

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

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

TUESDAY, 9 AUGUST 2016

The programme for the day is:

10.30 a.m:

Resource Management Committee Meeting

On completion of RMC Meeting:

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, 9 August 2016**

P. EWEN
CHAIRPERSON

M. MEEHAN
Chief Executive Officer

<u>AGENDA NUMBERS</u>	<u>PAGE NUMBERS</u>	<u>BUSINESS</u>
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		6.0 GENERAL BUSINESS

THE WEST COAST REGIONAL COUNCIL**MINUTES OF THE MEETING OF THE RESOURCE MANAGEMENT COMMITTEE
HELD ON 12 JULY 2016, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL,
388 MAIN SOUTH ROAD, GREYMOOUTH, COMMENCING AT 10.30 A.M.****PRESENT:**

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

IN ATTENDANCE:

M. Meehan (Chief Executive Officer), G. McCormack (Consents & Compliance Manager), R. Mallinson (Corporate Services Manager), N. Costley (Communications Manager), S. Jones (Planning Team Leader), T. Jellyman (Minutes Clerk)

1. APOLOGIES

There were no apologies.

2. PUBLIC FORUM

There was no public forum.

3. MINUTES

Moved (Robb / Birchfield) *that the minutes of the previous Resource Management Committee meeting dated 7 June 2016, be confirmed as correct.*

Carried

Matters Arising

Cr Challenger asked for further information regarding the stopbank in the Karamea rating district which has become redundant. M. Meehan advised that a new stopbank has now been constructed in this area which makes the old one redundant.

4. CHAIRMAN'S REPORT

Cr Ewen welcomed M. Meehan to his new position as Chief Executive. Cr Ewen reported that on 24 June he, Cr Clementson and M. Meehan attended a meeting with four visiting National Party Members of Parliament to discuss economic development opportunities for the West Coast.

Moved (Ewen / Archer)

Carried

5. REPORTS**5.1 PLANNING AND OPERATIONS GROUP****5.1.1 PLANNING REPORT**

Cr Ewen welcomed S. Jones to her first Council meeting. S. Jones spoke to this report and advised that she and L. Sadler presented a submission at the hearing for the Buller District Council Plan

Changes last week. She advised that decisions from the hearing panel are expected within the next few weeks.

S. Jones reported that details are being finalised for the Land and Water Plan – Proposed Plan Change 1. She advised that approval to notify the Plan will be on next month's agenda.

S. Jones reported that the summary of submissions for the Coastal Plan was published yesterday and further submissions have been requested.

Cr Birchfield asked for an update on matters relating to wetlands. M. Meehan advised that there are approximately 80 boundary adjustments to be considered through the plan change. He advised that these plan changes will be notified at next month's meeting. Cr Birchfield stated that he has been getting feedback from affected landowners. M. Meehan responded that he is keen for these landowners to get the right message and he will follow up with Cr Birchfield following today's meeting.

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

Carried

5.1.2 PUBLICATION OF THE DRAFT PAPAROA NATIONAL PARK MANAGEMENT PLAN REVIEW

S. Jones reported that DoC has now notified the draft Paparoa National Park Management Plan. She advised that staff are in the process of reviewing the Plan and putting together a submission. S. Jones advised that a meeting will be held with DoC next week, and any comments or concerns Councillors have can be brought to this meeting and can be incorporated into Council's submission.

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

Carried

5.1.3 PUBLICATION OF THE PROPOSED NATIONAL POLICY STATEMENT – URBAN DEVELOPMENT CAPACITY (NPS – UDC)

S. Jones spoke to this report and advised that MfE are consulting on a proposed National Policy Statement for Urban Development Capacity. She advised that this is primarily in response to larger regions such as Auckland and Canterbury who are experiencing growth and demand for residential growth. S. Jones advised that staff have reviewed the draft and are generally supportive of the proposals. She stated that a proposed draft joint submission has been circulated, submissions close on Friday; she would like comments by Thursday. S. Jones answered various questions from Councillors. Discussion ensued. M. Meehan advised that there is a high level target in the economic development strategy for the region around plan alignment, across the region. Plan alignment across the region would be beneficial for resource users and would enable councils to pool their resources. M. Meehan stated that the work the Local Government Commission is doing in this area will address this.

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

Carried

5.1.4 REEFTON AIR QUALITY SUMMARY

M. Meehan spoke to this report and advised that there have been two exceedances of NES for air quality in Reefton this winter. M. Meehan advised that MfE are yet to advise on what changes are likely to be made to the NES.

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

Carried

5.2.1 CONSENTS MONTHLY REPORT

G. McCormack spoke to this report and advised that 17 non-notified consents have granted during the past month and 12 changes to existing consents were granted.

Cr Robb declared an interest in RC-2016-0067, Sewell Peak Farm Ltd, as he is a major shareholder in this company. G. McCormack answered questions from Councillors.

Moved (Archer / Challenger) *That the July 2016 reports of the Compliance Group be received.*

Carried

5.2.2 COMPLIANCE & ENFORCEMENT MONTHLY REPORT

G. McCormack spoke to this report. He drew attention to a slight error in the number of site visits carried out during the reporting period. He advised that 12 site visits were related to complaints, not 14, in total 48 site visits were carried out, 41 were compliant and seven were non-compliant. G. McCormack reported that aerial inspections of mining and farm areas will be carried out over the next three days. He advised that initial reports are that staff are pleased with farms in the northern part of the region. There has been quite a lot of planting of riparian margins; stand-off pads are also looking good. G. McCormack stated that he will provide an overview of the findings of the aerial inspections for next month's meeting.

Cr Challenger asked G. McCormack for an update on the Birchfield Mining complaint regarding the discharge of sediment laden water to the beach at Ross. G. McCormack responded that this was a minor incident. He stated that Council's attitude to compliance is to be firm but fair, and in this instance it would not fair to prosecute or issue an infringement notice on a minor issue such as this. G. McCormack advised that this discharge was corrected within hours of Council becoming aware of it. It was noted that there was no impact on the mussel beds or the lagoon in this area.

G. McCormack answered questions from Councillors.

Moved (Archer / Robb) *that the July 2016 reports of the Compliance Group be received.*

Carried

6.0 GENERAL BUSINESS

Cr Ewen spoke of some minor erosion near Sawyers Creek / Dixon Park. M. Meehan offered to follow this up with Grey District Council.

The meeting closed at 10.58 a.m.

.....
Chairman

.....
Date

THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee – 9 August 2016
Prepared by: Sarah Jones – Planning Team Leader
Date: 29 July 2016
Subject: **PLANNING REPORT**

Proposed Regional Policy Statement (pRPS)

Staff are in the process of reviewing the submissions and further submissions received in response to the notification of the pRPS, and are compiling the staff recommending report (under s42A of the RMA). Staff intend to hold pre hearing meetings with some parties in September/October, with a view to holding hearings in December. Following the local elections, the hearings panel will be appointed in November.

Coastal Plan –Further submissions

The Summary of Decisions Requested on the Proposed Coastal Plan was notified on 11 July, inviting further submissions on the original submissions. The further submission period closed on 22 July, with 11 further submissions lodged.

Proposed National Policy Statement – Urban Development Capacity – Submission lodged

A joint submission (on behalf of WCRC, Grey and Buller District Councils) was submitted to the Ministry for the Environment on the 15th July. A draft was circulated to Councillors in advance of lodging, and no changes were requested. A copy of the submission is attached.

Local Government Act 2002 Amendment Bill no. 2. 2016

A joint submission (on behalf of WCRC, and Grey, Buller and Westland District Councils) was submitted to the Local Government and Environment Select Committee on the 28th July. A draft was circulated to Councillors in advance of lodging, and no changes were requested. A copy of the submission is attached.

Paparoa National Park Management Plan Review

A draft joint submission (on behalf of WCRC, Grey and Buller District Councils) was circulated to Councillors for comment on the 28th July. The submission was lodged with the Department of Conservation on the 5th August to meet the deadline for receipt of submissions. A copy of the final version of the submission will be included on the next Council agenda.

RECOMMENDATION

That the report is received.

Sarah Jones
Planning Team Leader



15 July 2016

NPS Urban Development Capacity
Ministry for the Environment
PO Box 106483
Auckland City 1143

Dear Sir/Madam

Submission on NPS Urban Development Capacity

Three of the West Coast Councils - the West Coast Regional Council, and the Buller and Grey District Councils (the Councils or the West Coast Councils) - appreciate the opportunity to submit on the Proposed National Policy Statement on Urban Development Capacity (NPS). Our submission is attached.

We would be happy to discuss any parts of our submission.

Our contact details for service are:

Sarah Jones
Planning Team Leader
West Coast Regional Council
P O Box 66
Greymouth 7840

Phone: 03 768 0466 x 235
Email: sarahj@wrc.govt.nz

Yours faithfully

A handwritten signature in black ink, appearing to be "Sarah Jones", written over a horizontal line.

Sarah Jones
Planning Team Leader

West Coast Councils' Submission on the Proposed National Policy Statement on Urban Development Capacity

Introduction

This is a joint submission by the West Coast Regional Council, and the Buller and Grey District Councils (the Councils or the West Coast Councils). The Councils generally support the intent of the Proposed National Policy Statement on Urban Development Capacity (NPS), and raise some matters about the Sections 5 and 6 Objectives and Policies, as well as some of the definitions. We also present a query about conflicts between national legislation and policy direction.

General comment

The Proposed NPS is consistent with the approach taken in the West Coast Proposed Regional Policy Statement 2015 (PRPS), which focusses not only on the environment but also the other three wellbeings identified in the Act - economic, social and cultural. It reflects the need to enable and encourage positive effects and look to the future growth and development of the region.

We support the overarching theme of the Proposed NPS, that *"...planning decisions must actively enable growth and development in urban areas... to maximise wellbeing now and in the future"*. Much of the West Coast Region is experiencing an economic and social downturn with the closure of several coal mines, the Oceana Gold Mine, and the Holdim cement works. This, along with the low dairy payout, is resulting in numerous job losses, reduced spending, and a population decrease as people move away looking for employment. Flow-on effects are occurring, for example, with job losses and reduced hours in the industry service sector, and fewer numbers in sports clubs. In a Region with 86% of its land in conservation estate where there are very limited development opportunities, the PRPS and Regional Economic Development Plan seek to attract development and people to the West Coast, remove unnecessary regulation, and make council processes more streamlined and efficient, so the Region can be sustainable in all four wellbeings.

The main West Coast towns are not classed as high or medium growth areas according to the definitions in the NPS, and so the West Coast Region is not greatly affected by the additional requirements for such growth areas. We support that these detailed requirements for local authorities to undertake in-depth housing and business land assessments, and to amend their RPS's and plans accordingly, do not apply to local authorities with no growth areas. This would be unreasonably onerous in terms of the cost, and for little benefit.

Sections 5 and 6 Objectives and Policies

The Objectives in Section 5 are generally supported. The Local Government Commission is currently working with the four West Coast Councils looking at how they can work together more efficiently

and cost-effectively. We agree that the principle of ensuring that there is sufficient suitable land for urban development and housing, based on sound information, should apply to all local authorities.

That said, we wish to make sure that the costs of implementing the Sections 5 and 6 Objectives and Policies which apply to all local authorities are proportionate for small councils with urban areas that have sporadic, small-scale urban growth over long periods of time. We understand that this is the intention, however the Policy PA1 requirement to provide for urban form "*...that maximises the potential for social and economic exchange...*" is potentially limitless in the extent to which it could be implemented over an unspecified timeframe. Likewise while the requirement in Objective OB1 is supported in principle, as currently drafted this requirement is very broad and has the potential to place significant costs on small councils in areas where this type of evidence is not readily available. The NPS needs to recognise different circumstances in different places. Small councils do not want to have to spend lots of resources on reports that aren't going to produce information that is useful to them. We therefore particularly support the term "sufficient" in Objective OA2 and Policy PA2, and seek that this word be retained in both of these provisions. We also seek that additional wording is added to the Section 5 Objectives and Section 6 Policies to qualify the extent to which they need to be implemented, such as, "to the extent needed in the region or district, depending on the nature and scale of capacity issues".

With the current downturn being experienced on the West Coast, a practical question arises in relation to Objective OD2. At present in a number of West Coast townships housing and business land supply is exceeding demand. This has led to a fall in the number of property sales, rental properties remaining empty for long periods of time and falls in both sale and rental prices. It could be argued that in order to adapt and respond to current market activity, and to meet some of the objectives and policies of the NPS, West Coast Councils would have to discourage new development, but it is understood that this is not the intent of the NPS. The addition of the wording suggested above would provide clarity for low and no growth areas and those where the population is projected to decline. It is also noted that the requirement to "adapt and respond" in the "short and medium terms" may be difficult to achieve if the response requires changes to regional and district plans which have to go through the process in Schedule 1 of the Resource Management Act 1991 as they currently stand.

Definitions

We would like to see the definition of "urban areas" clarified. The defining criteria appears to be "*a moderate to high concentration of population*", however where an urban area starts and ends depends on the context. An "urban area" in the North Island will look different to an urban area on the West Coast. Where there are rural and low growth local authorities there is uneven growth and decline which can create significant issues for local authorities in managing and planning for services and infrastructure. We understand that an urban area is a "contiguous" area, however this term is not

included in the definition. The definition needs to be clarified so that councils have certainty about the extent of their "urban areas" where the Sections 5 and 6 Objectives and Policies must be implemented.

