Otago, CRL Energy and O'Kane Consultants provide current state-of-the-art research information to the sector [www.cmer.nz](http://www.cmer.nz)
- The West Coast is a vibrant and appealing location to attract new employees to, with moderate house prices, a mild climate,

a safe family friendly community, a wealth of outdoor recreation opportunities at your doorstep, and the ability to live a quality of life that many can only dream of

## CHALLENGES

- On conservation land, miners may require approvals under as many as six different pieces of legislation covering the environment and heritage: Resource Management Act 1991, Conservation Act 1987, Crown Minerals Act 1991, Wildlife Act 1953, Animal Welfare Act 1999, and the Heritage New Zealand Pouhere Taonga Act 2014. It is envisaged that the 'Red Carpet' philosophy adopted by the Councils will assist investors to navigate through this legislative labyrinth.
- Mineral deposits require deeper exploration below ground or in remote areas of the region. Further information in the Aeromagnetic survey can assist with identifying potential deposits.
- The West Coast is a relatively remote region, dependent on alpine transport links being maintained for optimal connections to other centres. Nevertheless these links are generally very reliable and network resilience is constantly improving.

## West Coast

# COMMUNITY EXPECTATIONS

In developing *West Coast Minerals*, we have sought the input of our local communities. In welcoming investment to the West Coast, the community has three expectations of business to ensure a fair return to the region.

These are:



## SOCIAL AND LABOUR PLANS

International studies have shown that around 65% of a mines income is spent within the region in which it mines. This spending is on such things as employment, plant and equipment, construction, maintenance, and transport. While the following points cannot be mandated, it is strongly encouraged that future operations would:

### **Require workers to reside in the region**

Previously the Districts have supported the employees of mineral extraction businesses and their families. It is strongly encouraged that employees take up residence in the region thereby avoiding what are known as "fly in/fly-out" scenarios. Promoting employees to reside in the region helps our local communities to become more resilient and contributes to the social fabric of what a community is. Councils will assist with facilitating affordable housing opportunities within the region.

### **Consider secondary processing**

Given the remoteness of the region, secondary processing of product locally will reduce the volume needing to be transported. Establishing secondary processing facilities provides further local employment. Proposals of this nature are strongly encouraged and will be supported by the Councils through various initiatives.

### **Invest in the community**

An agreement is sought to invest a percentage of production back into the community by way of community sponsorship and support. The manner of community sponsorship and support is to be decided on a case by case basis, scaled to the size of the operation. Past sponsorship has included the Solid Energy Centre Stadium in Westport, support of the rescue helicopter and the Great Spotted Kiwi Recovery Project.



## COMMUNITY DEVELOPMENT

**It is envisaged that new mineral extraction operations would:**

- Facilitate the employment and development of people within the region; or if necessary import new skilled employees and their families into the region and assist them to integrate into the community.
- Support local businesses and industries when making procurement decisions.
- Support local schools and community groups as appropriate and assist workers to be involved in community roles (e.g. volunteer fire-fighter, trustee on school board, sports club coaching role).
- Structure shift rosters that are family friendly.
- Show commitment to excellence in Health and Safety, promoting the long term wellbeing of workers, their families and the communities they live in.
- Work with education providers promoting industry scholarships and internships.



## ENVIRONMENTALLY RESPONSIBLE MINING

All mining and exploration activities must be conducted in a manner that is sensitive to and respectful of the local environment including Poutini Ngāi Tahu and local communities. All activities must comply with the rules set out in the Regional and District Plans developed under the Resource Management Act 1991. Environmental bonds will be established to safeguard against long term damage. Compensation packages will be negotiated with the Department of

Conservation to ensure fair compensation for the loss of conservation values when mining or exploration activities are undertaken on public conservation land. Robust monitoring and enforcement of operations will take place to enforce the conditions of each operation, and the compliance staff of the relevant Councils can be expected to work closely with mine operators to ensure full compliance with environmental laws, permits, and resource consents.



## FOR MORE INFORMATION

***West Coast Minerals* communicates the West Coast Region's desire to welcome investors and investment; as well as setting out the expectations of what doing business here entails. There are other resources which sit alongside *West Coast Minerals* that provide further information. These include:**

### **West Coast Aeromagnetic Survey Data**

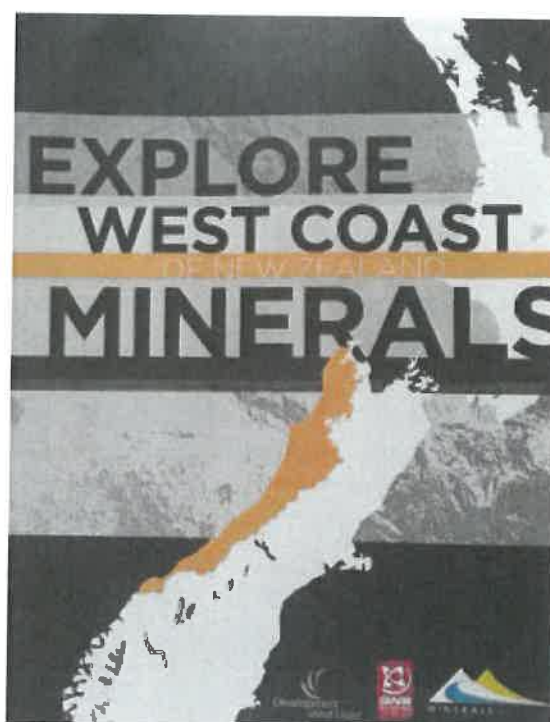
Commissioned by New Zealand Petroleum & Minerals, the survey, which includes aeromagnetic and radiometrics, was undertaken by Australian firm Thomson Aviation using local helicopters. The flight line direction was 110-290 degrees; and flight line spacing 200 metres with tie line spacing at two kilometres. The survey provides valuable information on the subsurface geology of the West Coast. The data also has a wide range of applications in fields such as geological mapping, geothermal exploration, forestry, agriculture, horticulture, geological hazard assessment, and engineering and construction investigations. All land listed under Schedule 4 of the Crown Minerals Act 1991 as unavailable for mining has been excluded from the gridded data.

The West Coast Aeromag Data Pack can be ordered via the Online Exploration Database: [www.nzpam.govt.nz/cms/about-nzpam/news/archive/2013/west-coast-aeromagnetic-survey-data-available](http://www.nzpam.govt.nz/cms/about-nzpam/news/archive/2013/west-coast-aeromagnetic-survey-data-available)

### **Explore West Coast Minerals**

This publication provides an overview of the geology, minerals, rights to land and minerals (permitting) and the business environment. It also provides a background to the West Coast region and the social and infrastructure services that support it.

<http://www.mineralswestcoast.co.nz/PDF/Explore%20West%20Coast.pdf>



### **Mineral Resource Assessment of the West Coast Region**

Compiled by GNS in 2010, this Report provides information on the types of minerals that can be found on the West Coast and their current extraction activity. The Report also identifies other minerals and presents information on their potential value.

<http://www.mineralswestcoast.co.nz/PDF/The-West-Coast-minerals-resource.pdf>

## ORGANISATIONS WHO CAN PROVIDE FURTHER ASSISTANCE AND INFORMATION:



**Development West Coast**  
54 Tainui St, Greymouth  
+64 3 769 0140  
[www.dwc.org.nz](http://www.dwc.org.nz)



**West Coast Regional Council**  
388 Main South Rd, Greymouth  
+64 3 768 0466  
[www.wcrc.govt.nz](http://www.wcrc.govt.nz)



**Minerals West Coast**  
64 High St, Greymouth  
+64 3 768 5600  
[www.mineralswestcoast.co.nz](http://www.mineralswestcoast.co.nz)



**Grey District Council**  
105 Tainui St, Greymouth  
[www.greydc.govt.nz](http://www.greydc.govt.nz)  
+64 3 769 8600



**Westland District Council**  
36 Weld St, Hokitika  
+64 3 756 9010  
[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)



**Buller District Council**  
6-8 Brougham St, Westport  
+64 3788 9111  
[www.bdc.govt.nz](http://www.bdc.govt.nz)



**Department of Conservation**  
10 Sewell St, Hokitika  
+64 3 756 9100  
[www.doc.govt.nz](http://www.doc.govt.nz)



**Te Rūnanga o Ngāi Tahu**  
15 Show Pl, Addington,  
Christchurch  
+64 3 366 4344  
[www.ngaitahu.iwi.nz](http://www.ngaitahu.iwi.nz)



**NZ Petroleum & Minerals**  
15 Stout St, Wellington  
+64 3 962 6179  
[www.nzpam.govt.nz](http://www.nzpam.govt.nz)



**Heritage New Zealand**  
Antrim House,  
63 Boulcott St, Wellington  
+64 4 499 0669  
[www.heritage.org.nz](http://www.heritage.org.nz)



**Worksafe**  
Level 6  
86 Customhouse Quay  
Wellington  
+64 4 897 7699  
[www.business.govt.nz/worksafe](http://www.business.govt.nz/worksafe)



**Overseas Investment Office**  
Level 7, Radio NZ House  
155 The Terrace, Wellington  
+64 4 462 4490  
[www.linz.govt.nz/worksafe](http://www.linz.govt.nz/worksafe)

# APPENDIX 1

## THE FIRST PHASE: PROSPECTING AND MINERAL EXPLORATION

Prospecting is the first phase in the discovery and development of a mine. Occurring over large areas of land, prospecting activities include aerial surveying; evaluation of current maps and data; review of historical mining records; and sampling, though the technique used may differ depending on the mineral being sought. These activities have a limited, if any, effect on the environment.

