

THE WEST COAST REGIONAL COUNCIL
MINUTES OF THE ANNUAL MEETING OF THE
COAL CREEK RATING DISTRICT
HELD AT THE WEST COAST REGIONAL COUNCIL OFFICES
ON 12 OCTOBER 2009, COMMENCING AT 7.05 PM.

PRESENT

B. Jones, G. Wells, F. Riordan, A. Inman, O. Norton, A. Beck, I. Fitzpatrick.

IN ATTENDANCE

West Coast Regional Council

P. Ewen, (Councillor), A. Robb (Councillor), A. Birchfield (Councillor).

S. Moran, W. Moen, T. Jellyman (Staff)

APOLOGIES

M. Elliott, H. Bradley, M. Riordan, M. Dawson (Development West Coast).

F. Riordan / A. Beck - Carried

BUSINESS

P. Ewen opened the meeting and welcomed those present.

He introduced himself and the Council staff.

Moved: ***"That the minutes of the previous Annual General Meeting held on 13 October 2008, be adopted as a true and correct record of that meeting."***

B. Jones / O. Norton - Carried

MATTERS ARISING

There were no matters arising.

FINANCIAL MINUTES

W. Moen presented the financial statements for the financial period ending 30 June 2009. This left the account with a current credit balance of approximately \$111,191.30 with minimal expenditure over the year. W. Moen advised that this year's rate levy of \$7,500 is to be added to this figure.

Moved: ***"That the financial report for the 2008 / 2009 year be adopted".***

B. Jones / A. Beck - Carried

MATTERS ARISING

There were no matters arising.

WORKS REPORT

W. Moen presented the detailed works report, which covered the 12-month period. He advised that he carried out an inspection on the 2nd of September 2009 and no works were identified. W. Moen advised that the area adjacent to the stopbank needs to be aerially sprayed, as it is hard to see what is happening with the rock under the stopbank. W. Moen advised that it would be prudent to allow \$10,000 for unforeseen maintenance and a further \$10,000 for the aerial spraying. W. Moen advised that the area in need of spraying is 20 – 30 metres from the edge of the river. W. Moen stated that spraying with a helicopter makes

a better job and is more cost effective. He stated that the vegetation on top of the stopbank could help in a large flood event. O. Norton asked if this work would be tendered out. W. Moen confirmed that tenders will be called for this work and this job would be combined with other aerial spraying jobs in other rating districts in the Coal Creek area to make it cost effective. S. Moran confirmed that the tender process is a competitive process.

RECOMMENDATION

- 1. That the Works Report covering the 2008 / 2009 financial year be adopted.***
- 2. That the 2009 / 2010 works proposals be approved.***

B. Jones / G. Wells – Carried

RATES 2010 / 2011

General discussion ensued on future rate strikes. W. Moen advised that the expected balance in June 2010 is \$103,000 (GST Excl). The recommended rate strike for 2010 / 2011 is \$10,000. F. Riordan stated that she would like to see that rate strike stay as \$7,500 which is the same as last year. A. Inman spoke of the difference in rating districts here on the West Coast to what happens in other areas of New Zealand. He stated that the water that comes down the Grey River comes from areas of national significance and should there be a major event this water can be a burden to adjoining landowners in this area. Cr Ewen stated he understands this and noted that although the vast majority of the watershed is DoC estate and it is very hard to get financial support from government departments. Cr Ewen stated that WCRC is a council that is very conscious of the costs to ratepayers. He advised that Council is guided by the ratepayers and that at the end of the day it is the district rating group that makes their own decisions, Council's role is to provide the best advice as possible to its ratepayers. Cr Ewen stated that the greater problem A. Inman is alluding to is one which central government needs to address. Cr Ewen stated that if it weren't for rating districts the West Coast would not have the level of river protection that it now has. S. Moran stated that council has made considerable efforts to get funding from central government and this is not the only rating district that has this problem. S. Moran stated Punakaiki is an example of where there are only about 20 ratepayers, there is a national park across the road and they are up for a huge amount of money because the sea is coming in. S. Moran advised that the original works for Punakaiki cost over \$600,000. S. Moran advised that rating district schemes are a user pays system. Cr Ewen spoke of the function of the LAPP fund and that the general ratepayer now contributes to the LAPP fund. S. Moran added that the general ratepayer picks up half of the bill for cross sections that are done every three years for this rating district. Ratepayers also fund the aerial photographs that are taken periodically to keep an eye on what is happening with rivers and rating district schemes. W. Moen stated that it is advisable for all rating districts to have a fighting fund in case of major works and to plan for the future. S. Moran spoke of costs of repair work in South Westland when there has been a flood event. F. Riordan stated that it is hard to know much to have in a fund as it depends on how bad a flood is. Examples of events in other rating districts of a similar size were discussed including the mix of urban and rural properties. W. Moen advised that an ideal figure to have in the rating district account is at least \$150,000 and then a reduction in rates can be considered. S. Moran advised that should there be a flood event and a rating district need to raise a loan ratepayers are still rated on the loan repayment and they are also rated for a maintenance rate for the rest of the scheme. B. Jones stated that the repairs cost \$250,000 twenty years ago when the Grey River breached its banks. He asked what would it cost each ratepayer now. W. Moen responded that if a similar event happened now it would cost about the same amount of about \$15,000 each.