The connection between the definitions of "secondary urban areas", and Appendices A1 and A2 is unclear. Appendix A1 lists Greymouth as a secondary urban area, however it is not clear in the definition how "secondary urban areas" have been selected. If it is based on projected population, is this the most appropriate measure? The current permanent population of Greymouth is approximately 9,000, so to become a medium-growth area "*....at any point in the year....of over 30,000*" would likely only occur over a weekend with a very large number of visitors attending an event, and many of them would probably need to camp in tents. Appendix A2 indicates that Greymouth is not projected to experience population growth of between 5-10% over the next 10 years, so we question why it is listed in Appendix A1. With tourism trending upwards for the West Coast other urban areas such as Franz Josef, Moana, or Hokitika, which have seasonal and event-based population increases could potentially become "secondary urban areas" over the next 10 years, although this is difficult to estimate without knowing what the criteria is for a "secondary urban area". The Ministry for Business, Innovation and Employment is currently undertaking a regional growth study on the West Coast investigating opportunities for future economic growth. If the "secondary urban areas" category is intended to flag the potential for future 'permanent' population increases, this gives no certainty for councils of when to begin preparing to do housing, business land, and infrastructure capacity assessments, and what the anticipated costs and scale of these assessments are likely to be. Since the "secondary urban area" category is the most relevant to the West Coast, and likely other regions and districts, this needs to be clarified.

Our final comment is that we question how this NPS fits with parts of the RMA, and other NPS's. If there is a conflict between directives in different NPS's or the RMA, which one has greater weight? Potential conflicts may arise in rural regions and districts, for example, between giving effect to this NPS, and giving effect to RMA Section 6 matters of national importance to provide for the protection of significant indigenous biodiversity, natural character, and outstanding landscapes. In the case of the West Coast Region, demand for residential or rural-residential lifestyle sections on the fringes of existing urban areas must be provided for under this NPS. However, in a region with a lot of remaining vegetation cover, and coastline, subdivisions can often be located in bush-clad areas or in the coastal environment and may adversely affect indigenous biodiversity, natural character, or landscape values. Additionally, giving effect to the NPS for Electricity Transmission means that reverse sensitivity effects of any new development on the National Grid must be avoided, which is a strong directive. Implementing two or more of the national directives can create difficulties for the West Coast Councils in balancing these requirements in our policy statements, plans, and consent processing. The Councils would encourage the Minister to provide guidance in the opening pages of

the NPS to explain how the Government wishes this document to sit with existing policy statements and legislation.

This ends our submission.



28th July 2016

Committee Secretariat
Local Government and Environment
Parliament Buildings
WELLINGTON 6160

Dear Sir/Madam

Submission on Local Government Act 2002 Amendment Bill (No 2) 2016

The four West Coast Councils: the West Coast Regional Council, and the Buller, Grey, and Westland District Councils (the Councils or the West Coast Councils), wish to thank the Local Government and Environment Select Committee for the opportunity to make a submission on the Local Government Act Amendment Bill. Attached is a joint submission from the Councils. The West Coast Regional Council is the contact for service.

The West Coast Councils wish to be heard at a hearing.

Our contact details for service are:

Sarah Jones
Planning Team Leader
West Coast Regional Council
P O Box 66
Greymouth 7840

Phone: 03 768 0466 x 235
Email: sarahj@wrc.govt.nz

Yours faithfully

A handwritten signature in black ink, appearing to be "Sarah Jones".

Sarah Jones
Planning Team Leader

Submission from the West Coast Regional Council, and the Buller, Grey and Westland District Councils on the Local Government Act 2002 Amendment Bill (No 2) 2016

Whilst the Four West Coast Councils generally support the intent of the Bill, we have a number of reservations about the current drafting, in particular the unfettered power given to the Local Government Commission and the associated erosion of local democracy.

Our concerns are comprehensively covered in the detailed submissions made by Society of Local Government Managers (SOLGM) and Local Government New Zealand (LGNZ) and therefore we write to endorse their submissions and highlight key points made within those submissions which are of most relevance to the West Coast Councils.

SOLGM have prepared a detailed submission on the Bill and make a number of points which are supported by the West Coast Councils. In particular, we share their support for the Bill where it works to provide a wider range of options to enhance the delivery of local services, and give local authorities and their communities the right to initiate their own solutions. However, SOLGM have a number of significant reservations that the West Coast Councils share:

- (a) Concerns that the Bill gives the Local Government Commission the power to direct the creation of a CCO without any community support or requirement to have a Poll.
- (b) Concerns that the powers to regulate performance and accountability information may be too broadly drawn. SOLGM have suggested refinements, and also suggest that the existing regulations should be subjected to proper review of cost effectiveness.
- (c) Concerns that the sector (including SOLGM) was not consulted in the preparation of the Bill. SOLGM commented that *"we leave it to the (Local Government & Environment) Committee to judge whether this represents a best practice approach to the development of legislation"*, noting that many of the technical and practice issues raised in the submission could have been resolved before the introduction of the Bill, saving a great deal of the Committee's time. In fact the Treasury commentary on the Draft Bill also highlighted that *"the lack of wider consultation with local government left a significant gap"*.

The LGNZ submission also raises some important points which are of particular relevance to the West Coast Councils. The LGNZ submission notes support for the greater discretion given to the LGC to develop bespoke reorganisation tools, and the West Coast Councils share their support for the amendments proposed in this regard. However, the submission also raises a number of concerns which are of relevance for the West Coast Councils. One particular concern relates to the lack of any clear checks and balances on the extent to which the LGC can shift activities out of direct control of a local authority. Given that water and transport services constitute a large degree of a Council's expenditure, particularly in the West Coast region, any action by the LGC to remove these from direct council control will be of significant community interest and may also have major financial implications for the ongoing sustainability of the local authority. The West Coast Councils support the recommendation made by LGNZ that proposals to create multiple owned CCOS for major activities should have the support of the majority of the Councils involved or their communities.

Whilst the focus of the Bill is understood to be part of the Government's focus on greater efficiency, it is suggested that the seemingly unconstrained powers bestowed upon the Local Government Commission go beyond efficiency and encroach on competency, something that at no stage has been in doubt. Maintaining local democracy should be an important focus of the Bill and transferring rights to the Commission which has no local accountability, is inconsistent.

The West Coast Councils urge caution in the development of further regulatory mandated performance and accountability information until there has been a proper review of the effectiveness of the existing regulations. Further, the Councils urge the Committee and their departmental officials to more closely consult in future with leading sector groups such as LGNZ and SOLGM when developing such Bills so that technical and practice issues might be resolved prior to the introduction of the Bill.

Prepared for: Resource Management Committee 9 August 2016
 Prepared by: Lillie Sadler
 Date: 22 July 2016
 Subject: **PCE commentary on State of Environment report**

Purpose

To inform Council of the Parliamentary Commissioner for the Environment's (PCE) recent commentary on the 2015 national State of the Environment (SOE) report: "*Environment Aotearoa 2015*".

Background

The Environmental Reporting Act 2015 requires that the Secretary for the Environment and the Government Statistician produce a 'synthesis' or general SOE report on the New Zealand environment every three years. In 2015 such a report was released, titled "*Environment Aotearoa 2015*". The Act further states that the PCE may choose to prepare an independent commentary on the SOE report, which the Commissioner has done.

Main points of the commentary

The PCE makes several criticisms of how environmental issues are chosen, reported on, and prioritised in the SOE report. For example, in relation to freshwater, swimmability is omitted as an indicator due to concerns about data accuracy. However, the Commissioner's view is that it is a relevant public concern nationally, and if an issue is important, ways to report on it should be found even when the data is limited. Other criticisms include that the report does not identify locations where some issues such as nitrate contamination of groundwater are a problem, and where they are not.

To inform her opinion on the relative seriousness of different environmental issues the Commissioner used several criteria:

- Irreversible
- Cumulative – building up over time
- Large in scale or pervasive
- Increasing in scale and/or distribution, especially if it is accelerating
- Able to tip a natural system over a threshold into another state

Using these criteria, the Commissioner identified that stratospheric ozone and air quality have improved or are not key issues. Although winter spikes of smog persist, there are no tipping points.

Issues of concern

The Commissioner assessed that the following priority issues stand out for particular attention:

- Climate change ("*by far the most serious environmental issue we face*")
- The marine environment
- Erosion and pests (affecting land)
- Sediment and nutrients affecting fresh water quality

Conclusions

Several recommendations are made to improve future national SOE reports, and one recommendation is made that the Secretary for the Environment reports to the Minister outlining priorities for action in response to the findings of the SOE report and this commentary.

Below is a link to the SOE report: "*Environment Aotearoa 2015*" and the PCE's commentary: "*The State of New Zealand's environment: commentary by the Parliamentary Commissioner for the Environment on Environment Aotearoa 2015*":

<http://www.pce.parliament.nz/media/1666/the-state-of-new-zealand-s-environment.pdf>

RECOMMENDATION

That this report be received.

Sarah Jones
Planning Team Leader

THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee Meeting – 9 August 2016
Prepared by: Alyce Melrose
Date: 29 July 2016
Subject: **Proposed Plan Change 1 to the Regional Land and Water Plan**

Purpose

This report presents Proposed Plan Change 1 to the Regional Land and Water Plan, and the accompanying Section 32 Evaluation Report. The report recommends notification of Proposed Plan Change 1.

Proposed Plan Change 1

In recommending this plan change staff have consulted with Schedule 1 and 2 landowners. This followed the Environment Court consent order which inserted wetland provisions into the Land and Riverbed Management Plan, these were taken through to the operative Land and Water Plan. During the Environment Court process it was accepted by the court that some of the wetland boundaries would be inaccurate due to the methodology of the mapping. During the last three years Council has contacted all Schedule 1 and 2 wetland landowners by letter and phone to discuss the status of their land.

Staff have also reviewed the plan for any minor technical changes that may be required, these changes have been included in the Proposed Plan Change (Miscellaneous Changes). Pre-consultation in accordance with clause 3 of the First Schedule of the Resource Management Act (RMA) took place between July 2015 and June 2016. Feedback, and follow-up meetings, provided a number of amendments to the Proposed Plan Change.

The Proposed Plan Change is set out in three documents which accompany this agenda.

The first document 'Proposed Miscellaneous Changes' shows the changes proposed to the text of the Plan.

The second two documents, 'S32 Evaluation Report' and 'S32 Report: Maps Showing Changes to Wetland Boundaries', show the changes proposed to the wetland maps and provide an assessment of those changes against Section 32 of the RMA.

Section 32 Evaluation Report

As per clause 5(1)(a) of the First Schedule of the RMA, an evaluation report of the Proposed Plan Change 1 has been prepared in accordance with section 32 of the Act. Council must have particular regard to the Report when deciding whether to proceed with Proposed Plan Change 1.

The Section 32 Evaluation Report is intended to help readers understand how the Proposed Plan Change was developed and the rationale behind the Miscellaneous Changes, and Schedule 1 and 2 wetland boundary adjustments. The report outlines, for each part of the Proposed Plan Change 1, the extent to which the proposed changes are the most appropriate way to achieve the purpose of the Regional Land and Water Plan, and whether the proposed changes are the most appropriate way to achieve the objectives having regard to their efficiency and effectiveness, and their benefits and costs. The risks associated with acting or not acting on the proposed provisions where there is uncertain or insufficient information are also noted where appropriate.

Notifying Proposed Plan Change 1

The Council can now publicly notify Proposed Plan Change 1, in accordance with Clause 5 of the First Schedule. It is suggested to notify the Proposed Plan Change in August 2016. Notification and closing dates for the submission period will be advised at the August 2016 Council meeting. When Proposed Plan Change 1 is publically notified, a public notice inviting submissions will be placed in the three main West Coast newspapers and the Christchurch Press. A copy of the public notice, the Proposed Plan Change and the Section 32 Evaluation Report will be made available at the main public libraries

of the region. Copies of the documents will also be available on the Council website. Schedule 1 and 2 wetland landowners will be sent a letter advising them of the Plan Change and explaining how they can make a submission.

RECOMMENDATION

That the Council approve Proposed Plan Change 1 to the Regional Land and Water Plan for public notification, and the accompanying Section 32 Evaluation Report, in accordance with Section 5 of the First Schedule of the Resource Management Act.

Sarah Jones
Planning Team Leader

THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee Meeting 9 August 2016
 Prepared by: Emma Perrin-Smith, Senior Resource Science Technician
 Date: 27 July 2016
 Subject: **REEFTON AIR QUALITY SUMMARY**

There have been four exceedances of the Resource Management (National Environmental Standards for Air Quality) Regulations 2004 for PM₁₀ in Reefton so far this year.

Table 1. Reefton air quality exceedances of the NES

Date	Micrograms/m ³ PM ₁₀
7 June	70
8 June	56
11 July	54
12 July	54

An exceedance occurs when there has been an average of more than 50 micrograms/m³ of PM₁₀ recorded over a 24 hour period. The National Environmental Standard (NES) allows one permissible exceedance per year.

As the Reefton airshed is classed as a polluted airshed (more than 10 exceedances per year prior to 1 September 2011) it has been allowed split targets for compliance with the Standard.