Healthy levels of exploration activity are essential in order to sustain mining in the long term through new discoveries. Carried out in areas identified during prospecting, it is more intensive with a smaller footprint.

Minerals exploration is a high risk, potentially high reward venture. Many well-run exploration projects in areas of high mineral potential do not discover economic mineral deposits, but a single discovery can bring wide ranging benefits to companies, communities and the region.

Mineral exploration is dependent on the availability of capital and there is intense competition for investment funds in a world-wide market. Global exploration spending is driven largely by commodity prices but the share directed to a given jurisdiction is dependent on the attractiveness of its investment climate as well as its mineral potential

On the West Coast, exploration is carried out at a variety of levels:

- Grass-roots prospectors form an important



*Exploration drill rig, the Barrytown mineral sands deposit north of Greymouth.*

part of the exploration community, especially in the discovery and marketing of prospects for further exploration.

- Junior exploration companies drive exploration in the region, exploring at the grass-roots level as well as having the resources to conduct more costly programmes, including geophysical and geochemical surveys, and drilling.
- Major companies mostly become involved in advanced exploration, as a discovery moves towards becoming a mine.

In order to attract investment in mineral exploration, a jurisdiction must be competitive with other alternate investment destinations.

A company or investor will consider numerous factors, including mineral potential, regulatory regime; taxation; status of indigenous land-claims; protected areas; infrastructure; benefits agreements; political stability; geoscience database; security; labour regulations and labour supply.

Currently, there is active exploration on the West Coast for a wide range of commodities including titanium, ilmenite, gold, base metals, coal and coal seam gas, rare earths, garnet, tungsten, zircon, dimension stone, industrial minerals, quarry materials, and others.

## COMMENCEMENT OF MINING

Moving from success in exploration to mining is a complex and costly process.

Once a deposit is identified, exploration, geoscience, engineering and metallurgical work is required to define the size and quality of the resource, and to provide sufficient information for decisions to be made as to its technical and economic viability. Feasibility studies, ranging from scoping level to bankable, are done in order to attract financing. Baseline environmental studies and consultations with local communities may be carried out in anticipation of the requirements of the environmental assessment process under the Resource Management Act. Early contact with Poutini Ngāi Tahu is recommended ahead of statutory processes.

Access agreements negotiated with land owners and a Mining Permit obtained from



*Gold Mining at Reefton (Globe Progress)*

the Government are required before any mine site construction can begin. RMA consents are normally also required. Other regulatory requirements associated with overseas investment, heritage, building and other construction, hazardous substances and health and safety will also need to be addressed.

Detailed mine development, rehabilitation and closure plans are prepared simultaneously, such that closure can be incorporated into mine planning. Finally, financial assurance is put in place.

The next stage needs a major investment to construct the mine infrastructure required to extract and process the ore and to produce and transport the final product.

Many jobs involving workers with a wide range of skills are created, and, once mining starts, significant economic benefits are realised.

Progressive rehabilitation and environmental monitoring takes place during operations to minimise possible environmental impacts.

Once the deposit is exhausted, or economic conditions are such that the mine cannot operate profitably, the mine may be closed or placed under care and maintenance.

The procedure in the case of closure consists of rehabilitating the mine, demolition of infrastructure, remediation of any environmental problems and reclamation of the land, restoring it as close as is reasonably possible to a natural state. Site rehabilitation can also refer to the conversion of the land into a new state, or an enhanced state, depending on resource consent conditions.

This phase may last years, with ongoing monitoring of conditions to ensure minimal environmental impact.

## PERMITS AND LAND ACCESS

Before land may be prospected, explored or developed for Government-owned and administered minerals, a number of steps need to be taken. A mineral explorer or developer needs:

- A permit from Government under the Crown Minerals Act 1991;
- Any necessary land access arrangement from the landowner and occupier; and
- Any necessary resource consent(s) from the relevant District Council and/or the Regional Council under the Resource Management Act 1991.

Further steps may need to be taken before mineral development can take place when a permit area falls in proximity to an historic place, an area of significance to Maori or for legal roads.

## PERMITS

In order to look for or develop Government-owned and administered minerals, a person first needs to be granted a permit by the Government in accordance with the provisions of the Crown Minerals Act 1991, and associated minerals programme and regulations.

The granting of a permit gives exclusive right to the mineral set out in the permit. However, such permits do not give property right over the land described in the permit (the permit area) or an automatic right of access to that land.

There are three different kinds of permits:

- Prospecting permits
- Exploration permits
- Mining permits

Permits granted under the Crown Minerals Act 1991 do not address environmental effects.

Before a permit holder is able to proceed with any prospecting, exploration or mining activity, they must obtain any necessary resource consents from the relevant local authority under the Resource Management Act 1991.

## LAND ACCESS ARRANGEMENTS

A permit does not give its holder an automatic right to go onto any land other than for minimum impact activities, before a permit holder is able to do any prospecting, exploration or mining, a land access arrangement is needed.

A land access arrangement is an agreement between the permit holder and each owner and occupier of the land, which allows the permit holder to access the land to carry out agreed prospecting, exploration or mining activities in the permit area. On private land, permission is required for most mineral activities (by private arrangement). For Government owned land, access arrangements are administered under the Crown Minerals Act 1991 from the Department of Conservation or Land Information NZ, as appropriate.

Note that mining is prohibited within areas listed in Schedule 4 of the Crown Minerals Act 1991, for example national parks as well as land designated as World Heritage lying outside of national parks, as these have a de facto prohibition placed on them (as per an exercise of discretion by the Minister of Energy and Resources under the Crown Minerals Act 1991).

The West Coast region has a large proportion of land administered by the Department of Conservation; therefore, it is possible that access to public conservation land is required to undertake exploration or mining.

The target processing timeframe for access arrangement applications are:

- 44 working days for low impact applications;
- 88 working days for medium impact applications; and,
- 176 working days for high impact applications.

Applications for significant mining activities must be publicly notified. If public notification is required there will be additional processing timeframes.

An access arrangement application must include a detailed description of the proposal, an assessment of environmental effects including safeguards against any likely adverse effects, compensation for the adverse effects and the direct net economic and other benefits of the proposal.

Below is a link to the department of Conservation's website for further information on how to obtain an access arrangement from the Department: [www.doc.govt.nz/get-involved/apply-for-permits/mining/](http://www.doc.govt.nz/get-involved/apply-for-permits/mining/)

## POUNAMU MANAGEMENT ARRANGEMENTS

There are pounamu management areas within the West Coast where Poutini Ngāi Tahu have exclusive rights to pounamu (greenstone). The stone can often be extracted as a by-product of mining activity

Permits from the Government do not cover pounamu, so it is necessary when working in these areas to enter a pounamu management arrangement with Poutini Ngāi Tahu. These arrangements take a common form and are not difficult to establish. Each rūnanga has a pounamu management plan which provides more detail.

Note that for clarity Pounamu/greenstone is also referred to as nephrite. This is not to be mistaken with jade.

## MINIMUM IMPACT ACTIVITIES

A permit holder does not need a land access arrangement for minimum impact activities on the land under the permit, but 10 working days' notice of entry must be given to each landowner and occupier (Refer section 2 of the Crown Minerals Act for a definition of minimum activities).

Examples of minimum impact activities include undertaking geological or geophysical surveys of the land, or taking samples of minerals by hand or hand-held methods.

For certain classes of land, land owner and occupier consent is also needed for minimum impact activities. These land classes include: wahi tapu land, public conservation land, land less than 4.05 hectares in size, land under crop, and land situated near buildings.

There are specific requirements when undertaking activities with minimal impacts on Maori land.

To undertake minimum impact activities on public conservation land you will need to apply for minimum impact activity consent from the Department of Conservation. The target processing timeframe is up to 10 working days for straight forward applications and up to 20 working days for complex applications. The above link contains further information on how to obtain a minimum impact activity consent from the Department.

## HISTORIC PLACES

The protection given to historic places under the Heritage New Zealand Pouhere Taonga Act 2014 may also need to be considered before mineral related activity can be undertaken. The purpose of this Act is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

The Act sets up a Register, which records four types of sites: historic places, historic areas, wāhi tapu, and wāhi tapu areas. For further information on historic places and their protection, as well as details of the New Zealand Historic Places Trust's national and regional offices, see [www.historic.org.nz](http://www.historic.org.nz).