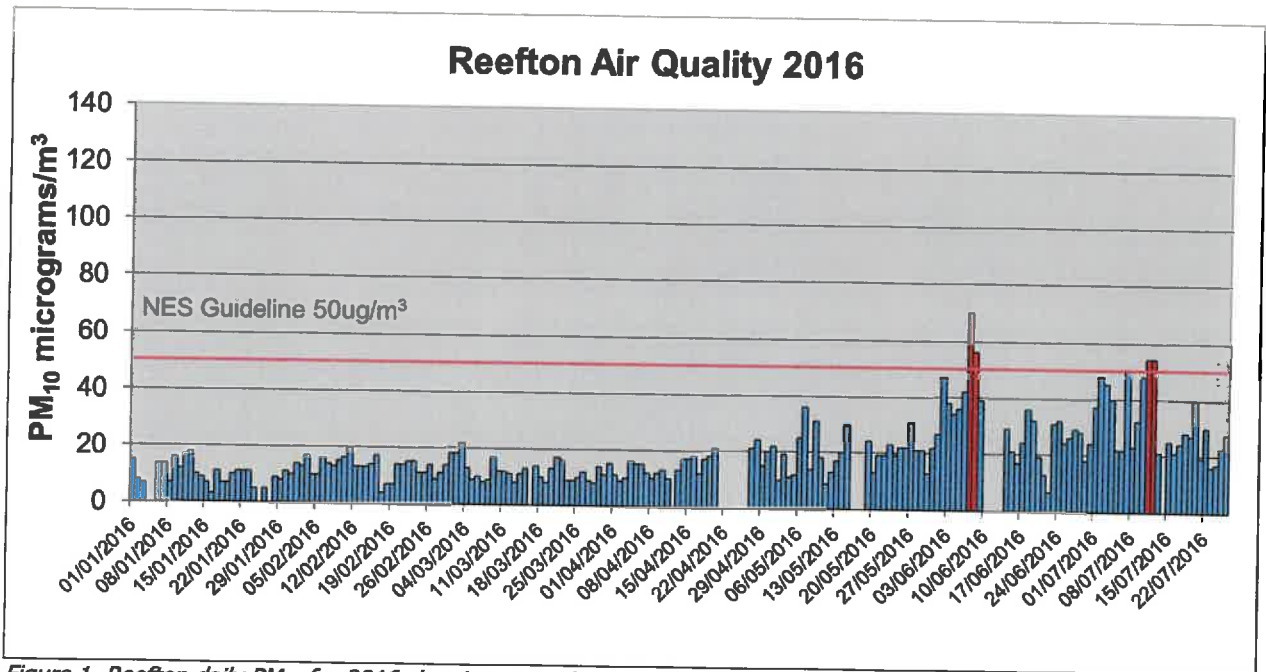


Figure 1. Reefton daily PM₁₀ for 2016 showing exceedances of the NES in red. Gaps in the data are due to power cuts.

RECOMMENDATION

That this report be received.

Michael Meehan
Chief Executive Officer

THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee Meeting – 9 August 2016
 Prepared by: Stefan Beaumont – Team Leader Hydrology.
 Date: 29 July 2016
Subject: HYDROLOGY & FLOOD WARNING UPDATE

Flood Warning

There were several flood alarms in July.

Site	Time of peak	Peak level	Warning Issued	Alarm threshold
Karamea River at Gorge	24/07/2016 00:35	4455mm	23/06/2016 23:40	4000mm
Mokihinui River at Welcome Bay	23/06/2016 23:35	5362mm	23/06/2016 22:00	4500mm
Buller River at Te Kuha	24/07/2016 11:45	8453mm	24/07/2016 05:35	7400mm
Grey River at Dobson	14/07/2016 08:25	3418mm	14/07/2016 07:40	3400mm
Grey River at Dobson	24/07/2016 12:05	3658mm	24/07/2016 07:20	3400mm
Hokitika River at Gorge	13/07/2016 18:30	478mm	13/07/2016 15:15	3750mm

RECOMMENDATION

That the report is received

Michael Meehan
Chief Executive Officer

THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee 9 August 2016
 Prepared by: Karen Glover - Consents & Compliance Administration Officer
 Date: 28 July 2016
 Subject: **CONSENTS MONTHLY REPORT**

CONSENTS

No Consents Site Visits were undertaken for the reporting period.

Non-Notified Resource Consents Granted 1 July – 27 July 2016

CONSENT NO. & HOLDER	PURPOSE OF CONSENT
RC-2016-0011 Arnold Contracting Ltd	To disturb the dry bed of the Wanganui River for the purpose of removing gravel.
RC-2016-0063 Solid Energy New Zealand Ltd	To undertake earthworks and vegetation clearance, including in Erosion Prone Area 2, Peerless Pit, Reddale Mine. Incidental groundwater take, Peerless Pit, Reddale Mine. To discharge water containing contaminants to water, Peerless Pit, Reddale Mine. To discharge overburden and water containing contaminants to land, Peerless Pit, Reddale Mine. To discharge contaminants to air (dust and fugitive emission), Peerless Pit, Reddale Mine.
RC-2016-0068 MP Dove	To disturb the foreshore while removing selected stone between the Mikonui River and the Totara River.
RC-2016-0070 KiwiRail Holdings Ltd	To disturb the riparian margins of the Otira and Taramakau Rivers with river protection works. To disturb the bed of the Otira and Taramakau Rivers to undertake protection works (bank reinstatement, protection work (groynes), gravel relocation and channel diversion). To temporarily and permanently divert water in the Otira and Taramakau Rivers from protection structures and as a result of channel realignment.
RC-2016-0071 Department of Conservation	To disturb and deposit material on the bed of water bodies for the purposes of water reservoir deepening for hut water supplies, Kahurangi National Park. To discharge contaminants to water associated with disturbing and depositing material on the bed of waterbodies for the purposes of water reservoir deepening for hut water supplies, Kahurangi National Park.
RC-2016-0074 KiwiRail Holdings Ltd	To disturb the riparian margins of Molloy Creek to replace Rail Bridge 87. To disturb the bed and banks of Molloy Creek to replace Rail Bridge 87 and associated works. To temporarily divert water while replacing Rail Bridge 87, Molloy Creek. The incidental discharge of sediment to Molloy Creek as a result of replacing Rail Bridge 87.
RC-2016-0076 KJ Geary	To discharge treated sewage wastewater to land at Lot 1 DP 3509, Hokitika.

RC-2016-0079 MJ McGrath	To discharge treated onsite sewage wastewater to land at Lake Brunner Road, Lot 2 DP 330455, Ruru.
RC-2016-0080 David Anderson	To discharge treated sewage wastewater to land at Lot 7 DP 356863, 1902 Coast Road, 12 Mile.
RC-2016-0084 Westland Milk Products	To discharge contaminants (dairy by-product effluent) to land where it may enter water, Kowhitirangi and Kokatahi.

Changes to and Reviews of Consent Conditions granted 1 July – 27 July 2016

CONSENT NO. & HOLDER	PURPOSE OF CHANGE/REVIEW
RC00395-V2 Buller District Council	To change the condition relating to primary treatment restrictions of a Wastewater Treatment Plant, Reefton.
RC08145-V2 Boatmans Energy Company Ltd	To change conditions relating to stockpiling activities associated with coal mining on Mining Permit 41079.
RC-2014-0125-V1 Department of Conservation	Change to sowing rate, two year exclusion period and buffer distances for an aerial 1080 operation at Maruia.

Limited and Notified Resource Consents Granted 1 July – 27 July 2016

CONSENT NO. & HOLDER	PURPOSE OF CONSENT
RC-2015-0059 Paparoa Farms Ltd	To disturb the bed of the Waitahu River to construct a diversion channel and infiltration gallery. To take and use water from the Waitahu River for irrigation purposes. To divert water, Waitahu River.
RC-2016-0062 New Zealand Transport Agency	To occupy space temporarily in the Coastal Marine Area (CMA) associated with bridge construction works, Taramakau River. To occupy space permanently in the CMA with a bridge structure, Taramakau River. To erect a new bridge structure in the CMA, Taramakau River. To disturb the CMA by works associated with bridge construction, Taramakau River. To deposit natural material in the CMA associated with bridge construction works, Taramakau River. Ongoing discharge of stormwater from the bridge structure into the CMA, Taramakau River. The use of paints and other hazardous substances in the CMA associated with bridge construction works, Taramakau River. The discharge of contaminants to the CMA associated with bridge construction works, Taramakau River. To temporarily divert coastal water associated with bridge construction works, Taramakau River. To undertake earthworks within 50m of the CMA and within riparian margins associated with bridge construction works, Taramakau River. To discharge contaminants to land associated with bridge construction works, Taramakau River.

Public Enquiries

48 written public enquiries were responded to during the reporting period. 39 (81%) were answered on the same day, and the remaining 9 (19%) within the next ten days. Four LGOIMA requests were responded to.

RECOMMENDATION

That the report be received.

Gerard McCormack
Consents & Compliance Manager

5.2.2

THE WEST COAST REGIONAL COUNCIL

Prepared for: Resource Management Committee – 9 August 2016
 Prepared by: Gerard McCormack – Consents and Compliance Manager
 Date: 28 July 2016
 Subject: **COMPLIANCE & ENFORCEMENT MONTHLY REPORT**

Site Visits

A total of 44 site visits were undertaken during the reporting period, which consisted of:

Activity	Number of Visits
Resource consent monitoring	17
Mining compliance & bond release	20
Complaint Related	7
Dairy Farm	0

Out of the 44 total site visits for the reporting period, 37 visits were compliant, 7 visits were non-compliant.

Complaints/Incidents between 29 June 2016 & 28 July 2016

The following 10 complaints/incidents were received during the reporting period:

Activity	Description	Location	Action/Outcome	INC/Comp
Discharge to the CMA	Complaint received that sediment laden water from a gold mining operation has discharged onto the beach covering sand dunes.	Ross	The site was investigated and it was found that the discharge was consented however there was minor non-compliance with consent conditions. The operator is making some changes to the method of discharge	Complaint
Discharge to air	Complaint received that the discharge to air from a saw mill kiln was causing an adverse effect.	Ngahere	The site was investigated and the complaint was unsubstantiated.	Complaint
Gravel Extraction	Complaint regarding gravel extraction from the wet bed of a river.	Little Wanganui	The operator was required to undertake remedial work. A formal warning was issued.	Complaint
Discharge to water	Complaint received that a creek was discoloured with sediment from a gold mining operation.	Stafford	The site was investigated and it was found that the discharge complied with consent conditions.	Complaint
Discharge to land	Complaint received that oil had been discharged onto a road.	Stillwater	The incident was investigated and was deemed to be minor. No action was required to be taken.	Complaint

Activity	Description	Location	Action/Outcome	INC/Comp
Stock access to water	Compliance staff carried out an aerial flight over the Brunner catchment. As a result some dairy cows were discovered in the Crooked River.	Te Kinga	The farmer was required to remove the cows from the river bed. An Abatement Notice was issued and enquiries are ongoing.	Incident
Discharge to water	Complaint received that a creek was discoloured with sediment.	Kotuku	The area was investigated and staff were unable to locate the source of the discharge.	Complaint
Riparian Margin Clearance	Complaint received that riparian margin is being cleared along the edge of a creek.	Springs Junction	Enquiries were carried out and established that the operator was removing willow trees from the banks, in order to fence and plant in natives. This is a permitted activity.	Complaint
Stand off pad	Complaint received regarding the run off from a dairy farm stand off pad.	Arahura	The site was investigated and the operator was required to contain any incidental discharge of effluent from the site.	Complaint
Discharge to water	Complaint regarding the discharge of sediment laden water from a gold mining operation discolouring a creek.	Blue Spur	The site was investigated and found that the discharge from the operation was significantly discolouring the creek. Enforcement action is pending.	Complaint

Formal Enforcement Action

One formal warning was issued during the reporting period

Activity	Location
Gravel Extraction	Little Wanganui

One Abatement Notice was issued during the reporting period.

Activity	Location
Stock access to water (Lake Brunner catchment)	Te Kinga

Mining Work Programmes and Bonds

The Council received the following 4 work programmes during the last reporting period. One work programme has been approved. The remaining work programmes have been recently received and require a site visit for final approval.

Date	Mining Authorisation	Holder	Location
10/06/2016	RC13050	Hau Hau Gold Ltd	Blue Spur
06/07/2016	RC07067	P Fielding	Reefton
06/07/2016	RC05172	P Fielding	Reefton
28/07/2016	RC06031	Steve Grant Contracting	Blue Spur

The following bond was received during the reporting period:

Mining Authorisation	Holder	Location	Amount
RC2016-0015	Elect Mining Ltd	Goldsborough	\$12,000

The following bonds are recommended for release:

Mining Authorisation	Holder	Location	Amount
RC2015-0043	Granville Mining Limited	Totara Flat	\$6,000
RC2014-0114	Griffiths Mining limited	Taylorville	\$12,000
RC12122	Infants Creek Resources Limited	Paroa	\$13,000

RECOMMENDATIONS

1. *That the report be received.*
2. *That the Council release the bonds for RC2015-0043 Granville Mining Ltd, RC2014-0114 Griffiths Mining Ltd and RC12122 Infants Creek resources Ltd.*

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, 9 August 2016** commencing on completion of the Resource Management Committee Meeting

A.J. ROBB
CHAIRPERSON

M. MEEHAN
CHIEF EXECUTIVE OFFICER

<u>AGENDA NUMBERS</u>	<u>PAGE NUMBERS</u>	<u>BUSINESS</u>
1.		APOLOGIES
2.		PUBLIC FORUM
3.		MINUTES
	1 – 4	3.1 Minutes of Council Meeting 12 July 2016
4.		REPORTS
	5 – 6	4.1 Engineering Operations Report
	7 – 8	4.1.1 Gravel Extraction Compliance Monitoring Charge Report
	9 – 10	4.1.2 Regional Transport Report
	11 – 13	4.2 Corporate Services Manager's Report
	14 – 29	4.2.1 Setting of Rates for 2016 / 17
	30 – 37	4.2.2 Twelve Month Review 1 July 2015 - 30 June 2016
5.	38	CHAIRMAN'S REPORT
6.	39	CHIEF EXECUTIVE'S REPORT
7.		GENERAL BUSINESS

THE WEST COAST REGIONAL COUNCIL**MINUTES OF THE MEETING OF THE COUNCIL HELD ON 12 JULY 2016,
AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL, 388 MAIN SOUTH ROAD,
GREYMOUTH, COMMENCING AT 11.00 A.M.****PRESENT:**

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

IN ATTENDANCE:

M. Meehan (Chief Executive Officer) G. McCormack (Consents & Compliance Manager), R. Mallinson (Corporate Services Manager), N. Costley (Communications Manager), S. Jones (Planning Team Leader), T. Jellyman (Minutes Clerk)

1. APOLOGIES:

There were no apologies.

2. PUBLIC FORUM

There was no public forum.

3.1 CONFIRMATION OF MINUTES

Moved (Ewen / Birchfield) *that the minutes of the Council Meeting dated 7 June 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. He stated that tenders are going out next week to raise the Franz Josef town stopbank. M. Meehan advised that part of the long term strategy for Franz Josef is to protect the town. M. Meehan advised that the road will be protected to a one in ten year level on the south side and eventually the bridge will be raised.

M. Meehan advised that the draft GNS Hazard Mapping report will go to the Franz Josef Working Group for feedback and following this it will be publicly released. M. Meehan stated that Council took a lead role in this project and sourced funding via Envirolink.

M. Meehan reported that costs were shared 50 / 50 with NZTA and the rating districts to fund the LiDar survey work. He stated having the comprehensive data set will be valuable in the long term for this area. M. Meehan stated that the workshop scheduled for 28 July will bring experts from local and national agencies together to work through the long term strategy for the Waiho River. M. Meehan stated that huge resources will be required to get this project across the line. He stated that progress is being made in getting government representation involved to observe and work alongside the working group.

M. Meehan advised that Council is still looking for sources of high grade amour rock in South Westland. He stated that a rock source has now been found along the Coast Road but in view of DoC reviewing the South Westland and the Paparoa National Park management plans, Council needs to make sure

that areas of rock are not locked up that potentially could be needed in future. M. Meehan advised that S. Jones is putting together submissions on these two plans.

M. Meehan reported that consultation is ongoing for the northern extension of the Punakaiki Seawall. He stated that the main issues being worked through are the apportionment of costs and working in with Buller District Council and the Camp Ground owner to find a fair solution. M. Meehan advised that a further report on this matter will be brought to the August meeting.

Discussion took place on Hon Nick Smith's visit to Franz Josef. M. Meehan advised that a lot of work is being done with the Franz Josef Working Group and progress is being made in this area. The Chairman advised that work being done with Regional Transport Committees throughout the South Island, and the Growth Study will provide information to that will assist with the issues affecting Franz Josef. The Chairman stated that once the information is to hand, and a plan is made, then an approach to government for funding is more likely to be successful.

Cr Archer raised the matter of the limitation of resources in the Operations area at the moment. Cr Archer stated that he is concerned that Council is behind the eight ball with expected delivery of services and meeting target timelines for projects. Cr Archer suggested that Council may need to take a more conservative approach in identifying timelines for projects such as the Westport flood water system, Granity / Ngakawau, Carters Beach matters, and Punakaiki. M. Meehan responded that these projects along with Neil's Beach, are some of the main projects that have come up outside of normal rating district work. He advised that these projects have not been forgotten. It was agreed that an identification of each target and where each of the mentioned projects is at would now be included in the operations report.

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

Carried

4.1.1 GRAVEL EXTRACTION COMPLIANCE MONITORING CHARGE

G. McCormack spoke to this report. He stated that contractors had asked Council to reconsider the gravel extraction compliance monitoring charge that was previously set out in the 2015 / 25 Long Term Plan. G. McCormack stated that he has met with the contractors affected to review the information and he is now recommending that the charge be reduced. He stated that a reduction in charges will still enable Council to carry out the gravel monitoring service. Extensive discussion took place on how this fee was set originally, and the changes in the charges from now on. M. Meehan suggested that this report be updated and brought back to the August meeting. Cr Ewen asked G. McCormack if the contractors are happy with the proposed monitoring charges. G. McCormack confirmed that he held a further meeting with the contractors and they are open to the new charge structure, and they agree with it. R. Mallinson confirmed that there is no issue in delaying this matter by a month.

Moved (Archer / Ewen)

That Council delays their decision on the gravel consent monitoring charge established in the 2015/25 LTP, until the August meeting, when additional financial information will be available.

Carried

4.1.2 OPPORTUNITY TO COLLABORATE WITH REGIONAL TRANSPORT COMMITTEES ACROSS THE SOUTH ISLAND

N. Costley spoke to this report. She spoke of a recent meeting attended by South Island Regional Transport Committee Chairs and officials where the opportunities of working together were discussed. She stated that a more holistic approach to transport is required for the South Island with connections to rail and coastal shipping. N. Costley advised that a prioritisation of actions is being looked into. She spoke of the top three priorities which are a shared advocacy approach, freight, and tourism. N. Costley explained the 90 day action plan and advised that Environment Canterbury is facilitating the implementation of this. N. Costley advised that the West Coast Regional Transport Committee is due to meet this Thursday. M. Meehan confirmed that transport will be discussed later on today during the Ecan Commissioners visit. The Chairman stated that Ecan has been very good at trying to bring the South Island together regarding transport matters. N. Costley spoke of the importance of supporting projects outside of our region for the betterment of the South Island as a whole and to put a better case forward for funding. She advised that the Treasury's Better Business Case is now used to get

funding for transport work. The Chairman advised that this approach is about telling the whole South Island story and ensure that areas like Franz Josef are accessible to visitors to New Zealand.

MOVED (Ewen / Archer)

That Council agree in principle to support the West Coast Regional Transport Committee to collaborate with Regional Transport Committees across the South Island, to develop and implement a shared programme of work.

Carried

4.2 CORPORATE SERVICES MANAGER'S REPORT

R. Mallinson spoke to his report and stated that this is the financial report for eleven months to the end of May. He stated that this report is very consistent with previous reports. R. Mallinson reported that total income is just under \$8.5M and total expenditure just over \$9M, there was an operating deficit of just under \$600,000 for the eleven month period. R. Mallinson reported that the investment fund portfolio increased in value by \$128,000 during May, all gains were reversed in June as a direct result of the instability of international equity markets following the Brexit vote in the UK. Cr Clementson asked R. Mallinson if he expected July to be better. R. Mallinson confirmed that he is expecting improvement, and expects a lot of the losses to be recovered during July.

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

Carried

4.2.1 ORDER OF CANDIDATE NAME ON VOTING PAPERS FOR 2016 LOCAL AUTHORITY ELECTIONS

R. Mallinson took this report as read. He advised that this resolution has been requested by the Electoral Officer at Grey District Council.

Moved (Ewen / McDonnell)

That Council adopt Alphabetical Order for the ordering of candidate names on voting papers for the October 2016 local authority election.

Carried

5.0 CHAIRMANS REPORT

The Chairman spoke to his report. He stated that work with the Governance Group is progressing well and is now nearing the end of the consultation phase.

The Chairman reported that attended the Rural and Provincial Conference in Wellington recently. He stated that the Local Government Commission asked him to speak at the conference on how the review process has been progressing on the West Coast. The Chairman stated that he was well received at the conference, and it was felt that the Local Government Commission is on the right track with their work.

The Chairman advised that while in Wellington he filmed a short film clip for Council's nomination for the Local Government Excellence Awards ceremony which will be held later in the month at the LGNZ annual conference.

The Chairman formally congratulated M. Meehan on his appointment as Chief Executive Officer and stated that he and his fellow Councillors are looking forward to working with him.

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

Carried

6.0 CHIEF EXECUTIVE'S REPORT

M. Meehan spoke to his report and spoke of the various meetings he has attended. He stated that the roading and planning workshops he attended in relation to regional efficiency were very good, with the

planning workshop particularly good. M. Meehan advised that reports from both areas are due in the next month or so. He stated that there are a lot of benefits in aligning these areas.

M. Meehan stated that the work being done by senior staff from the Ministry for Primary Industries with the recovery of native timber following Cyclone Ita is going well. M. Meehan advised that a presentation to Council by the parties involved with this project is being considered.

M. Meehan stated that there was some very good discussion at the recent meeting with Maureen Pugh, National List MP, and the other visiting MP's on 24 June. M. Meehan stated that economic development, mineral extraction and roading opportunities to the north and south were discussed. M. Meehan stated that this was a very worthwhile meeting, with visiting MP's saying that discussions such as this allow for a better discussions at the Cabinet table when decisions are being made that are going to impact on their own regions.

M. Meehan reported that he met with senior managers from Westland Milk Products recently. He stated that he is familiar with most of these people from his previous roles at Council and has always enjoyed a good working relationship with Westland.

M. Meehan reported that staff from MfE visited Council on 7 July; he advised that they are visiting areas of New Zealand to discuss the NPS for Freshwater Management. M. Meehan advised that MfE staff is putting together a booklet for the Minister to ensure that he understands what each region is doing for the NPS. M. Meehan advised that the booklet is due for release early next year and will be distributed to each region so that everyone is aware of what each region is doing. M. Meehan reported that wade ability and swim ability was discussed with MfE staff during this visit, along with discussion about the misinformation for drinking water standards. He stated that MfE are looking at ways to communicate better with the public on what drinking water standards actually are, which is zero E coli. M. Meehan stated that there needs to be better public education in this area.

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

Carried

GENERAL BUSINESS

There was no general business.

The meeting closed at 11.48 a.m.

.....
Chairman

.....
Date

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting – 9 August 2016
Prepared by: Michael Meehan – Chief Executive Officer
Date: 1 August 2016
Subject: **ENGINEERING OPERATIONS REPORT**

WORKS COMPLETED AND WORKS TENDERED FORFranz Josef Rating District

The works for the Franz Josef Rating District Town Stopbanks has been put out for tender. Tenders close 5 August 2016. The work will coincide with the work NZTA are undertaking on the south side of the river.

Punakaiki Rating District

On 27 July 2016 Council engaged MBD Contracting to complete emergency works to protect the beachfront and sewage disposal system of the Punakaiki Beach Camp. MBD constructed a 1.5m high 160m long bund wall using 8 Mile Quarry waste material. The waste material contains a proportion of rock riprap that is used to armour the face of the bund.

Timeframe for various projects

At the July 2016 Council meeting concerns were raised in regard to capacity and timeframes associated with various pieces of work in the operations area. Recruitment is well underway to address the capacity issues, a brief update will be provided for future Council meetings outlining the various projects and what stage they are at.

Punakaiki Rating District Northern Extension

Following consultation with the community a postal survey will be sent out the week of 1 August. The survey will include a reapportionment of costs and revised design for the northern extension.

Neil's Beach

Following community consultation and the NIWA report into coastal erosion at Neil's Beach, a postal survey will be sent out the week of 1 August. The survey will include options to mitigate the effects of coastal erosion, including apportionment of costs.

Granity/Ngakawau/Hector erosion

NIWA completed a comprehensive report into coastal erosion in the Granity/Ngakawau/Hector area. The report followed community meetings which identified the erosion trend and the impact on the properties to the west of the State Highway.

The NIWA report didn't identify any long term solutions for the affected properties. The report suggested mitigation that could be undertaken in sections of the coastline that may reduce the erosion effects in the short to medium term. Staff will send letters out to property owners alerting them to the current state of play and encouraging them to contact Council if they wish to work towards any of the options identified in the NIWA report.

This letter will be sent by 30 August 2016.

Buller River Flood consultation

Consultation on the work undertaken by the Buller River Flood working group has been delayed. By mid-September a consultation document will be finalised and public consultation meetings arranged. Following this process a report will be drafted for the November 2016 Council meeting recommending further action.

Waiho River Long Term Strategy Development

On 27-28 July Council held a workshop with leading experts from around New Zealand in river management, alongside representatives from Department of Conservation, Te Runanga o Makaawhio, Westland District Council, New Zealand Transport Agency and the community. A long term strategy will be drafted and be socialised with the affected community.

Annual Inspections of Rating District Assets

Staff have commenced the annual inspection of assets within the Council's 24 rating districts. This is expected to be completed by mid September, in time for the annual meetings in November.

Special Meeting of Council

In light of the local body elections and the need to make decisions on the Punakaiki and Neil's Beach surveys, Council are asked to hold a special meeting of Council on 30 August 2016.

Quarries

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

**Rock is currently being won at Kiwi Quarry*

RECOMMENDATION

1. *That the report is received.*
2. *That Council hold a special meeting on 30 August 2016 at 10:30am to make decisions following the return of surveys relating to Neil's Beach and Punakaiki sea erosion.*

Michael Meehan
Chief Executive Officer

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting – 9 August 2016
 Prepared by: Gerard McCormack- Consents & Compliance Manager
 Date: 1 August 2016
Subject: Gravel Extraction Compliance Monitoring Charge

Background

This charge was established in the 2015/25 Long Term Plan (LTP) to apply to all holders of gravel extraction consents. It was envisaged that the charge would raise revenue of \$90,000 per annum, which would be utilised for undertaking compliance monitoring of gravel extraction in a consistent manner. The charge came into effect on 1 July 2016.

Although no issues were raised in the consultation undertaken as part of the 2016/17 Annual Plan, representatives from a number of gravel contracting companies asked Council to reconsider the charge in advance of the charge taking effect. These representatives discussed their concerns with Councillors informally on 24 May 2016.

Following this discussion it was agreed that the Consents & Compliance Manager would establish a dialogue with the commercial gravel users to discuss how gravel compliance monitoring costs could be recovered in a manner that was fair and reasonable.

Based on the charging schedule set out in the Long Term Plan and the number of consents currently liable for the charge, the total expected recoverable cost is as follows:

Cubic volume	Current charge	No. consents	Total expected recoverable
< 2,000 m3	\$300	112	\$33,600
2,000 – 3,999 m3	\$600	60	\$36,000
4,000 – 7,999 m3	\$1,200	71	\$85,200
8,000 – 15,000 m3	\$2,200	44	\$96,800
> 15,000 m3	\$3,000	16	\$48,000
Total			\$299,600
Average compliance charge per consent			\$988

As outlined in the table above, based on the charge set out and agreed in the Long Term Plan, the expected recoverable cost would be \$299,600; far in excess of the \$90,000 required by the Long Term Plan.