## PROCESS FOR ACCESS TO PRIVATE LAND

The Crown Minerals Act sets out a process for reaching a land access arrangement. The process starts when a permit holder notifies each landowner and occupier in writing of their intention to seek an access arrangement.

The Act also sets out some of the matters that should be contained in an access arrangement – it should include provisions dealing with compensation and how the environment will be protected.

For petroleum (sections 53 and 63), if an access arrangement cannot be settled between a permit holder and a landowner or occupier within 60 days (and in the case of a geophysical survey, 30 days), the permit holder may request that an arbitrator be appointed and must give notice to each owner and occupier. If the parties cannot agree on an arbitrator, then either party may apply to the Chief

Executive of the Ministry of Business, Innovation and Employment to make the appointment.

The arbitrator then holds a hearing to make an informed decision on the access arrangement. The costs of the arbitration are to be met by the permit holder.

As soon as practicable after conducting a hearing, the arbitrator shall determine an access arrangement giving the permit holder access to the land on fair and reasonable conditions. The arbitrator will also specify the compensation payable (section 70). Arbitration is considered to be very much a matter of last resort by the industry and is used very infrequently.

For minerals other than petroleum, the only route to arbitration is where an Order in Council is made by the Governor-General (section 66). This process has never been used and would only occur if there was a very significant public interest in the exploration or development taking place.

## INFORMATION FOR LANDOWNERS AND OCCUPIERS

When approached by a permit holder, a landowner or occupier may wish to seek legal advice and know what their rights are. Each agreement will have clauses unique to the landowner or occupier, but should make provision for basic criteria set out in the Crown Minerals Act. Under section 76 of the Act, the owner and occupier are entitled to compensation for detrimental effects or damage suffered, or likely to be suffered. Compensation may include reimbursement for:

- all reasonable costs and expenses incurred in respect of the land access;
- negotiations (including legal costs);

- loss of income;
- a sum for loss of privacy and amenities; and
- for all reasonable costs incurred to comply with and monitor the access arrangement.

An owner or occupier is entitled to and may claim full compensation should they suffer loss, injury or damage as a result of a permit holder's activity. In many areas of New Zealand, access to land for exploration and development is access to farm land. In the early 1990s, Federated Farmers developed a Land Access Code with the petroleum industry, to guide development of land access arrangements. Contact Federated Farmers for the latest version.



*Direct Vegetation Transfer, Stockton Mine, northern Buller District.*

## LEGISLATIVE REQUIREMENTS

The Resource Management Act 1991 (RMA) sets out a series of restrictions on the use of land, the use of the beds of lakes and rivers, the use of water and the discharge of contaminants. Generally, unless a rule in a relevant plan permits an activity, or appropriate resource consent is held, the activity is not allowed.

Mining is treated no differently to other activities that have the same impact. The RMA applies to both private and Government owned minerals.

District Councils manage the use of the land and may or may not require land use consents to allow an applicant to undertake a prospecting,

exploration or mining activity. This depends on the rules in the relevant District Plan. Generally hand held minimum impact prospecting work on rural land does not require a land use consent. The same applies to exploration; however mining generally does require a land use consent.

Matters relating to water, the use of the beds of rivers and lakes, and the discharge of contaminants to land, air or water may require a resource consent from the Regional Council depending on the criteria set out in the Regional Plan. These include take water permits, water discharge permits, air discharge permits, coastal permits and land use consents for disturbance to the surface of the land. Again the low impact operations on rural land generally do not need resource consents but larger scale mining generally does.

Note that other resource consents may be required from the relevant District or Regional Council depending on the nature and scale of activity to take place. Council staff are available to discuss these requirements.



In order to undertake any prospecting, exploration or mining in New Zealand an applicant must first ascertain if the following consents are required:

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed,

the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. If you wish to do any work that may affect an archaeological site you must obtain an authority from Heritage New Zealand before you begin.

This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan or a resource or building consent has been granted. Note that heritage can form part of

the matters to be considered in a District Plan and may be covered in the context of a resource consent application.

**Table 1: Types of Consent required for prospecting, exploration and mining.**

TYPE OF CONSENT	PROSPECTING	EXPLORATION	MINING
Mineral permit under CMA if Crown owned minerals	yes	yes	yes
Minerals permit under CMA if private minerals	no	no	no
Access Arrangement or private agreement with landowner and occupier	sometimes	yes	yes
Land Use consent from District Council under RMA	rarely	sometimes	generally
Land Use consent from Regional Council under RMA	No	sometimes	generally

Other environmental approvals may include:

- Concessions under the Conservation Act 1987, for activities on public conservation land, in respect to ancillary operations occurring outside the area of the mining permit, for example an access road.
- Wildlife permit under the Wildlife Act 1953, in the event of having to move or relocate wildlife as defined under the Act. Administered by the Department of Conservation.
- Animal Ethics Committee Approval under the Animal Welfare Act 1999, may be relevant to the exercise of a wildlife permit. Administered the Ministry of Primary Industries.

Other legislation which may be applicable includes:

- Hazardous Substances and New Organisms Act 1996 – relevant, for example, for the management of explosives. Administered by the Environmental Protection Authority.
- Building Act 2004 – for the construction of structures. Administered by the relevant District Councils on behalf of the Ministry of Business, Innovation and Employment.
- Health and Safety at Work Act 2015 – for ensuring the health and safety of employees. Administered by Worksafe New Zealand.
- Overseas investment Act 2005 – for overseas investment approvals. Administered by the Overseas Investment Office.

# West Coast South Island New Zealand

**BULLER DISTRICT**

Karamea •

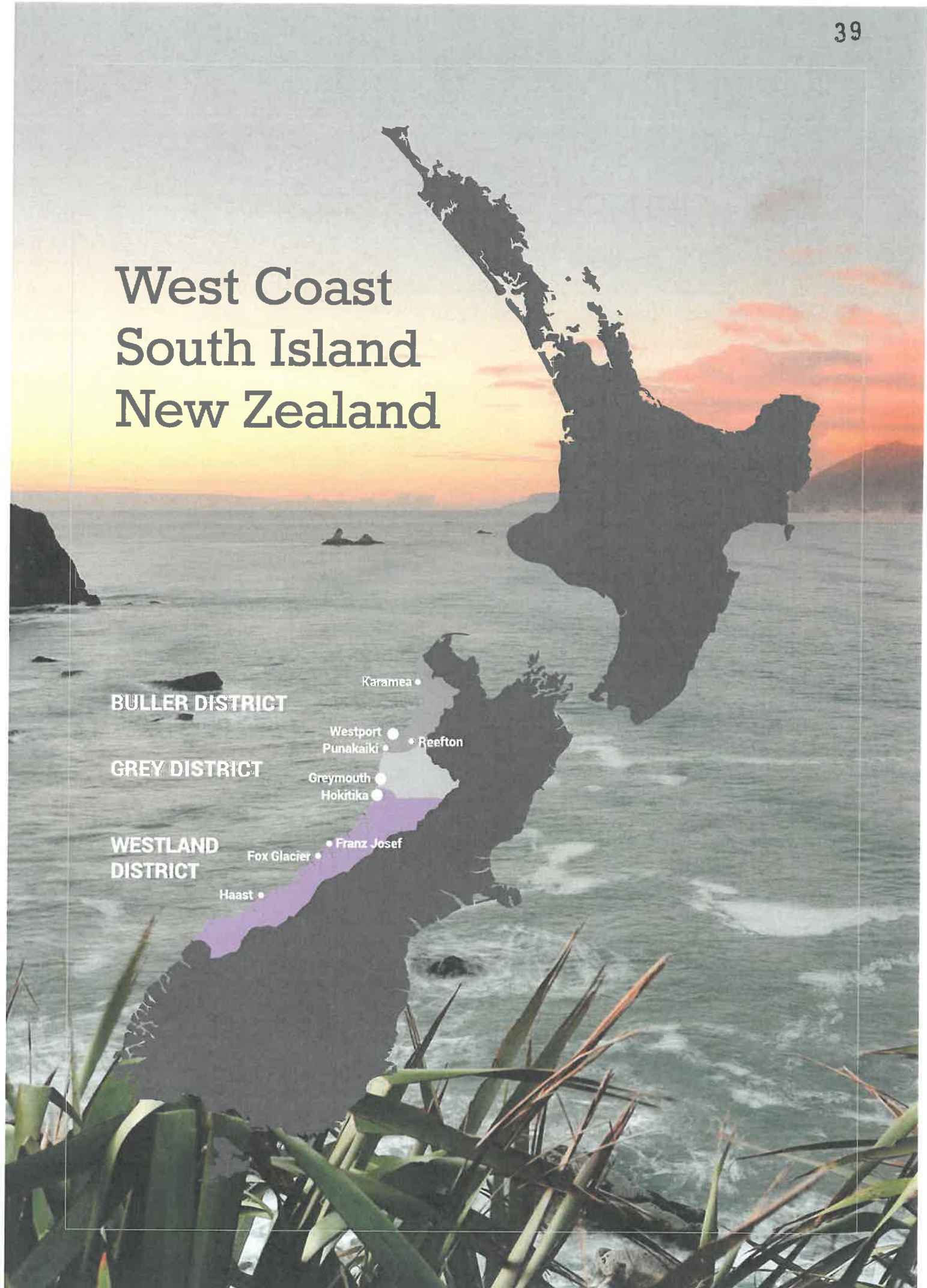
**GREY DISTRICT**

Westport •  
Punakaiki • Reefton

Greymouth •  
Hokitika •

**WESTLAND DISTRICT**

Fox Glacier • Franz Josef •  
Haast •



**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Resource Management Committee - 7 June 2016  
 Prepared by: Karen Glover - Consents & Compliance Administration Officer  
 Date: 26 May 2016  
 Subject: **CONSENTS MONTHLY REPORT**

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**CONSENTS****Consents Site Visits 29 April – 24 May 2016**

<b>DATE</b>	<b>NAME, ACTIVITY &amp; LOCATION</b>	<b>PURPOSE</b>
29-04-16	RC-2015-0060 Southwest Energy Ltd, Gold mining, Mikonui	To visit the wash plant's treatment system and to assess the land currently in an unrehabilitated state.

**Non-Notified Resource Consents Granted 29 April – 24 May 2016**

<b>CONSENT NO. &amp; HOLDER</b>	<b>PURPOSE OF CONSENT</b>
RC-2016-0019 TBfree New Zealand Ltd	To authorise the aerial discharge of 1080 (sodium monofluoroacetate) possum control cereal pellets or carrot baits (at a sowing rate of up to 5 kg per hectares) containing up to 0.15% weight/weight of 1080), to the Taramakau Discharge Area.
RC-2016-0024 W Galway & Sons Ltd	To disturb the bed of unnamed tributaries of Baker Creek to undertake channel clearance works including in a tributary leading to a Schedule 2 Wetland, Oparara.
RC-2016-0033 TBfree New Zealand Ltd	To authorise the aerial discharge of 1080 (sodium monofluoroacetate) possum control cereal pellets (at a sowing rate of up to 5 kg per hectare) containing up to 0.15% weight/weight of 1080 to the Matiri Discharge Area.
RC-2016-0038 Department of Conservation	To authorise the aerial discharge of 1080 (sodium monofluoroacetate) possum control cereal pellets (at a sowing rate of up to 4 kg per hectare) containing up to 0.15% weight/weight of 1080 to the True Left Karamea River Discharge Area.
RC-2016-0045 TC & PS Denham	To disturb the bed of McCullouchs Creek to push up gravel from the dry bed associated with river protection works (groynes and stopbank).  To divert water in McCullouchs Creek from river protection structures.
RC-2016-0046 Department of Conservation	To discharge contaminated material (arsenic) to land where it may enter water, Prohibition Mine Site, Waiuta.  To discharge contaminants (arsenic) to water from the Prohibition Mine Site, Waiuta.
RC-2016-0051 Pearson Contracting Ltd	To disturb the dry bed of the Buller River (Organs Island) for the purpose of removing gravel.  To disturb the dry bed of the Buller River (Lower Buller Gorge) for the purpose of removing gravel.

RC-2016-0053 Westreef Services Ltd	To disturb the dry bed of the Mokihinui River for the purpose of removing gravel.
RC-2016-0054 Westreef Services Ltd	To disturb the dry bed of the Buller River (Iron Bridge) for the purpose of removing gravel.
RC-2016-0056 The Mokihinui-Lyell Backcountry Trust	To disturb the dry bed of the Mokihinui River for the purpose of removing gravel.
	To disturb the dry bed of Stern Creek for the purpose of removing gravel.

Changes to and Reviews of Consent Conditions granted 29 April – 24 May 2016

<b>CONSENT NO. &amp; HOLDER</b>	<b>PURPOSE OF CHANGE/REVIEW</b>
RC11059-V1 Department of Conservation	To allow for increased frequency of aerial 1080 operations, Leslie/Karamea Discharge Area.

No Notified or Limited Notified Resource Consents were granted in this period.

Public Enquiries

58 written public enquiries were responded to during the reporting period. 47 (81%) were answered on the same day, and the remaining 11 (19%) within the next ten days. No LGOIMA requests were responded to.

**RECOMMENDATION**

*That the June 2016 report of the Consents Group be received.*

Gerard McCormack  
**Consents & Compliance Manager**

## 5.2.2

### THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee – 7 June 2016  
 Prepared by: Colin Helem - Senior Compliance Officer  
 Date: 26 May 2016  
 Subject: **COMPLIANCE & ENFORCEMENT MONTHLY REPORT**

#### Site Visits

A total of 121 site visits were undertaken during the reporting period, which consisted of:

Activity	Number of Visits
Resource consent monitoring	3
Mining compliance & bond release	11
Complaint Related	5
Dairy Farm	102

Out of the 121 total site visits for the reporting period, 111 visits were compliant, 10 visits were non-compliant.

- **Mining visits**

Gold Mining: 10 alluvial gold mining inspections were carried out during the month.

Coal Mining: 1 coal mining inspection was carried out during the month.

- **Dairy Farms**

102 dairy farm inspections were carried out, 94 farms were graded compliant, eight farms were graded non-compliant, which resulted in some of the farmers being required to undertake remedial action.

- Dairy season is drawing to a close with inspections ceasing next week. Overall compliance this season has been good however there are a handful of farms that will be receiving follow up visits over the winter months to ensure remedial actions are being undertaken.

#### Complaints/Incidents between 28 April 2016 & 26 May 2016

The following 5 complaints/incidents were received during the reporting period:

Activity	Description	Location	Action/Outcome	INC/Comp
Flood protection	Complaint received that unauthorised flood protection has been carried out.	Haast	The site was investigated and it was found that the work undertaken did not comply with the consent conditions. The operator is to apply for a variation.	Complaint
Discharge to air	Complaint received regarding the discharge of odour from Waste Water Treatment Ponds.	Hokitika	The site was investigated and the enquiry is ongoing.	Complaint
Discharge to water	Complaint that a creek is discoloured with sediment.	Blackball	The site was investigated and found that the creek was discoloured. Due to the inaccessible terrain the cause was unable to be established.	Complaint

Activity	Description	Location	Action/Outcome	INC/Comp
Discharge to air	Notification from Westland Milk Products that they had issues with their plant which was causing an odour issue. A complaint was also received from the public.	Hokitika	The operator was undertaking remedial work to resolve the issue.	Complaint
Deposition on the bed of a creek	Complaint received that asphalt from road repairs had been dumped off the side of a road into the bed of a creek.	Atarau	The site was investigated and established that the person responsible had already undertaken remedial work and removed the material from the creek.	Complaint

### **Formal Enforcement Action**

One abatement notice was issued during the reporting period

Activity	Location
Discharge of dairy effluent	Westport

### **Mining Work Programmes and Bonds**

The Council received the following 2 work programmes during the last reporting period. One work programme has been approved. The remaining work programme has been recently received and requires a site visit for final approval.

Date	Mining Authorisation	Holder	Location
18/05/2016	RC98024	Alluvial Mining NO2 Ltd	Woods Creek
20/05/2016	RC2014-0159	Prospect Resources Ltd	Marsden

### **RECOMMENDATIONS**

1. That the June 2016 report of the Compliance Group be received.

Gerard McCormack  
**Consents and 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, 7 June 2016** 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 – 3	3.1 Minutes of Council Meeting 10 May 2016
4.		<b>REPORTS</b>
	4	4.1 Report on Engineering Operations
	5 – 8	4.1.1 Disbanding of Canavans Knob Rating District
	9 – 16	4.1.2 Punakaiki Rating District Proposed Northern Seawall Extension
	17	4.2 Corporate Services Manager's Report
	18 – 20	4.2.1 Decisions on Submissions and Adoption of Annual Plan
5.	21	<b>CHAIRMAN'S REPORT</b>
6.		<b>GENERAL BUSINESS</b>



**THE WEST COAST REGIONAL COUNCIL****MINUTES OF THE MEETING OF THE COUNCIL HELD ON 10 MAY 2016,  
AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD,  
GREYMOOUTH, COMMENCING AT 10.53 A.M.****PRESENT:**

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

**IN ATTENDANCE:**

C. Ingle (Chief Executive Officer), M. Meehan (Planning & Environmental Manager), G. McCormack (Consents & Compliance Manager), R. Mallinson (Corporate Services Manager), N. Costley (Communications Manager), T. Jellyman (Minutes Clerk)

**1. APOLOGIES:**

There were no apologies.

**2. PUBLIC FORUM**

There was no public forum.

**3.1 CONFIRMATION OF MINUTES**

**Moved** (Challenger / Ewen) *that the minutes of the Council Meeting dated 12 April 2016, 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 stated that the consultation for Buller River Flood Protection is slightly behind schedule due to a heavy workload in other areas. He advised that the first part of the communication plan which will be a series of drop in sessions for the public to discuss the work that the committee has done will be held in June / July. Morning and night time sessions will be held and following these sessions this information will be brought back to council.