In apportioning this charge it was considered that approximately 25% of gravel extraction resource consents would be withdrawn, due to them no longer being required. Notwithstanding that, errors were made in calculating the amount required to undertake the monitoring work.

Given the previous error in interpreting the gravel consent data it is suggested that Council amend the charge as follows:

Cubic volume	Proposed charge	No. consents	Total expected recoverable
< 2,000 m ³	\$150	112	\$16,800
2,000 – 3,999 m ³	\$300	60	\$18,000
4,000 – 7,999 m ³	\$500	71	\$35,500
8,000 – 15,000 m ³	\$750	44	\$33,000
> 15,000 m ³	\$1000	16	\$16,000
Total			\$119,300
Average compliance charge per consent			\$393

Whilst the total expected recoverable cost exceeds the amount anticipated in the Long Term Plan, this will provide a margin to take into account revenue that will be lost as consents are surrendered or varied. With increased monitoring we will have a more accurate picture of gravel takes and we can further fine tune the charge in future.

This recommendation effectively reduces a charge agreed in the Long Term Plan. As no person or entity would be disadvantaged by the decision, and the reduced charge is consistent with the Long Term Plan, there should be no legal impediment to reduce this charge.

RECOMMENDATION

That Council reduce the gravel consent monitoring charge established in the Long Term Plan as follows;

Cubic volume	Current charge	Proposed charge
< 2,000 m ³	\$300	\$150
2,000 – 3,999 m ³	\$600	\$300
4,000 – 7,999 m ³	\$1,200	\$500
8,000 – 15,000 m ³	\$2,200	\$750
> 15,000 m ³	\$3,000	\$1,000

Gerard McCormack
Consents & Compliance Manager

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting – 9 August 2016
 Prepared by: Nichola Costley – Communications Manager
 Date: 1 August 2016
 Subject: **Regional Transport Update**

Purpose

To provide Council with an update on regional transport matters.

West Coast Regional Transport Committee

The West Coast Regional Transport Committee met on 14 July. Key agenda items included:

- **Economic Development and Transport**
 Kevin Stratful, the West Coast Economic Development Manager, presented on a number of economic development and tourism initiatives to raise the possible implications for transport into the future. This was particularly useful given that the review of the Regional Land Transport Plan will be commencing early next year. Mr Stratful has been asked to join the Regional Transport Advisory Group (comprised of staff from each of the four Councils, NZ Transport Agency and Department of Conservation) to ensure that the linkage between transport and potential economic projects is maintained.
 - **Draft Government Policy Statement on Transport**
 Ministry of Transport staff presented on the Draft Government Policy Statement (GPS) on Transport. The GPS guides investment of \$3.4 to \$4.4 billion per annum from central government and around \$1 billion a year from local government. It presents a long term strategic view on transport in New Zealand as well as determining the allocation of funding amongst the various activity classes. Consultation is due to commence in December 2016 with a new GPS released in June 2017 to assist with guiding the review of the RLTPs nationwide. A key question for the West Coast will be determining whether economic growth and productivity as described in the GPS adequately addresses tourism and resilience – arguably the two biggest issues for the West Coast transport network currently and into the future.
 - **New Zealand Transport Agency Update**
 Updates were provided by the NZ Transport Agency on the Visiting Drivers Project and regional road safety. A recommendation was passed to have the Chair of the Road Safety Committee report to each RTC meeting providing a reporting link between the two forums ensuring coordination and delivery of positive road safety outcomes.
- Progress on State Highway projects was also reported on. There are a number of projects being undertaken on the West Coast State Highway. There are also several other projects soon to commence, including: five improved passing opportunities, via slow vehicle bay packages, have been designed and application for funding for construction is underway; State Highway 6, High Street/Marlborough Street, intersection improvement has had its design completed and is now having its funding applied for; a funding application has been made to advance investigation for the Ahaura Bridge replacement; and the Taramakau Bridge replacement is anticipated to have work start on site in November/December this year. Construction is well advanced on the Accelerated Regional State Highway Programme: Mingha Bluff to Rough Creek project with an expected completion date of March 2017.
- **Regional Land Transport Plan Review**
 The mid-term review of the Regional Land Transport Plan is due to commence with completion required by June 2018. A greater focus on the front end of the document pitching it and applying the business case approach is required. Work will commence on this through the Regional Transport Advisory Group in the next few months.
 - **Opportunity to collaborate with RTC's across the South Island**
 The RTC agreed to support the South Island collaboration of the RTC's. A meeting of the RTC staff was held on 28 July, with the RTC Chairs to meet together again on either 22 or 23 August.

- **Shared data gathering and data analysis**

A proposal seeking the support of the RTC to undertake a shared data gathering and analysis project was made. While there is the Local Government Commission work underway looking at opportunities for future collaboration of some form, the transport officers thought that moving forward with this now was appropriate. Each of the territorial authorities will be taking the proposal back to their respective Councils to progress this initiative.

RECOMMENDATION

That Council receives this report.

Nichola Costley
Communications Manager

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting 9 August 2016
 Prepared by: Robert Mallinson – Corporate Services Manager
 Date: 1 August 2016
 Subject: Corporate Services Manager's Monthly Report

1. Financial Report

FOR THE TWELVE MONTHS ENDED 30 JUNE 2016				
	ACTUAL	YEAR TO DATE BUDGET	ACTUAL % ANNUAL BUDGET	ANNUAL BUDGET
REVENUES				
General Rates and Penalties	2,210,293	2,202,000	100%	2,202,000
Investment Income	513,544	1,042,718	49%	1,042,718
Resource Management	1,338,611	1,418,550	94%	1,418,550
Regional Land Transport	74,105	90,500	82%	90,500
Emergency Management	247,387	242,000	102%	242,000
Economic Development	150,000	150,000		150,000
River, Drainage, Coastal Protection	1,866,418	1,401,778	119%	1,401,778
Regional % Share Controls	397,080	400,000	99%	400,000
Other	0	0	0%	0
Warm West Coast	35,183	109,000	0%	109,000
VCS Business Unit	3,010,842	2,847,975	106%	2,847,975
Revaluation of Property		33,814	0%	33,814
	9,643,463	9,938,335		9,938,335
EXPENDITURE				
Governance	419,022	423,128	99%	423,128
Economic Development	144,490	300,000		300,000
Resource Management	3,067,430	3,057,270	100%	3,057,270
Regional land Transport	148,543	167,110	88%	167,110
Hydrology & Floodw arming Services	562,027	505,695	111%	505,695
Emergency Management	291,322	252,512	115%	252,512
River, Drainage, Coastal Protection	1,796,513	1,525,135	118%	1,525,135
Regional % Share Controls	725,741	725,741	100%	725,741
VCS Business Unit	2,549,901	2,347,975	109%	2,347,975
Other	344,641	92,156	374%	92,156
Interest rate hedge movements	21,096	0	0%	0
Warm West Coast	29,622	109,000	27%	109,000
	10,098,348	9,505,722		9,505,722
OPERATING SURPLUS / (DEFICIT)	-454,885	432,613		432,613

BREAKDOWN OF SURPLUS (-DEFICIT)	Variance Actual V Budgeted YTD	ACTUAL	BUDGET Year to date	ANNUAL BUDGET
Rating Districts	-54,791	235,945	290,736	290,736
Economic Development	155,510	5,510	-150,000	-150,000
Quarries	8,814	14,258	5,444	5,444
Regional % Share of AHB Programmes	-2,920	-328,661	-325,741	-325,741
Investment Income	-529,174	513,544	1,042,718	1,042,718
VCS Business Unit	-39,059	460,941	500,000	500,000
General Rates Funded Activities	-124,045	-996,247	-872,202	-872,202
Warm West Coast	5,561	5,561	0	0
Revaluation Investment Property	-33,814	0	33,814	33,814
Other	-273,581	-365,737	-92,156	-92,156
TOTAL	-887,499	-454,885	432,613	432,613

Net Contributors to General Rates Funded Surplus (-Deficit)	Actual	Budet ytd	Annual Plan
Net Variance Actual V YTD			
Rates	8,293	2,210,293	2,202,000
Representation	4,106	-419,022	-423,128
Resource Management	-90,100	-1,728,820	-1,638,720
Transport Activities	4,172	-72,438	-76,610
River, Drainage, Coastal Protection	39,239	-380,298	-419,537
Hydrology & Floodw arming	-56,332	-562,027	-505,695
Emergency Management	-33,423	-43,935	-10,512
	-124,045	-996,247	-872,202

STATEMENT OF FINANCIAL POSITION @ 30 JUNE 2016

	@ 30/06/16
<u>CURRENT ASSETS</u>	
Cash	-244,862
Deposit - Westpac	0
Accounts Receivable - General	472,684
Accounts Receivable - Rates	110,235
Prepayments	84,719
Sundry Receivables	1,376,962
GST Refund due	101,436
Stock - VCS	549,953
Stock - Rock	494,184
Stock - Office Supplies	23,640
Accrued Rates Revenue	0
	<hr/>
	2,968,951
<u>NON CURRENT ASSETS</u>	
Investments	10,852,171
Strategic Investments	1,040,541
Term Deposit - PRCC bond	50,000
MBIE & DOC Bonds	11,142
Investments-Catastrophe Fund	979,553
Warm West Coast Loans	577,644
Commercial Property Investment	1,340,000
Fixed Assets	4,886,224
Infrastructural Assets	57,247,861
	<hr/>
	76,985,135
TOTAL ASSETS	<hr/>
	79,954,085
	<hr/>
<u>CURRENT LIABILITIES</u>	
Bank Short Term Loan	1,300,000
Accounts Payable	1,102,085
GST	0
Deposits and Bonds	894,903
Sundry Payables	150,632
Accrued Annual Leave, Payroll	361,407
Other Revenue in Advance	272,860
Rates Revenue in Advance	0
	<hr/>
	4,081,887
<u>NON CURRENT LIABILITIES</u>	
Future Quarry restoration	70,000
Interest Rate Hedge Position	201,531
Lower Waiho	208,020
Greymouth Floodwall	1,722,365
Hokitika Seawall	1,312,500
Strategic Investments	1,190,908
Warm West Coast	595,000
Working capital loan	723,670
Office Equipment Leases	10,397
	<hr/>
	6,034,291
TOTAL LIABILITIES	<hr/>
	10,116,178
<u>EQUITY</u>	
Ratepayers Equity	19,418,213
Surplus transferred	-454,885
Lake Brunner Project Funds	0
Rating Districts Equity	1,816,030
Tb Special Rate Balance	317,206
Revaluation	37,804,260
Quarry Account	-267,076
Catastrophe Fund	897,160
Investment Growth Reserve	10,307,000
TOTAL EQUITY	<hr/>
	69,837,908
LIABILITIES & EQUITY	<hr/>
	79,954,085

2. Investment Income

Westpac Portfolios

June 2016	Catastrophe Fund	Major Portfolio	TOTAL
Opening balance 1 June 2016	\$ 984,838	\$ 10,971,397	\$ 11,956,235
Income June 2016	-\$ 5,285	-\$ 119,226	-\$ 124,511
Deposit			
Withdrawal		\$ -	\$ -
Closing balance 30 June 2016	\$ 979,553	\$ 10,852,171	\$ 11,831,724
Total income year to date to 30 June 2016	\$ 32,394	\$ 350,517	\$ 382,911

Comment

The deficit for the 12 month period to 30 June 2016 was -\$454,000 compared to the budgeted surplus of \$432,000

As shown in the above table, the Westpac portfolios declined in value by \$125,000 during June, attributable to the "Brexit" vote in the UK on 23 June. I would expect all of these losses to have reversed during July.

These investment losses during July were offset by income accrued from VCS aerial contracts completed during June.

During August my focus will be on completing the Annual Report to an "audit ready" state. The audit NZ team is scheduled to commence their financial statements Annual Report audit work on Monday 5 September.

As per usual practice, the first financial report to Council for 2016/17 will be for the two months to 31 August, to the October meeting.

RECOMMENDATION

That this report be received.

Robert Mallinson
Corporate Services Manager

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting – 9 August 2016
 Prepared by: Robert Mallinson – Corporate Services Manager
 Date: 1 August 2016
Subject: Setting of Rates for 2016/17

Background

Although Council has already adopted the 2016/17 Annual Plan which included Council's rating intentions for 2016/17, legal process requires Council to adopt the following resolution.

The detailed values, factors and yields for each type of rate can be found on pages 40 – 48 of the 2016/17 Annual Plan (copies attached).

Comment

We are no longer rating for the following;

- Tb Pest Management
- Twelve Mile, which has now been disbanded.

There is no rate being levied in the Inchbonnie Special Rating Area in 2016/17.

The rates resolution shows separate loan and maintenance rates for the Hokitika Seawall Separate rating Area for 2016/17. Previously this was all rolled into the one rate.

Punakaiki Rating

The Annual Plan for 2016/17 maintenance rate of \$95,000 + GST was based on the existing classifications of A, B, C (differentials 100%, 60%, 20%).

Council needs to decide whether to continue with this maintenance rate of \$95,000 + GST (based on existing A, B, C) for 2016/17.

I do not believe that Council has any option but to confirm the maintenance rate of \$95,000 + GST on the existing classifications, at least for 2016/17. As at 30 June 2016 the Punakaiki maintenance Separate rating Area had an accumulated deficit of -\$105,000 and we cannot really afford to put maintenance rating on hold while the community comes to an agreement as to how the new capital works are funded and also any changes to how maintenance is funded.

Council can use the emergency provisions of section 23 (3) of the Local Government (Rating) Act 2002 to set a rate outside the Annual plan process. The actual wording refers to "urgent and unforeseen". This is justified for setting a rate for funding the new capital works, but I do not believe that it would be appropriate to re-set the maintenance rate using the 23 (3) emergency provision (on the basis that the accumulated maintenance costs deficit of \$105,000 was not "unforeseen").

RECOMMENDATION

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

1. *Setting of various rates as per 1 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (bb), (cc), (dd), (ee).*
2. *Adopting due dates for payment.*
3. *Setting Penalties as per 3 (a), (b)*

Robert Mallinson
Corporate Services Manager

**West Coast Regional Council Rates Resolution
For the Financial Year 1 July 2016 to 30 June 2017**

1. That the West Coast Regional Council resolves under the Local Government (Rating) Act 2002 to set the following rates for the 2016/2017 financial year:

- (a) **General Rate** under section 13(2)(b) of the Local Government (Rating) Act 2002 at different rates in the dollar of capital value for all rateable land in the district, as follows:

Differential Category	Differential Relationship (proportion of total revenue sought for the general rate in each district)	Factor per dollar of capital value (incl GST)
Land in the Buller District local authority area	31%	0.00033007
Land in the Grey District local authority area	39%	0.00038709
Land in the Westland District local authority area	30%	0.00032753

- (b) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Vine Creek Separate Rating Area**, on the land value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of land value (incl GST)
Class A	1.00	0.0027199
Class B	0.70	0.0019039
Class C	0.50	0.0013599
Class D	0.20	0.0005440
Class E	0.10	0.0002720

- (c) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Wanganui River Separate Rating Area**, on the land value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of land value (incl GST)
Class A	1.00	0.0020117
Class B	0.70	0.0014082
Class C	0.45	0.0009052
Class D	0.10	0.0002011
Class U1	0.50	0.0010058
Class U2	0.50	0.0010058

- (d) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Kaniere Area Separate Rating Area**, on the land value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of land value (incl GST)
Class A	1.00	0.0059895
Class B	0.60	0.0035937
Class C	0.40	0.0023958
Class D	0.15	0.0008984
Class E	0.10	0.0005989

- (e) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Kowhitirangi Area Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	1.00	0.0001784
Class C	0.50	0.0000892
Class E	0.29	0.0000520
Class F	0.17	0.0000297

- (f) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Coal Creek Separate Rating Area**, of 0.0017931 per dollar of capital value (including GST).

- (g) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Karamea Riding Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	1.00	0.0012787
Class B	0.80	0.0010230
Class C	0.60	0.0007672
Class D	0.10	0.0001278
Class E	0.05	0.0000639

- (h) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Inchbonnie Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land (for maintaining the protection works in the scheme), as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	1.00	0.0000000
Class B	0.75	0.0000000
Class C	0.50	0.0000000
Class D	0.30	0.0000000
Class F	0.15	0.0000000

- (i) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Greymouth Floodwall Separate Rating Area**, of 0.00029604 per dollar of capital value (including GST) (for repayment of a loan raised to fund the 2010 upgrade of the protection works).
- (j) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Greymouth Floodwall Separate**

Rating Area, of 0.0000822 per dollar of capital value (including GST) (for maintaining the protection works in the scheme).

- (k) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Okuru (Maintenance) Separate Rating Area**, of 0.0005566 per dollar of capital value (including GST).
- (l) a targeted rate under section 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the
- (m) **Red Jacks Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land as an amount per hectare, as follows:

Differential Category	Differential	Rate per hectare
Class A	6.73%	\$6191.60
Class B	35.55%	\$2942.3423
Class C	3.56%	\$2729.3333
Class D	17.54%	\$701.6000
Class E	14.23%	\$878.6308
Class F	4.73%	\$235.2216
Class G	7.40%	\$30.9877
Class H	8.60%	\$16.0878
Class I	1.71%	\$2.0425

- (n) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Raft Creek Separate Rating Area**, on the land area of a rating unit as a fixed amount of 12.06968 per hectare.
- (o) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Nelson Creek Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	8.40%	\$1482.6286
Class B	13.21%	\$916.5976
Class C	9.99%	\$186.7659
Class D	9.15%	\$178.7755
Class E	13.04%	\$141.4843
Class F	28.14%	\$89.4019
Class G	8.89%	\$98.7786
Class H	9.18%	\$92.1995

- (p) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Taramakau Settlement Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	33.16%	\$74.7090
Class B	11.54%	\$61.2507
Class C	6.83%	\$42.0851
Class D	6.54%	\$35.4959
Class E	8.63%	\$34.1380
Class F	5.89%	\$28.9692
Class G	13.40%	\$23.5422
Class H	13.77%	\$22.1227
Class I	0.24%	\$3.4032

- (q) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Kongahu Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	1.00	\$14.9382
Class B	0.52	\$ 7.8336

- (r) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Waitangi-toana River Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	25.80%	\$14.7301
Class B	23.48%	\$11.2320
Class C	46.84%	\$ 9.4725
Class D	3.88%	\$ 1.8923

- (s) a targeted rate under section 16(3) (b) and 16(4) (b) of the Local Government (Rating) Act 2002 on all rateable land located between the boundaries of the Pororari River, State Highway 6 and the Tasman Sea at **Punakaiki** (for repayment of the loan raised by Council to carry out the sea wall protection works), on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	1.00	0.002679305
Class B	0.60	0.001607583
Class C	0.20	0.000535861

- (t) a targeted rate under section 16(3) (b) and 16(4) (b) of the Local Government (Rating) Act 2002 on all rateable land located between the boundaries of the Pororari River, State Highway 6 and the Tasman Sea at **Punakaiki** (for maintenance of the sea wall protection works), on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	1.00	0.0117145
Class B	0.60	0.0070287
Class C	0.20	0.0023429

- (u) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on properties included in the **Hokitika River Southbank separate rating area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Area A	1.00	0.000500
Area B	0.10	0.000050

- (v) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Franz Josef Separate Rating Area**, of 0.001184 per dollar of capital value (including GST).

- (w) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Lower Waiho 2010 Separate Rating Area**, of 0.004887 per dollar of capital value (including GST).
- (x) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Matainui Creek Separate Rating Area**, of 0.000683 per dollar of capital value (including GST).
- (y) a targeted rate under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land within the region to fund **Regional Emergency Management** activities, of 0.0000409 per dollar of capital value (including GST).
- (z) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Mokihinui Separate Rating Area**, as a fixed amount of \$306.67 per rating unit.
- (aa) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land in the **Whataroa River Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Area A	1.00	0.0023083
Area B	0.40	0.0009233
Area C	0.20	0.0004616

- (bb) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land in the **New River/Saltwater Creek Catchment Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Area A	25.00	0.0000996
Area B	1.00	0.0000039

- (cc) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on properties that have received Council funding to install insulation and/or clean heating appliances under the **Warm West Coast Targeted Rate Scheme**, calculated at a rate of 14.9286% of the GST inclusive funding provided by Council to the property.
- (dd) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated within the boundaries of the **Hokitika Seawall Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Loan Rate

Differential Category	Differential	Factor per dollar of capital value (incl GST)
A	1.00	0.00149913
B	0.75	0.00112434
C	0.60	0.00089948
D	0.10	0.00014991

- (ee) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated within the boundaries of **the Hokitika Seawall Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Maintenance Rate

Differential Category	Differential	Factor per dollar of capital value (incl GST)
A	1.00	0.0003552
B	0.75	0.0002666
C	0.60	0.0002133
D	0.10	0.0000355

Due dates for payment

2. That the West Coast Regional Council resolves that all rates be due in two equal instalments, as set out in the table below:

Instalments	Due Date
1	10 September 2016
2	10 March 2017

Penalties

3. That the West Coast Regional Council resolves to apply the following penalties on unpaid rates:
- (a) A charge of 10 per cent on so much of each instalment that has been assessed after 1 July 2016 and which is unpaid after the due date of each instalment (above), to be applied on:
- 20 October 2016 or 20 April 2017, respectively;
- (b) A further charge of 10 per cent on all accumulated rates arrears as at 30 June 2016, to be applied on 19 August 2016.

Funding Impact Statement - Rates

for the Year Ending 30 June 2017

Note: All amounts are stated inclusive of GST.

Rating Instalment Information

Rates will be payable by two instalments;

First instalment

Due date 10 September 2016

Penalty date 20 October 2016

Second instalment

Due date 10 March 2017

Penalty date 20 April 2017

A penalty for late payment will be applied at the amount allowed by the Local Government Rating Act 2002 of 10% on any part of an instalment that remains unpaid after the due dates of 10 September 2016 and 10 March 2017, on the penalty dates of 20 October 2016 and 20 April 2017.

A further 10% penalty will be charged on all accumulated rate arrears as at 30 June 2017, on 1 July 2017.

1. General Rate

The General Rate is used to fund activities that are of public benefit and where no other source of revenue is identified to cover the cost of the activities.

The General Rate will be a differential general rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit.

Differential

Rateable Capital Value in the Buller District Council area to yield 31% of the total general rate.

Rateable Capital Value in the Grey District Council area to yield 39% of the total general rate.

Rateable Capital Value in the Westland District Council area to yield 30% of the total general rate.

	Differential	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	31%	\$2,453,963,850	0.00033007	\$809,968	\$704,320
Rateable Value of Land in the Grey District Local authority Area	39%	\$2,632,431,750	0.00038709	\$1,018,992	\$886,080
Rateable Value of Land in the Westland District Local authority Area	30%	\$2,393,190,500	0.00032753	\$783,840	\$681,600
	100%	\$7,479,586,100		\$2,612,800	\$2,272,000

2. Targeted Rates

(a) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Vine Creek Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

Vine Creek Rating District	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$4,869,100	1.00	0.00271999	\$13,245	\$11,517
Class B	\$6,031,400	0.70	0.00190399	\$11,484	\$9,986
Class C	\$8,157,000	0.50	0.00135999	\$11,093	\$9,646
Class D	\$20,315,300	0.20	0.00054400	\$11,051	\$9,610
Class E	\$17,932,000	0.10	0.00027200	\$4,877	\$4,241
				<u>\$51,750</u>	<u>\$45,000</u>

(b) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Wanganui River Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

Wanganui River Rating District	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$25,100,700	1.00	0.00201171	\$50,495	\$43,910
Class B	\$22,092,100	0.70	0.00140820	\$31,110	\$27,052
Class C	\$30,713,400	0.45	0.00090527	\$27,804	\$24,177
Class D	\$5,247,800	0.10	0.00020117	\$1,056	\$918
Class U1	\$3,330,600	0.50	0.00100586	\$3,350	\$2,913
Class U2	\$1,178,000	0.50	0.00100586	\$1,185	\$1,030
				<u>\$115,000</u>	<u>\$100,000</u>

(c) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Kaniere Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

Kaniere Rating District	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$304,900	1.00	0.00598958	\$1,826	\$1,588
Class B	\$107,000	0.60	0.00359375	\$385	\$334
Class C	\$258,000	0.40	0.00239583	\$618	\$538
Class D	\$1,654,000	0.15	0.00089844	\$1,486	\$1,292
Class E	\$476,000	0.10	0.00059896	\$285	\$248
				<u>\$4,600</u>	<u>\$4,000</u>

(d) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Kowhitirangi Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Kowhitirangi Flood Control Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$18,853,600	1.00	0.00017841	\$3,364	\$2,925
Class C	\$39,993,800	0.50	0.00008921	\$3,568	\$3,102
Class E	\$38,822,000	0.29	0.00005204	\$2,020	\$1,757
Class F	\$85,679,700	0.17	0.00002974	\$2,548	\$2,216
				<u>\$11,500</u>	<u>\$10,000</u>

(e) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Coal Creek Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Coal Creek Rating District	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$6,413,300	0.00179315	\$11,500	\$10,000
			<u>\$11,500</u>	<u>\$10,000</u>

(f) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Karamea Riding Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Karamea Riding Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$2,700,300	1.00	0.00127876	\$3,453	\$3,003
Class B	\$32,447,540	0.80	0.00102301	\$33,194	\$28,864
Class C	\$4,547,400	0.60	0.00076725	\$3,489	\$3,034
Class D	\$113,742,180	0.10	0.00012788	\$14,545	\$12,648
Class E	\$44,091,480	0.05	0.00006394	\$2,819	\$2,451
				<u>\$57,500</u>	<u>\$50,000</u>

(g) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Inchbonnie Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Inchbonnie Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$4,139,000	1.00	0.00000000	-	-
Class B	\$17,854,000	0.75	0.00000000	-	-
Class C	\$6,594,000	0.50	0.00000000	-	-
Class D	\$2,470,000	0.30	0.00000000	-	-
Class F	\$1,119,000	0.15	0.00000000	-	-
				<u>-</u>	<u>-</u>

(h) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Greymouth Floodwall Separate Rating Area and calculated on the capital value of each rating unit, for repayment of a loan raised to fund the 2010 upgrade of the protection works.

Greymouth Floodwall (Loan) Rating District	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$699,228,700	0.00029604	\$207,000	\$180,000

(i) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Greymouth Floodwall Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Greymouth Floodwall (Maintenance) Rating District	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$699,228,700	0.00008223	\$57,500	\$50,000

(j) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Okuru Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Okuru Rating District (Maintenance)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$10,329,000	0.00055669	\$5,750	\$5,000

(k) A targeted rate set in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Redjacks Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Redjacks Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	0.10	6.73%	6191.60000000	\$619	\$538
Class B	1.11	35.55%	2942.34234234	\$3,266	\$2841
Class C	0.12	3.56%	2729.33333333	\$328	\$285
Class D	2.30	17.54%	701.60000000	\$1,614	\$1403
Class E	1.49	14.23%	878.63087248	\$1,309	\$1138
Class F	1.85	4.73%	235.22162162	\$435	\$378
Class G	21.97	7.40%	30.98771051	\$681	\$592
Class H	49.18	8.60%	16.08784059	\$791	\$688
Class I	77.02	1.71%	2.04258634	\$157	\$137
		100%		\$9,200	\$8,000

(l) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land in the Raft Creek separate rating area calculated on the land area of each rating unit for maintaining the protection works, in the scheme.