M. Meehan reported that survey work is being done for the northern extension to the Punakaiki seawall. He advised that an independent engineer has been on site to investigate fair apportionments for the extension. This information will be sent out to the rating district in the next few days.

M. Meehan reported that the long term strategy for the Waiho River is currently being worked through. He stated that LIDAR has been flown and further data from this is awaited. M. Meehan advised that Hon Nick Smith is visiting the area this Friday along with people from DoC, Westland District Council and elected members from the region and himself. M. Meehan advised that this visit will provide an opportunity to discuss the future growth for Franz Josef and to discuss matters that will impact on the growth of this area such as Westland District Council's oxidation ponds and stormwater issues.

M. Meehan advised that the Neils Beach consultation work will be emailed out to Councillors once the work for Punakaiki has been dealt with.

M. Meehan advised that there are good stockpiles of rock in Council quarries at the moment.

## **4.2 CORPORATE SERVICES MANAGER'S REPORT**

R. Mallinson spoke to this report and advised that this is the nine month report until the end of March. R. Mallinson advised that this has been a very challenging year with the operating deficit for the nine month period being over \$600,000 compared to a budgeted surplus of \$324,000. Cr Archer stated that it is good to see that the investment portfolio rebounded by \$240,000 during March. He asked R. Mallinson if he expected a rebound for April as well. R. Mallinson confirmed an increase during April, but not as good as the rebound experienced in March. R. Mallinson reminded Councillors that Westpac would be making their annual presentation to Council at the completion of today's meeting. R. Mallinson advised that he will request that Westpac increases Council's multi option credit line especially if borrowing is required for works in Franz Josef and Punakaiki. R. Mallinson answered various questions from Councillors.

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

Carried

### **4.2.1 2016 LGNZ EXCELLENCE AWARDS APPLICATION**

N. Costley spoke to this report and advised that LGNZ hold these awards each year to recognise and celebrate excellence performance regarding community engagement, environmental impact, cultural vibrancy and overall value and service deliver. N. Costley advised that with the work Council has done in the Lake Brunner catchment is a show case piece. She stated that Council's application is attached to her report. Winners will be announced at the LGNZ conference dinner in July. Cr Archer passed on his congratulations to staff whom have had an input into the lodging of the application. He stated this is a very good report and he wished Council well at the awards. Cr McDonnell endorsed Cr Archer's comments.

**Moved** (Archer / McDonnell) *That this report be received.*

Carried

## **5.0 CHAIRMANS REPORT**

The Chairman spoke to his report and took it as read.

**Moved** (Robb / Ewen) *that this report is received.*

Carried

## **6.0 CHIEF EXECUTIVE'S REPORT**

C. Ingle spoke to his report and stated that this is his last report for Council. C. Ingle thanked everyone present and their predecessors for supporting him during his tenure as Chief Executive. C. Ingle stated that he has found this to be a very rewarding experience and he has appreciated the support of Councillors and staff.

C. Ingle stated that he had a very positive meeting with the Minister of Local Government on 28 April. C. Ingle advised that this was a very good opportunity to inform the Minister of the very good, collaborative work currently being done with the district councils.

C. Ingle advised that Tanya Winter, Chief Executive of Westland District Council will now be chairing the Civil Defence Coordinating Executive Group. He advised the civil defence joint committee met yesterday and approved the Group Plan for its five year review.

C. Ingle reported that the Productivity Commission met with the Regional CEO's group last week. He stated this is a very good group and worth keeping an eye on. He stated that this group works well between local and central government. C. Ingle stated that he completed an online survey relating to urban planning as the commission is seeking a balanced view this.

C. Ingle stated that he has asked N. Costley to become involved with work relating to the Growth Study and the work that the Governance Group is doing. C. Ingle stated that the Growth Study is a big opportunity for the region over the next nine months or so.

C. Ingle reported that Council has once again attained tertiary standard for the ACC Workplace Safety Management Practice. This entitles Council to a 20% discount on its ACC levies. He thanked the Council's health and safety committee for their efforts in this area.

C. Ingle advised that he has updated the Delegations Manual. He circulated an updated version of the Delegations Manual and spoke to the changes made including changes to section numbers. Extensive discussion took place on the changes. Cr Birchfield stated that he is not in favour of prosecution decisions being made by staff. He stated that he was against this in 2011 and he is still against it as he feels that prosecution decisions should be made by the elected Councillors. Cr Birchfield stated that at the next triennial meeting he will be voting against this matter again. Cr Archer raised a Point of Order. Cr Archer stated that to change a resolution of the Council in the past; a Notice of Motion is required with the appropriate signatures to address the matter. Cr Archer stated that there is not a Notice of Motion in front of Council at the moment. The Chairman stated that at the moment the Delegations Manual is being updated to support the policy that is in place. The Chairman advised Cr Birchfield to bring a Notice of Motion to the meeting if he wants to change the policy. Cr Archer stated that any resolution that has been made by Council in the past can be changed by a report provided by the Chairman or the Chief Executive or by a Notice of Motion signed by councillors.

Discussion took place on the process for obtaining quotes for emergency works in rating districts as set out in the Delegations Manual. M. Meehan advised that verbal quotes are obtained over the phone. He stated that quotes from three firms are obtained. If urgent work is needed, an attempt should be made to get three quotes, at minimum verbally. If contractors are not available at short notice then quotes from those that are available will suffice.

It was agreed that copies of the Health and Safety Audit would be emailed to Councillors.

**Moved** (Ewen / Archer)

1. *That this report is received.*
2. *That the attached Delegations Manual be adopted, with changes to include the prosecution decision-making clause on page 12 (5338 RMA) containing the policy set by Council in February 2012, and also including a footnote on page 15 in relation to getting prices for rock work in urgent situations.*

*Cr Birchfield against  
Carried*

## **GENERAL BUSINESS**

The Chairman thanked C. Ingle for his efforts as Chief Executive over the past ten years. The Chairman stated that C. Ingle is leaving this Council in a very healthy state. He wished C. Ingle well for his position at Bay of Plenty Regional Council. Cr Archer stated that C. Ingle has done a lot of work behind the scenes in raising the West Coast Regional Council's profile on a national basis. Cr Archer stated that having C. Ingle volunteer to chair and participate in national panels has to be commended. Cr Birchfield agreed with Cr Archer and stated that it is very pleasing to see the consent process working better these days. Cr McDonnell stated that as a first time Councillor he has appreciated C. Ingle's assistance in presenting information and explaining matters at meetings or on the phone. Cr McDonnell wished C. Ingle well. Cr Clementson agreed with Cr McDonnell's comments. C. Ingle thanked Councillors for their kind words and stated that so long as Councillors continue to support the work staff are doing, it makes his job easier.

Cr Challenger put in his apologies in advance for next month's meeting.

**Moved** (Archer / Clementson)

*That the above amendment be made to the confidential agenda page.*

*Carried*

The meeting closed at 11.35 a.m.

.....  
Chairman

.....  
Date

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting – 7 June 2016  
 Prepared by: Paulette Birchfield – Engineer  
 Date: 24 April 2016  
 Subject: **ENGINEERING OPERATIONS REPORT**

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**WORKS COMPLETED AND WORKS TENDERED FOR****Karamea Rating District**

Following recent flooding of farmland within the Karamea Rating District, Council commissioned emergency works, to open the Karamea River mouth to encourage the river to take a more direct route to sea. This work was carried out by S M Lowe Contracting. Council will monitor this situation closely.

**Wanganui Rating District**

Emergency works were required to prevent the Wanganui River damaging a Wanganui Rating District stopbank at the downstream end of the scheme. The area has been subjected to severe erosion which Council is monitoring closely.

Further work maybe required to redirect the river away from this pressure point.

**FUTURE WORKS****Nelson Creek**

Topup of a groyne due to slumping is planned to be undertaken in June/July.

**Franz Josef**

Final design work is being undertaken on the proposed raising of the northern stopbank which protects Franz Josef township. Council is working with the New Zealand Transport Agency who are undertaking works on the south side to protect the State Highway network. The works will ensure Franz Josef township is protected to a theoretical 1 in 100 year flood event.

Work on a long term solution for managing the river is ongoing.

**QUARRIES**

Quarry	Rock Available	Emergency Stockpile
Blackball	1,650	0
Camelback	17,124	0
Inchbonnie	12,481	0
Kiwi	979	0
Whataroa	8,838	0

**RECOMMENDATION**

*That the report is received*

Michael Meehan  
**Planning and Operations Group Manager**

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting 7 June 2016  
Prepared by: Michael Meehan – Planning and Operations Group Manager  
Date: 23 May 2016  
Subject: **Disbanding of the Canavans Knob Rating District**

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**Background**

The Canavans Knob rating district was established on 17 February 1994, to provide flood protection from the Waiho River to properties within its boundaries. In approximately 2004/5 the New Zealand Transport Agency (NZTA) constructed protection works to protect the State Highway network, and by default properties within the Canavans Knob rating district derived flood protection from these works. At the 2010/11 annual meeting of the rating district, the rate payers asked Council to place the rating district into abeyance, in recognition of the NZTA protection works.