Raft Creek	Estimated Rateable Land Area (ha.)	Rate per Hectare	Estimated to Yield	GST Exclusive
	762.24	12.06968934	\$9,200	\$8,000

(m) A targeted rate set differentially in accordance with sections 16, 17, 18 and 146 of the Local Government Rating Act 2002 on all rateable land situated in the Nelson Creek Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Nelson Creek Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	1.14	8.40%	1482.62863359	\$1,690	\$1,470
Class B	2.90	13.21%	916.59769904	\$2,658	\$2,311
Class C	10.77	9.99%	186.76595454	\$2,011	\$1,749
Class D	10.30	9.15%	178.77558869	\$1,841	\$1,601
Class E	18.55	13.04%	141.48437318	\$2,625	\$2,282
Class F	63.34	28.14%	89.40192149	\$5,663	\$4,924
Class G	18.11	8.89%	98.77864297	\$1,789	\$1,556
Class H	20.04	9.18%	92.19950511	\$1,848	\$1,607
		100%		\$20,125	\$17,500

(n) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Taramakau Settlement Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Taramakau Settlement Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	306.26	33.16%	74.70907072	\$22,879	\$19,896
Class B	130.00	11.54%	61.25076923	\$7,963	\$6,924
Class C	111.98	6.83%	42.08519378	\$4,713	\$4,098
Class D	127.13	6.54%	35.49594903	\$4,513	\$3,924
Class E	174.43	8.63%	34.13804965	\$5,955	\$5,178
Class F	140.29	5.89%	28.96927792	\$4,064	\$3,534
Class G	392.74	13.40%	23.54229261	\$9,246	\$8,040
Class H	429.48	13.77%	22.12279966	\$9,501	\$8,262
Class I	48.66	0.24%	3.40320592	\$166	\$144
		100%		\$69,000	\$60,000

(o) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Kongahu Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Kongahu Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	733.86	1.00	14.93828850	\$10,963	\$9,533
Class B	68.60	0.52	7.83363849	\$537	\$467
				<u>\$11,500</u>	<u>\$10,000</u>

(p) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Waitangi-taona Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Waitangitaona Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	604.20	25.80%	14.73011246	\$8,900	\$7,740
Class B	721.23	23.48%	11.23209750	\$8,101	\$7,044
Class C	1705.84	46.84%	9.47255743	\$16,159	\$14,051
Class D	708.22	3.88%	1.89235389	\$1,340	\$1,165
		100%		<u>\$34,500</u>	<u>\$30,000</u>

(q) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land located between the boundaries of the Pororai river, State Highway 6 and the Tasman sea at Punakaiki calculated on the capital value of each rating unit for maintenance of the sea wall protection works.

Punakaiki Maintenance Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$4,955,000	1.00	0.01171456	\$58,046	\$50,475
Class B	\$5,470,000	0.60	0.00702874	\$38,447	\$33,432
Class C	\$5,445,000	0.20	0.00234291	\$12,757	\$11,093
				<u>\$109,250</u>	<u>\$95,000</u>

(r) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the Hokitika River Southbank separate rating area calculated on the capital value of each rating unit, for maintenance of the protection works.

Hokitika River South Bank Mtce	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Area A	\$2,614,000	1.00	0.00050002	\$1,308	\$1,137
Area B	\$2,608,700	0.10	0.00005000	\$130	\$113
				<u>\$1,438</u>	<u>\$1,250</u>

(s) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land in the Franz Josef separate rating area calculated on the capital value of each rating unit for the maintenance of flood protection works.

Franz Josef	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$97,128,500	0.00118400	\$115,000	\$100,000

(t) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land in the Lower Waiho 2010 separate rating area and calculated on the capital value of each rating unit for the maintenance of flood protection works.

Lower Waiho 2010	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$19,765,000	0.00488743	\$96,600	\$84,000

(u) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land in the Matainui Creek separate rating area and calculated on the capital value of each rating unit for the maintenance of flood protection works.

Matainui Creek	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$8,413,000	0.00068347	\$5,750	\$5,000

(v) A Targeted rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002. The Targeted Rate will be a uniform rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit. The rate will be used to fund Emergency Management activities within the Region.

Regional Emergency Management	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority	2453963850.00000000			
Rateable Value of Land in the Grey District Local authority	2632431750.00000000			
Rateable Value of Land in the Westland District Local authority	2393190500.00000000			
	7479586100.00000000	0.0000409	\$305,900	\$266,000

(w) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land in the Mokihinui separate rating area calculated as a fixed charge of \$306.67 per rating unit.

Mokihinui	Estimated Number of Rating Units	Amount per Rating Unit	Calculated Yield	GST Exclusive
	42	306.67000000	\$12,880	\$11,200

(x) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the Whataroa River separate rating area calculated on the capital value of each rating unit, for maintenance of the protection works.

Whataroa River	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Area A	\$8,591,000	1.00	0.00230831	\$19,831	\$17,244
Area B	\$14,098,000	0.40	0.00092332	\$13,017	\$11,319
Area C	\$33,471,000	0.20	0.00046166	\$15,452	\$13,437
				<u>\$48,300</u>	<u>\$42,000</u>

(y) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the New River /Saltwater Creek catchment separate rating area calculated on the capital value of each rating unit, for management of the river mouth.

New River / Saltwater Creek Catchment	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Area A	\$19,190,000	25.00	0.00009963	\$1,912	\$1,663
Area B	\$241,647,500	1.00	0.00000399	\$963	\$837
				<u>\$2,875</u>	<u>\$2,500</u>

(z) Warm West Coast Targeted Rate

A targeted rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on properties that have received Council funding to instal insulation and/or clean heating appliances. The rate is calculated as a % of the GST inclusive funding provided by Council to the property. Funding provided by Council includes interest at 5.25%. The rate will be used to repay funding that Council has borrowed to fund this work and will be levied over a 10 year term from 1 July 2013 or 1 July 2014, depending on the year that the funding was approved.

Warm West Coast Funding Received During years to 30 June 2013 and 30 June 2014	Council Funding Provided	Factor as a % of Council Funding Provided	Calculated Yield	GST Exclusive
	\$839,663	0.14928600	\$125,350	\$109,000

(aa) Hokitika Seawall (Loan Repayment)

A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land within the boundaries of the Hokitika Township calculated on the capital value of each rating unit for maintenance of the seawall protection works.

The targeted rate set on Classes A, B, C and D is based on differentiated capital value.

	Estimated rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
A	\$16,130,000	1.00	0.00149913	\$24,181	\$21,027
B	\$48,177,000	0.75	0.00112434	\$54,168	\$47,102
C	\$15,562,000	0.60	0.00089948	\$13,998	\$12,172
D	\$354,399,000	0.10	0.00014991	\$53,128	\$46,199
				<u>\$145,475</u>	<u>\$126,500</u>

(ab) Hokitika Seawall (Maintenance)

A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land within the boundaries of the Hokitika Township calculated on the capital value of each rating unit for repayment of the loan raised by the Council to construct the seawall protection works.

The targeted rate set on Classes A, B, C and D is based on differentiated capital value.

	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
A	\$16,130,000	1.00	0.00035552	\$5,735	\$ 4,987
B	\$48,177,000	0.75	0.00026664	\$12,845	\$ 11,170
C	\$15,562,000	0.60	0.00021331	\$3,320	\$ 2,887
D	\$354,399,000	0.10	0.00003555	\$12,600	\$ 10,956
				\$34,500	\$30,000
			Total Rates	\$4,291,742	\$3,731,950

Rating Impact Ready Reckoner

Rate type	Rate per \$100,000 of Capital value
General Rate - Buller District Area	\$33.01
General Rate - Grey District Area	\$38.71
General Rate - Westland District Area	\$32.75
Regional Emergency Management Rate	\$4.09

Additional targeted rates may also apply, depending on whether your property is located within a separate rating area. Separate rating areas include various special rating areas (24) that involve river, sea, drainage or erosion protection works. Maps and asset management plans for these rating districts can be found on council's website at www.wcrc.govt.nz.

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting – 9 August 2016
Prepared by: Michael Meehan
Date: 28 July 2016

Subject: Twelve Month Review - 1 July 2015 – 30 June 2016

Attached is the Twelve Month Review showing progress for the full financial year.

This report shows achievements as measured against the levels of service and performance targets in the Long Term Plan 2015 – 2025.

RECOMMENDATION

That this report be received.

Michael Meehan
Chief Executive

Governance Levels of Service and Performance Targets

Levels of Service	Measure	Performance Target	Progress Achievement																								
Maintain a Council of elected representatives in accordance with statutory requirements and in a manner that promotes effective decision-making, transparency, and accountability to the West Coast regional community	Number of public meetings held and individual Councillor attendance.	Conduct eleven monthly meetings of Council and the Resource Management Committee, plus other scheduled meetings and scheduled workshops during the year with at least 80% attendance by all Councillors. <i>In 2015 all current Councillors attended more than 80% of meetings</i>	<table border="1"> <thead> <tr> <th>Councillor</th> <th>attendance</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Robb</td> <td>12 out of 12</td> <td>100%</td> </tr> <tr> <td>Birchfield</td> <td>12 out of 12</td> <td>100%</td> </tr> <tr> <td>Ewen</td> <td>12 out of 12</td> <td>100%</td> </tr> <tr> <td>Challenger</td> <td>9 out of 12</td> <td>75%</td> </tr> <tr> <td>McDonnell</td> <td>12 out of 12</td> <td>100%</td> </tr> <tr> <td>Clementson</td> <td>9 out of 12</td> <td>75%</td> </tr> <tr> <td>Archer</td> <td>11 out of 12</td> <td>92%</td> </tr> </tbody> </table>	Councillor	attendance	%	Robb	12 out of 12	100%	Birchfield	12 out of 12	100%	Ewen	12 out of 12	100%	Challenger	9 out of 12	75%	McDonnell	12 out of 12	100%	Clementson	9 out of 12	75%	Archer	11 out of 12	92%
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	Compliance with statutory timeframes.	Prepare and notify the Council's Annual Plan or Long Term Plan by 31 May each year, and the Annual Report by 31 October, in accordance with the procedures outlined in the Local Government Act 2002. <i>In 2015 both of these deadlines were met</i>	The audited Annual Report for the year to 30 June 2015 was adopted by Council at the Council meeting on 2 November 2015. As 31 October was a Saturday the target was met. The Annual Plan 2016/17 was adopted by Council on 7 June 2016.																								
	Timing and number of newsletters, and internet website based information related to public consultation processes.	Publish an informative Council newsletter twice a year to be circulated to all ratepayers, with their rate demand, in March and September and ensure required information is posted on the Council website when Council invites submissions on a new or revised policy document. <i>In 2015 these targets were all met</i>	The rates instalments which were sent out in September 2015 and March 2016 and contained the usual newsletters. Council website continues to be updated whenever submissions are invited on a new or revised policy document.																								
Continue to support the contribution our two West Coast Runanga make to Council's decision-making processes; and continue to seek contributions from other Maori	Attendance of Iwi appointees at Resource Management Committee meetings.	Continue to invite attendance of Makaawhio and Ngati Waewae representatives as appointees to the Council's resource management committee, to enable Maori participation in resource management decision-making. <i>In 2015 both Runanga were invited to attend these Committee meetings</i>	Council has continued to invite both Makaawhio and Ngati Waewae representatives to attend all Resource Management Committee meetings.																								

Resource Management Levels of Service and Performance Targets

Levels of Service	Measure	Performance Target	Progress / Achievement																								
To maintain or enhance water quality in the West Coast's rivers	State of the Environment Monitoring: Ammoniacal nitrogen, periphyton, clarity, turbidity and faecal coliforms are measured quarterly at 38 river sites. These parameters characterise the water quality of West Coast rivers and have been measured since 1996.	Improvement of these parameters, when compared with a baseline of 1996 data on water quality. <i>This target was achieved for all five parameters in the 2014 year</i>	<table border="1"> <thead> <tr> <th></th> <th>% sites improving</th> <th>% sites declining</th> <th>% sites no change</th> </tr> </thead> <tbody> <tr> <td>Ammonia-N</td> <td>54</td> <td>3</td> <td>43</td> </tr> <tr> <td>Faecal Coliforms</td> <td>16</td> <td>8</td> <td>76</td> </tr> <tr> <td>Turbidity</td> <td>16</td> <td>8</td> <td>76</td> </tr> <tr> <td>Water Clarity</td> <td>42</td> <td>9</td> <td>49</td> </tr> <tr> <td>Periphyton *§</td> <td>90</td> <td>10</td> <td>-</td> </tr> </tbody> </table>		% sites improving	% sites declining	% sites no change	Ammonia-N	54	3	43	Faecal Coliforms	16	8	76	Turbidity	16	8	76	Water Clarity	42	9	49	Periphyton *§	90	10	-
		% sites improving	% sites declining	% sites no change																							
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Periphyton *§	90	10	-																								
	Compliance Monitoring for Discharges: The number of compliant or non-compliant point source discharges to water, or discharges likely to enter water; and council's response to any non-compliance.	All significant consented discharges ¹ are monitored at least annually, and all dairy sheds at least bi-annually depending on each individual compliance record. All non-compliances publicly reported to the Resource Management Committee and responded to using Council's Enforcement Policy. <i>These targets were all achieved in the 2015 year, with all dairy farms with consented discharges inspected</i>	All non-compliant activities were publicly reported and appropriate enforcement action taken.																								
To maintain or enhance the water quality in Lake Brunner	The trophic state of Lake Brunner is measured by the Trophic Level Index (TLI) which combines clarity, nutrient and algal measures. The rolling 5-year mean is compared with a 2002-2006 baseline mean.	The annual (rolling 5-year mean) TLI of Lake Brunner is less than the 2002-2006 TLI baseline mean of 2.79. The Lake Brunner TLI score in the 2014 year was 2.84 (2.9 in 2013).	Achieved. The Lake Brunner TLI score 5 year rolling mean from April 2011 – March 2016 was 2.75.																								
Complete current regional plans to operative stage, and review them to maintain community acceptability.	Statutory requirements for plan review.	Compliance with statutory requirements for the review of Council's plans and strategies. <i>This target was achieved in the 2015 year</i>	In progress. The further submission period on the Regional Policy Statement has now ended and staff are preparing the recommending report; the updated Coastal Plan has been notified for further submissions. The Land and Water Plan change will be notified shortly.																								

¹ Significant Consented Discharge includes: any consented discharge from a municipal sewage scheme or landfill, any consented discharge from a working mine site, any consented discharge of dairy effluent to water, and any large scale industrial discharge (WMP, Kōkiri).

*§ Periphyton is assessed using a different analytical technique due to the nature of periphyton data. Therefore there is not a 'no change' category.

Levels of Service	Measure	Performance Target	Progress / Achievement
<p>Advocate for the West Coast interests when external environmental policymaking may affect the West Coast.</p>	<p>Number of submissions made and number of successful advocacy outcomes.</p>	<p>Submit on all central or local government discussion documents, draft strategies, policies or Bills that may impact on West Coast interests, within required timeframes. <i>This target was achieved in 2015, with input into the Resource Management Act Reforms and a submission on the draft Forestry NES.</i></p>	<p>Achieved. Submissions have been made on the following emerging policy documents:</p> <ul style="list-style-type: none"> • NPS - Freshwater Management amendments • NPS - Urban Development Capacity • Buller District Plan Changes 133-145 • Paparoa National Park Management Plan review • Marine Protected Areas Act • National Regulation for Streamlining the Regulatory Regime for Pest Control
<p>Compliance with the consent processing timeframes in the RMA and mining legislation.</p>	<p>Compliance with discounting regulations and mining timeframes</p>	<p>Process all resource consent applications without incurring any cost to Council due to the RMA discounting regulations; and process at least 95% of mining work programmes within 20 working days of receipt. <i>This target was not achieved in 2014, with five consents incurring costs</i></p>	<p>Achieved. No Discounting Regulations costs have been incurred, and all mining work programmes have been processed within the 20 day timeframe.</p>
<p>To maintain or enhance the life supporting capacity and amenity value of the West Coast's rivers</p>	<p>Stream ecosystem health: Instream macroinvertebrate community health (SQMCI) scores are measured at 29 river sites. The values for each site are calculated using five year rolling means and comparing them to baseline means calculated from data from 2005-2009.</p> <p>Bathing beach sampling: 20 swimming sites are sampled, weekly or fortnightly for E coli (moderate-high risk > 550) or Enterococci (moderate-high risk > 280).</p>	<p>Macroinvertebrate health index² (SQMCI) mean is higher, or no more than 20% lower, than the baseline mean. <i>This target was achieved for all sampling sites in 2014</i></p> <p>Scheduled swimming sites do not exceed the moderate-high risk threshold on more than 10% of sampling occasions. In 2014 this standard was achieved for 18 sites, but two sites did not achieve this standard.</p>	<p>Not achieved. Three sites in 2015 had a 5 yearly rolling mean that was more than 20% lower than the baseline mean. These sites were Deep Ck @ Arnold Vly Rd Br, Sawyers Ck @ Dixon Park and Page Stm @ Chasm Ck Walkway. Macroinvertebrate data is collected twice a year in spring and autumn. Autumn 2016 results have not yet been received.</p> <p>Achieved. No site exceeded the moderate-high risk threshold on more than 10% of sampling occasions.</p>

² This macroinvertebrate index uses comparative samples of aquatic invertebrates to evaluate water quality, based on the type and tolerances of invertebrates (bugs) found at that site and how those communities of invertebrates may change over time. Some bug species are pollution tolerant while others are pollution sensitive, so the mix of species tells us a lot about the water quality at the site.

Levels of Service	Measure	Performance Target	Progress / Achievement
<p>To protect human health from adverse impacts of poor groundwater quality.</p>	<p>28 Wells are monitored at least twice annually, 24 of which are used for human consumption.</p> <p>The guideline of 11.3mg/L of nitrate is used to protect human health, particularly for babies. The data from the year is averaged before comparing against the 11.3mg guideline.</p>	<p>In wells used for human consumption, nitrate levels do not exceed the health guideline of 11.3 mg/L.</p> <p><i>In 2014, all 24 wells used for human consumption were within guidelines</i></p>	<p>In 2016, one of 23 wells used for human consumption was outside guidelines.</p>
<p>To protect human health from any adverse impacts of poor air quality in Reefton.</p>	<p>Reefton's air is monitored in accordance with the National Environmental Standard (NES) for air quality by measuring PM₁₀ (airborne particles smaller than ten micrometers, which affect human respiration).</p> <p>The threshold is a 24hr mean PM₁₀ of 50 micrograms/m³.</p>	<p>NES Requirement: 24hr PM₁₀ values do not exceed the NES threshold more than three times in one year, between 2016 & 2020; whereas after 2020 only 1 exceedance per year is allowed.</p> <p><i>In the 2014 winter there were 17 exceedances of the NES standard</i></p>	<p>So far in 2016 there have been 4 exceedances of the NES standard.</p>
<p>Respond to all genuine incident complaints received by the Council and take enforcement action where needed.</p>	<p>Number of complaints received and number of enforcement actions resulting from these.</p>	<p>Operate a 24-hour complaints service, assess and respond to all genuine complaints within 24 hours where necessary.</p> <p><i>This was achieved in the 2015/16 year, with 117 complaints responded to</i></p>	<p>Achieved.</p> <p>All genuine complaints are responded to within 24 hours where necessary, and reported publicly to the Resource Management Committee each month.</p>
<p>Respond to marine oil spills in coastal waters in accordance with the Tier 2 Oil Spill Response Plan and maintain readiness for spill response.</p>	<p>Timing of responses & number of trained staff</p>	<p>Respond within 4 hours to all spills, using Council or MNZ spill equipment to contain spills; plus ensure at least 25 staff are trained responders.</p> <p><i>Council had 26 trained staff in 2015/6, and no spill responses needed.</i></p>	<p>Achieved.</p> <p>No spills occurred during the reporting period. Sufficient trained responders are available.</p>

Regional Transport Planning Levels of Service and Performance Targets

Levels of Service	Measure	Performance Target	Progress / Achievement
Maintain a Regional Land Transport Plan in compliance with relevant legislation and is acceptable to our West Coast community.	An Operative Regional Land Transport Plan	Compliance with statutory requirements for the preparation, review and implementation of the Regional Transport Plan and Passenger Transport Plan.	The Regional Land Transport Plan and Passenger Transport Plan were completed in April 2015. There is no further work required in regards to these plans at present.

Hydrology and Flood Warning Services Levels of Service and Performance Targets

Level of Service	Measure	Performance Targets	Progress / Achievement
Continue to provide flood warning to assist communities to assess risk of impending floods, for the five rivers (Karamea, Buller, Grey, Hokitika, and Waiho).	Availability of information about high flow events and the staff response to those. Low flow recorder installed and transmitting to council headquarters.	Provide a flood monitoring service for the six rivers monitored and respond in accordance with the flood-warning manual, ensuring data on river levels is available on the Council website (updated 12 hourly; or 3 hourly during floods). Complete the installing of new low flow monitoring equipment in the Mawheraiti River catchment.	Achieved. All flood events were responded to. This work was completed in the 2014/2015 financial year

Civil Defence Emergency Management Levels of Service and Performance Targets

Levels of Service	Measure	Performance Targets	Progress / Achievement
Maintain a Civil Defence Plan that delivers efficient and effective management of the region's civil defence functions in compliance with the legislation and is acceptable to West Coast community desires.	Civil Defence Plan always operative	Compliance with statutory requirements for the preparation, review and implementation of the Group CDEM Plan.	The Group Plan is in its final stages of review. It has been rewritten. It will go to the next CEG meeting then onto the Minister of Civil Defence for final review before adoption by the end of the year
	Number of trained staff	Ensure at least 30 Council staff are trained as Emergency Coordination Centre (ECC) personnel so that we have three shifts of ECC staff trained and exercised in case of a regional emergency.	There are over 30 staff trained across council to work in the ECC. ECC personnel have attended regional and district refresher EOC and EMIS training this year. Some were involved in EOC activities during the Franz Josef declared emergency at Easter weekend at Westland District Council.

Quarry Levels of Service and Performance Targets

Levels of Service for Quarries	Measure	Performance Targets	Progress / Achievement
Ensure efficient and effective management and safe operation of Council's quarries, delivering rock to any customers within ten working days with priority given to Council rating district customers.	Timing of delivering on rock requests.	Deliver on requests for rock within two weeks, and ensure sufficient stockpiled rock is available where practical.	Achieved. Development is undertaken progressively to ensure rock is available in all quarries.
	Number of site inspections to monitor contractor health and safety and performance	Visit each active quarry site at least twice a year, when contractors are working the quarry (where possible), to ensure health and safety standards and other permit requirements are being adhered to.	Achieved. Visits are undertaken every time a contractor is working in the quarries.

Rating District Levels of Service and Performance Targets

Levels of Service	Measure	Performance Targets	Progress / Achievement
Meet or exceed the flood protection, drainage or erosion protection levels as described in the 'levels of service' section in the Long Term Plan.	Completion of rating district inspections, works reports, and consultation meetings (for rating districts where material works are proposed).	Complete all asset inspections, works reports, and rating district meetings. Perform all capital and maintenance works as agreed at those meetings.	Achieved. All inspections were undertaken before the 2015 Rating District meetings.
	Proportion of schemes performing to their agreed service level.	Monitor all rating district infrastructural assets to ensure they perform to the service level consistent with the Asset Management Plan of each Rating District, or whatever level the community has decided is an acceptable risk.	In progress. Infrastructure is re-inspected following heavy rainfall events to ensure it will perform to agreed service levels.
	Meet timeframes for plan review	Review Rating District Asset Management Plans every third year or earlier where information indicates a significant change from what is stated in the asset management plan.	The plans were all reviewed and updated in 2014, and the infrastructure registers were updated in December 2015.

Vector Control Service Business Unit Levels of Service and Performance Targets

Levels of Service	Measure	Performance Targets	Progress / Achievement
Produce a financial surplus (to offset general rates) by tendering for and delivering on vector control and other contracts.	Achieve or exceed budgeted financial return	Tender for, and win, sufficient contracts to provide or exceed the annual budgeted return to Council.	Not achieved.
To provide marine oil spill and terrestrial hazardous substance spill support, and biosecurity response services for the MNZ, MAF and the Regional Council	Availability of trained staff	Have staff available as a response unit for marine and terrestrial pollution spill events as per the MOU dated 11 November 2005.	Achieved.
	Availability of trained staff	Have four staff plus a vehicle available for biosecurity emergencies, as per the National Biosecurity Capability Network agreement 2011.	Achieved.

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting- 9 August 2016
Prepared by: Andrew Robb – Chairman
Date: 29 July 2016
Subject: **CHAIRMAN'S REPORT**

Meetings Attended

- I attended the West Coast Governance Group meeting on Tuesday 5 July.
- I attended a meeting with the Ministry for the Environment on 7 July to discuss the Freshwater Management Implementation Review.
- I met with Hon Craig Foss, the Associate Transport Minister on 12 July following the July Council meeting.
- I attended the Annual Local Government NZ conference in Dunedin from 24 – 26 July. I also participated in the pre-conference tour to Stewart Island from 21 – 23 July.
- I attended a further meeting of the West Coast Governance Group on 28 July.
- I will be attending the Mayors and Chairs Forum on 8 August.

RECOMMENDATION

That this report be received.

Andrew Robb
Chairman

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting 9 August 2016
Prepared by: Michael Meehan – Chief Executive
Date: 1 August 2016
Subject: **CHIEF EXECUTIVE'S REPORT**

Meetings Attended

- I attended the Governance Group meeting for the West Coast Growth Study on 5 July.
- I attended a meeting with Ministry for the Environment staff, on 7 July. The National Policy Statement for Freshwater Management was discussed at this meeting.
- I met with Hon Craig Foss, Associate Transport Minister on 12 July.
- I met with Maureen Pugh, List MP for West Coast Tasman on 14 July.
- I attended the South Island Chief Executive's meeting in Christchurch on 15 July.
- I met with Paul Stocks, Deputy Chief Executive MBIE and his senior leadership team, on 22 July.
- I accompanied the Chairman to the Local Government NZ conference in Dunedin from 24–26 July.
- I led a two day workshop in Franz Josef on 27 and 28 July to work through long term options for managing the Waiho River.
- I will host the West Coast Chief Executive's forum on 2 August.

RECOMMENDATION

That this report be received.

Michael Meehan
Chief Executive

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.

- | | | |
|---------|-----|---|
| 40 – 41 | 8.1 | Confirmation of Confidential Minutes 12 July 2016 |
| | 8.2 | Overdue Debtors Report (to be tabled) |
| 42 – 48 | 8.3 | Debt Recovery |
| | 8.4 | Response to Presentation (if any) |
| | 8.5 | In Committee Items to be Released to Media |

Item No.	General Subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution.
8.			
8.1	Confirmation of Confidential Minutes 12 July 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	Debt Recovery		
8.4	Response to Presentation (if any)		
8.5	In Committee Items to be Released to Media		

I also move that:

- Michael Meehan
- Robert Mallinson
- Gerard McCormack
- Randal Beal
- Nichola Costley
- Sarah Jones

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.