**The Service Provided by the Council**

The protection works that were constructed under the Ministry of Works, and subsequently maintained and added to by the rating district, remain in place. Since 2010 the protection works have been maintained by NZTA as they protect the State Highway network to the south. NZTA will continue this maintenance into the future.

**Consultation with landowners**

I wrote to all 28 landowners in March 2016, to confirm with them whether they they wanted the Regional Council to disband the rating district, and refund any remaining rating balance to those landowners.

The letter confirmed that if the rating district was disbanded, that the stopbanks would be signed over to NZTA for future maintenance, and the 300 tonne of rock be transferred to the Lower Waiho rating district.

**Results of Consultation**

Council received 12 written responses, of which 11 asked that the rating district be disbanded as per the proposal. One asked that the 300 tonne of rock be split between the Franz Josef and Lower Waiho rating districts. The one submitter, who wished the rating district remain in place, verbally withdrew their submission following discussion with Council staff.

**RECOMMENDATION**

- 1. That the Council agrees to disband the Canavans Knob rating district and refund the contributing ratepayers of the current Canavans Knob rating district fund balance.*
- 2. That the Council transfers the 300 tonne of rock from the Canavans Knob rating district asset register to the Lower Waiho rating district asset register.*

Michael Meehan  
**Planning and Operations Group Manager**

Name  
Address  
Date

Dear ratepayer

**Proposed disbanding of the Canavans Knob Rating District**

The Regional Council has decided to write to all contributing ratepayers who belong to the Canavans Knob rating district, to see if there is a broad agreement on whether or not to disband the rating district.

The rating district was established to provide flood protection from the Waiho River to properties within its boundaries (see attached map). In approximately 2004/5 the New Zealand Transport Agency constructed protection works to protect the State Highway network and by default properties within the Canavans Knob rating district derived flood protection from these works.

As you would be aware the Waiho River is one the most dynamic rivers in the country to manage and as currently still in an aggradation phase. Council is working closely with the New Zealand Transport Agency (NZTA) and the Franz Josef Working Group around long term plans to manage the river.

It is now suggested that that Council disbands this rating district because it no longer has any purpose. Council will refund the existing rating district balance to the contributing Canavans Knob ratepayers.

In regard to assets, I attach a copy of the Asset Register for the Canavans Knob rating district. This includes the rock protection structures and a 300 tonne stockpile of rock. It is proposed that the structure is signed over to NZTA to manage in the future, with caveats that it does not reduce the current level of protection from the river. You will note that NZTA has funded the maintenance of this structure in recent years.

It is proposed that the ownership of the 300 tonne stockpile of rock is transferred to the Lower Waiho rating district asset register, acknowledging that a number of properties within the Canavans Knob rating district are now paying into the Lower Waiho rating district.

I enclose a reply paid envelope: can you please tick one of the boxes below and return this letter in the envelope provided so we know what the community wishes are.

I agree that council should disband the Canavans Knob rating district and refund ratepayers all the funds in that account, transferring assets as proposed.

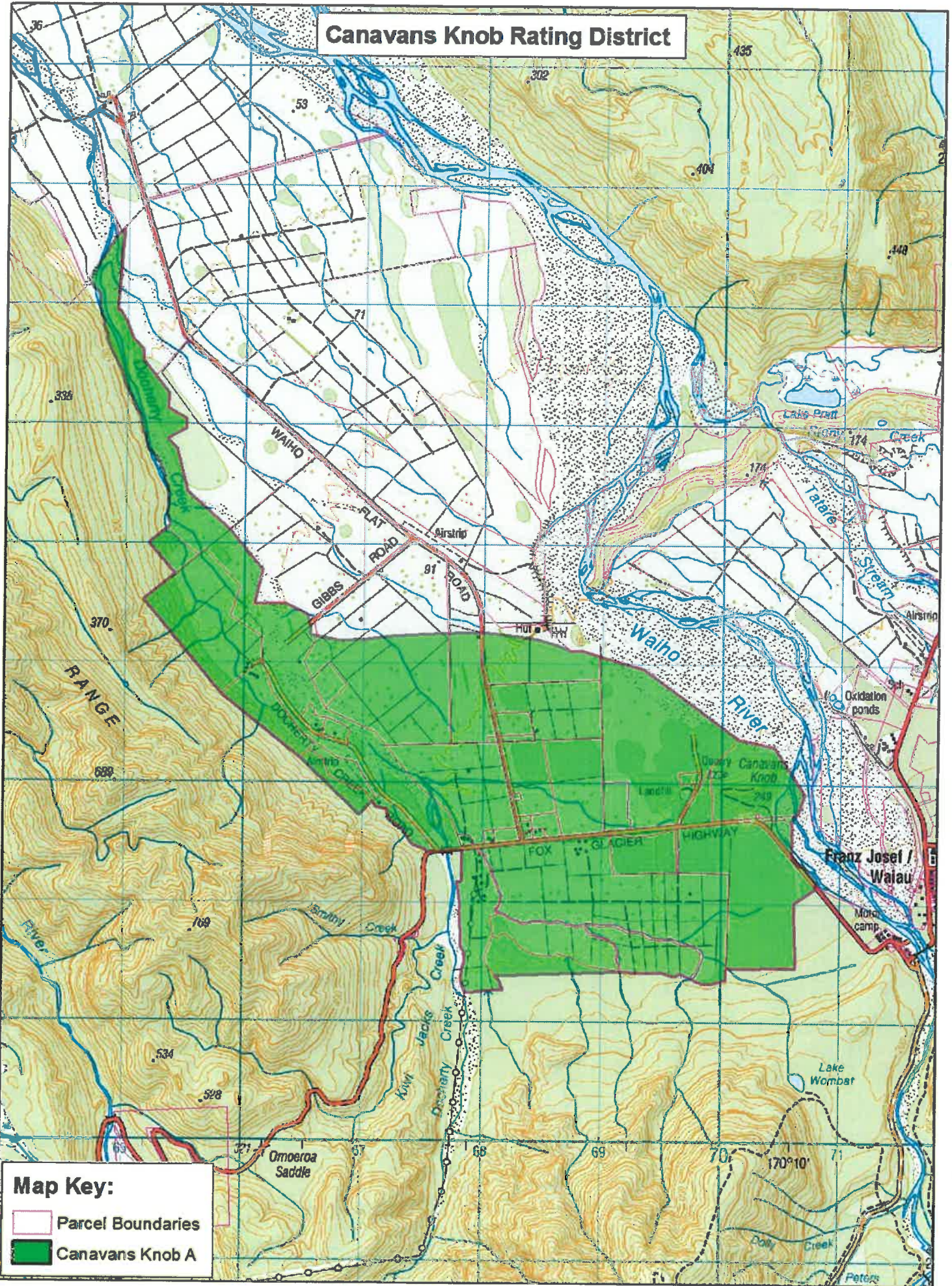
OR

I do not agree to disband the Canavans Knob rating district, please outline your reasons on a separate page

Yours sincerely

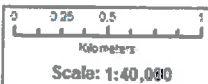
Michael Meehan  
Planning and Environment Manager

# Canavans Knob Rating District



## Map Key:

- Parcel Boundaries
- Canavans Knob A



Creation Date: 29/05/2016  
Modified Date: 11/03/2016

Notes:  
No Notes



**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting – 7 June 2016  
 Prepared by: Michael Meehan - Planning and Operations Group Manager  
 Date: 30 May 2016  
 Subject: **Punakaiki Rating District – Proposed Northern Seawall Extension**

**Purpose**

The purpose of this report is to advise on the results of the survey of the Punakaiki Rating District regarding the proposed northern extension to the seawall.

**Background**

Erosion has been worsening to the north of the Punakaiki Rating District seawall. The erosion is impacting on the Punakaiki campground and has the potential to affect other properties and the current seawall. Recently the community initiated sand bagging of the area, while a more permanent solution is investigated.

Council commissioned a report by OCEL Consultants to investigate options to protect this area from further sea erosion (attached). The report identified an extension of the current seawall to the north as the most effective medium to long term solution.

**Survey of Punakaiki Rating District**

Council held a meeting on 18 May 2016 with the Punakaiki Rating District to discuss the proposed seawall extension and the proposed survey to gain their feedback. The survey outlined the proposed works and included a proposed apportionment of costs (attached).

Of the 33 surveys sent out, 26 were returned by 25 May 2016. Two questions were asked with the results detailed below:

***Agree/Disagree in principle to the proposed classifications to fund the works:***

<b>Agree</b>	<b>Disagree</b>
10	14

***Proceed/do not proceed with the proposed works as outlined:***

<b>Proceed</b>	<b>Do not Proceed</b>
10	14

*\*Two surveys received did not select an option, but instead provided written comments.*

**Comments**

Most of the returned surveys included comments which expanded on discussion at the 18 May 2016 meeting. Very little feedback was received on the proposed engineering option. The majority of comments focussed on costs and encouraged Council to seek additional funding from central government and additional properties that derive indirect benefit. A summary of the comments received follows:

- *Costs should be shared across a wider area to acknowledge the uniqueness of Punakaiki and the benefit of the campground to the wider area.*
- *Punakaiki will require infrastructure for the soon to be completed Pike 29 great walk. Funding from central government should follow to ensure accommodation is available to the users of this track.*
- *The rating district should be expanded to cover from Hartmount Place to the Punakaiki River. Business owners in Barrytown and Charleston receive benefit from the Punakaiki village being protected.*
- *Classification E should be included in Classification D.*
- *If the extension goes ahead we would like to see pedestrian access similar to the Hokitika seawall.*
- *Widen the rating district to include properties from Perpendicular Point to Punakaiki River.*
- *We would like guarantees on the design of the proposed seawall extension.*
- *Potentially alter the classifications to assign the campground as classification A and the rest as classification B.*
- *No capping of payments from properties.*

- *Set aside money for beautification of the seawall, including seating, access, chain fence etc. taking into account the vulnerability of the area.*
- *The finished seawall should be the start and finish of the Pike 29 great walk, similar to the Greymouth end of the cycleway.*
- *Preference should be given to ensuring the best quality rock is used.*
- *Funding for the community hall proposed by Buller District Council should instead be channelled into the construction of the northern extension.*
- *Sub divide an area of land from the campground in accordance with the District Plan, the money generated from the sale of these parcels could be used to invest in protection.*
- *Levy the people staying at the campground to fund the seawall extension.*
- *Install a donation box at Pancake rocks where tourists can donate a small amount of money which could then be used for protection works.*
- *Seek additional funding from government, Tourism West Coast, Development West Coast and Buller District Council to assist the small community in dealing with this issue.*
- *The costs are unaffordable to the residents of the rating district.*
- *Look at a tourism tax to assist with funding the seawall.*
- *Consider altering the design toe level of the seawall.*
- *Include properties from Hartmount Place to Razorback Hill in the rating district.*
- *The Department of Conservation should contribute or install a toll system as part of the Pike 29 great walk.*
- *The situation is not urgent, look at a system to require the campground to fund the extension.*
- *The campground should "tax" visitors to pay for the wall.*
- *With a number of key business's leaving the region can we afford to lose another business?*
- *This is too much money for a small amount of rate payers to afford.*
- *We have fundamental concerns with the apportionment of costs.*

#### Funding

Comments made in conjunction with the survey called for the rating district boundaries to be expanded to take in more properties that derive indirect benefit from the area. There was also a strong desire for central government assistance towards funding the seawall, including the Department of Conservation linking in with the Pike 29 Great Walk.

Council will relay these comments to the independent rating expert who will review the proposed classifications. In regards to expanding the rating district to include properties that receive indirect benefit from the proposed works, it is noted that this would be problematic and even if successful, would result in relatively small contributions from these properties. It also raises the issue of reciprocation of funding assistance. For example, if properties that receive indirect benefit are included in the rating district, then experience sea erosion themselves, will the current Punakaiki Rating District contribute to their solution? Approximately 25,000 people stay at the Punakaiki campground in any given year, which is a small proportion of the 500,000 annual visitors to Punakaiki blowholes.

Seeking central government assistance is also problematic given that government has indicated previously that they consider these problems to be local issues. However, given the national importance of the Punakaiki experience to international tourism it is suggested that the West Coast Regional and Buller District Council's approach central government, including the Department of Conservation, to explore potential funding streams.

#### Further Consultation

Further consultation is required to work through the options to fund the proposed work. Staff have asked the independent rating expert to review the proposed apportionments in light of the comments received.

In regard to central government assistance, the Councils will approach central government to discuss potential funding avenues. However, it is unlikely that any assistance will be forthcoming, or will occur in a timely manner.

**RECOMMENDATION**

1. *That the report is received.*
2. *That Council undertake further consultation with ratepayers of the Punakaiki Rating District, following the review of the proposed apportionment of costs.*
3. *That staff report to the July 2016 Council meeting with an update.*

Michael Meehan  
**Planning and Operations Group Manager**

11 May 2016

«Name»  
«Address\_1»  
«Address\_2»  
«Address\_3»

Dear Sir/Madam

### **Opinion Survey on Proposed Northern Extension of Punakaiki Rating District Seawall**

Following the letter you received dated 13 April 2016, Council has now completed the cost analysis work for the northern extension of the current seawall. The costs have been analysed by an independent engineer who has drafted a fair apportionment of costs, using the same principles that were implemented for the original rating district works.

Council will hold a meeting of the Rating District at the residence of Frances and Michael Keating (3 Webb Street) on **18 May 2016** at 7pm. This meeting is an opportunity to discuss the proposal and ask questions of both staff and Councillors, along with Buller District Council elected members.

We need your opinion on the proposal including the apportionment of costs, attached to this letter is a survey form with options to select and room to provide comments. You may wish to wait until after the meeting before you return your survey.

#### **Return of forms**

Please tick one of the options under each of the two questions on the survey form on the next page, and return that page in the postage paid envelope provided by **25 May 2016**.

#### **Background Information (attached)**

- An outline of the proposed works and the estimated cost.
- Maps showing the proposed Rating District boundaries.
- A table showing the estimated annual cost for each ratepayer, per \$100,000 of your property's capital value<sup>1</sup>.

If you wish to discuss any aspect of the proposed Rating District, or require further information, please call me on 03 769 9093 or Paulette Birchfield on 03 768 0466 ext 265.

Yours faithfully



Michael Meehan  
**Planning and Operations Group Manager**

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<sup>1</sup> Note that these costs are estimates only. Final costs will depend on the outcome of the competitive tender process. Best efforts have been made to estimate costs accurately; however the final costs may differ to those marked in the table.

**Opinion Survey on Northern Punakaiki Seawall Extension Josef Rating District**

***Please return this page in the envelope provided***

«Name»

«RID ID», «Class A»

«Address 1», «Address 2», «Address 3»,

Options	Please tick one box only
1. Agree in principle to the proposed classifications to fund the works.	
2. Disagree in principle to the proposed classifications to fund the works.	

Options	Please tick one box only
1. Proceed with the proposed works as outlined.	
2. Do not proceed with the proposed works.	

***Please feel free to include any additional comments below:***

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_  
(Please Print Clearly)

**Note:** All replies must be returned to The West Coast Regional Council in the enclosed, postage paid envelope by **25 May 2016**.

## An Outline of Proposed Works and Estimated Costs

### Current Costs and trends in increasing maintenance costs

The loan to fund the construction of the original seawall was paid off in November 2015. The amount being paid annually by each ratepayer to repay this loan was moved to fund the maintenance rate, which is currently in deficit by \$93,000. For the 2016/17 year the maintenance rate is set at \$95,000. Changes in beach levels and more aggressive storms, has resulted in significant maintenance costs in the last 5 years.

### Estimated Costs

Council has estimated costs based on the design by OCEL Consultants (see attached design drawings) which utilises:

- 8,500 tonne of rock
- 1,500m<sup>3</sup> of compacted gravel
- 6,000m<sup>2</sup> of geofabric
- Costs associated with digging out the toe and other related costs.

*The above estimated costs amount to approximately \$550,000 (including GST).*

### Independent Rating Review

Council engaged an independent rating expert to review the proposed northern extension and draft a fair apportionment of costs for this work. Below is a table indicating the apportionments, which includes five funding classes.

<b>Classification</b>	<b>Cost per \$100,000 of CV</b>	<b>Differential</b>
<b>A</b>	\$3255.41	6
<b>B</b>	\$1102.51	1
<b>C</b>	\$882	0.8
<b>D</b>	\$661.51	0.6
<b>E</b>	\$220.51	0.2

*Classification A rates are capped at \$45,000 per annum.*

Attached to this letter is a map of the rating district showing the five classifications. If approved, the new funding classification will fund both the repayment of the loan for the northern extension, and future maintenance costs across the entire seawall. The attached map shows the reclassification. I am happy to take your calls on these changes on 03 769 9093.

### Timeframe

11 May – Letter emailed and posted out to members of the rating district.

18 May – Meeting of rating district at the Keating residence.

25 May – Survey forms returned to Council.

7 June – Council meeting and decision on whether to proceed with the works.

8 June – if approval is given works may commence the week of 8-11 June.

\* Note that Council is currently working through options to make a closer source of rock available for use. The alternate source of rock is of the same or higher quality as the Kiwi Quarry rock; however there are restrictions on site, which limit its availability. If Council is successful in gaining access to this site, it will reduce the costs and we will advise on progress with this at the meeting.



1 AERIAL PHOTOGRAPH SOURCED FROM LINZ DATA SERVICE AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 3.0 NEW ZEALAND LICENCE.  
 2. SURROUNDING AERIAL PHOTOGRAPH DATE: 2010 WITH CANONICAL BOUNDARIES.

Scale (As)	ASAP PLANES
1:1100	1000000-1100-000
Drawing No.	DR-180106-002
Sheet No.	1

**WEST COAST REGIONAL COUNCIL**  
**REVIEW OF COASTAL ISSUES**  
**PUNAKAIKI VILLAGE CAMPGROUND**  
**PROPOSED EXTENSION OF SEAWALL**

This drawing and its contents are the property of West Coast Regional Council. Any reproduction or use without the permission of the Council is prohibited.

**CONSULTANTS NZ LIMITED**  
 40 Crown Hill Street  
 PO Box 877  
 Christchurch  
 Tel (03) 3764444  
 Fax (03) 3764444

Drawn	Checked	Trace	Approved	Date
				03/15

Drawn	Checked	Trace	Approved	Date

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Drawn	Checked	Trace	Approved	Date

Drawn	Checked	Trace	Approved	Date

Drawn	Checked	Trace	Approved	Date

ISSUED FOR INFORMATION



**Punakaiki SRA**

**SRA**

- Punakaiki A
- Punakaiki B
- Punakaiki C
- Punakaiki D
- Punakaiki E



Scale: 2,000  
Projection: Transverse Mercator  
Datum: NZGD 2000  
Created: 09/05/2016  
Printed: 11/05/2016

### Proposed Punakaiki Rating District Classifications





Prepared for: Council Meeting 7 June 2016  
 Prepared by: Robert Mallinson – Corporate Services Manager  
 Date: 30 May 2016  
 Subject: **CORPORATE SERVICES MANAGER'S REPORT**

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### 1. Financial Report

Due to Annual Leave 23 – 27 May 2016, and the earlier meeting date of 7 June, I was not able to finalise my financial report for the 10 months to 31 April in time for this agenda.

The report will be finalised and circulated electronically later in the week.

### 2. Investment Income

#### Westpac Portfolios

April 2016	Catastrophe Fund	Major Portfolio	TOTAL
Opening balance 1 April 2016	\$ 968,987	\$ 10,892,755	\$ 11,861,742
Income April 2016	\$ 4,750	\$ 51,286	\$ 56,036
Deposit			
Withdrawal		\$ -	\$ -
Closing balance 30 April 2016	\$ 973,737	\$ 10,944,041	\$ 11,917,778
Total income year to date to 30 April 2016	\$ 26,578	\$ 352,387	\$ 378,965

### RECOMMENDATION

*That this report be received.*

Robert Mallinson  
**Corporate Services Manager**

## **THE WEST COAST REGIONAL COUNCIL**

Prepared for: 8 June Council Meeting  
Prepared by: Nichola Costley – Communications Manager  
Date: 27 May 2016  
Subject: **Decisions on Submissions and Adoption of Annual Plan**

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### **Background**

Council undertook public consultation on the draft Annual Plan 2016/17 as it was determined that the anticipated general rate increase as a result of the proposed expansion of Council's flood warning network and the new civil defence arrangements was significant.

Council received seven submissions on the 2016/17 Annual Plan.

A special Council Meeting was not held this year as none of the submitters had requested to be heard. On Tuesday 24 May 2016, a Council workshop was held to discuss the submitter's points and seek staff input. Darren Richardson (MBD Contracting Ltd), Gary Wells, (Fulton Hogan Ltd) and Graeme Kelly (Westroads Ltd) spoke to their submission prior to the Council workshop.

Following on from the submissions and Council workshop, decisions on the seven submissions on the 2016/17 Annual Plan are required.

The submissions are dealt with in turn in the table attached to this report. Recommendations have been suggested for each for the submission points for Council's consideration.

### **Adopting the Long Term Plan**

Once decisions have been made on the seven submissions, Council can formally adopt the new Annual Plan for 2016/17.

## **RECOMMENDATION**

*That the Annual Plan for 2016/17 be adopted.*

Nichola Costley  
**Communications Manager**

**Recommendations to Submissions made on the 2016/17 Annual Plan**

Submitter name	Subject matter	Recommended response
Dianne Sharp	Hokitika Seawall rating classifications	The seawall classes were not up for consultation in the annual plan. The C class rate recognises that the groynes north of the seawall trap sand thereby buffering adjacent properties from the sea. If this does not work then additional protection will be considered.
Gillian Todd, Land Treatment Collective	They suggest a Plan Change for the Land and Water Plan to deal with septic tanks better.	This submission would be better directed to the land and water plan. There is a change to the land and water plan about to commence, and the planners will be asked to follow up with the submitter.
Tanith Robb, Federated Farmers	Criticism of the consultation document  Flood warning service level improvements (oppose general rate funding via capital value, suggest funding via UAGC)	Noted. If the submitter wants more information next year they can always ring the council and request further information, but the consultation document is pitched at a level as to be easily readable by the general public and our community appreciate brevity.  The flood warning service benefits farmers adjacent to these rivers in addition to benefitting townfolk. In fact the majority of information users are farmers and other rural landowners.  The concept of a UAGC is not supported at this stage – it has been looked at in the past, and was not a good fit for the functions the regional council delivers.
	Civil Defence (suggest funding CDEM 50% UAGC, 50% general rate)	The concept of a UAGC is not supported. In any case, the time to review fundamentals of funding methods would be during the LTP year, not during the annual plan round.
	Lifting General Rates in the future (opposed)	This will be addressed in future Annual Plans and LTPs.
Darren Richardson, MBD	Opposed to the method of collecting new gravel fees (prefers to be collected based on actual returns rather than consented allocations).	It is accepted that the LTP method of collecting fees for gravel compliance work may be able to be refined over time. The LTP itself cannot be amended through this process, but the consents and compliance manager will open a dialogue with commercial gravel users shortly to discuss how these costs can be recovered in a manner that is fair and reasonable.
William Eric Johnson, Rutherglen	Affordability for pensioners.	Additional costs were provided in the consultation document - they amounted to less than \$5 a year for the average homeowner. It is also noted that a decrease in property values does not result in increasing rates: in fact if your property values decrease in relation to others in the district your rates will go down.

Submitter name	Subject matter	Recommended response
Rosie McGrath, Active West Coast	Regional Transport Planning (support)	Noted
	Flood Warning service level improvements (support)	Noted. Climate change is always considered in designing new flood control structures, for modelling or for upgrading existing structures.
Claire Robertson, Community and Public Health	Warm Homes project (consider re-extending individual targeted rate to all regional ratepayers)	Noted. This cannot be re-introduced at Annual Plan time.
	Supportive of consultation document which is easy to read and informative.	Noted.
	Core activities – page 4 of draft annual plan (extend this list to include land and soil management). Also Air quality monitoring (wants air monitoring outside Reefton).	These submissions process is not open to the draft plan itself, but is restricted to the points raised in the consultation document – ie the changes when compared to year 2 of the Long Term Plan. The annual plan submissions process does not allow submitters to have another try at changing the Long Term Plan.
	Governance (more active non-iwi maori engagement)	Noted
	Resource Management (wants to receive certain reports)	Noted – this will be actioned.
	Resource Management (Arahura River as swimming area)	This is an operational matter.
	Regional Transport Planning (supports funding of road safety committee and total mobility)	Noted
	Hydrology and Flood Warning (supports)	Note that Waiho river is already on the list of flood warning rivers.
	Civil Defence, Rivers and Drainage (supports)	Noted.
	Climate change	Noted. Climate change is always considered in designing new flood control structures, modelling or upgrading existing structures.
Warm Homes (consider re-extending individual targeted rate to all regional ratepayers)	Noted. Again, the annual plan submissions process does not allow submitters to have another try at changing the Long Term Plan.	

**THE WEST COAST REGIONAL COUNCIL**

Prepared for: Council Meeting- 7 June 2016  
Prepared by: Andrew Robb – Chairman  
Date: 27 May 2016  
Subject: **CHAIRMAN'S REPORT**

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**Meetings Attended**

- I attended the Visiting Drivers Governance Group meeting in Christchurch on 3 May.
- I attended the Mayors and Chairs forum on 9 May.
- I attended the Regional Sector Group meeting in Wellington on 13 May.
- I attended the Regional Growth Study Governance Group meeting on 19 May.
- I will be attending a meeting of the South Island Regional Transport Committee Chair's in Christchurch on 30 May.

**RECOMMENDATION**

*That this report be received.*

Andrew Robb  
**Chairman**

## 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.

- 22 – 23
- 8.1 Confirmation of Confidential Minutes 10 May 2016
  - 8.2 Overdue Debtors Report (to be tabled)
  - 8.3 Possible Land Purchase
  - 8.4 Response to Presentation (if any)
  - 8.5 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.			
8.1	Confirmation of Confidential Minutes 10 May 2016		Item 1 & 2 protecting privacy of natural persons Section 7 (3) (a) of the Local Government Official Information and Meetings Act 1987.
8.2	Overdue Debtors Report		
8.3	Possible Land Purchase		
8.4	Response to Presentation (if any)		
8.5	In Committee Items to be Released to Media		

I also move that:

- Robert Mallinson
- Michael Meehan
- Nichola Costley
- Gerard McCormack

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.