F. Riordan stated that some people are not aware that there are rating districts in place in the Greymouth area. W. Moen advised that it is up to real estate agents to pass this information on to potential buyers. Cr Robb stated that this information should be on the LIM report for each property. W. Moen stated LIM reports are produced by district councils therefore this information may not be supplied. S. Moran stated that progress is being made in this area and that potential buyers are welcome to contact WCRC for advice if they are considering purchasing a property in a rating district scheme.

O. Norton asked if there have been any changes in the regulations for the LAPP fund.

S. Moran responded that there are currently issues with the costs of the premiums and what LAPP will actually pay out on. S. Moran spoke of a recent meeting with a risk assessor and is hopeful of progress in this area. S. Moran explained the function of LAPP fund to the meeting advising that it is a disaster insurance fund which was funded by the government. 60% of the cost of reinstatement was funded by the government and the 40% that had to be picked up by the local community was to be covered by the LAPP fund. S. Moran stated that the government has now got tougher with where their 60% threshold is and there would now be very few schemes that would qualify because the threshold is so high.

S. Moran clarified that general ratepayer contributes to the LAPP fund, it can be hard to qualify and that is why councils are looking into this to see if it is still worth the general ratepayer continuing to pay into it. W. Moen advised that LAPP stands for Local Authority Protection Plan. S. Moran advised that LAPP is essentially a co-operative, they are governed by their charter and are a Charitable Trust.

Discussion ensued on the rate strike for the 2010 / 2011 year. O. Norton stated he does not want the rate strike to be more than the \$7,500 that it was last year.

Moved: "That the rate strike for the 2010 / 2011 financial Year is \$7,500 (GST Excl)."

A. Beck / F. Riordan – Carried

ELECTION OF OFFICERS

S. Moran advised that a new spokesperson needs to be appointed as D. Roberts has left the area. A. Beck nominated F. Riordan for the role of spokesperson. Cr Ewen explained the role of spokesperson. S. Moran advised it is a matter of liaising with W. Moen, keeping an eye on the river after a fresh and contacting other members of the rating district if there is an issue.

Moved: "That the present committee carry on for a third term, namely:

O. Norton

F. Riordan

A. Beck

B. Jones

be the committee for the 2009 / 2010 financial year."

A. Beck / A. Inman - Carried

Moved: "That F. Riordan be elected as the spokesperson for the 2009 / 2010 financial year."

A. Beck / A. Inman - Carried

GENERAL BUSINESS

O. Norton asked if the rating district could use the rock at the end of the Cobden Bridge. S. Moran stated this rock has already been spoken for.

I. Fitzpatrick raised the matter of stock grazing on the stopbank, he is concerned that the stock may be damaging the edge of the bank. W. Moen advised that this area is on private land and is not part of the rating district.

A. Beck stated that the willows in Coal Creek are a big tangled mess, she wondered if they were to be cleared would water drain away better. A. Beck noted that this matter was discussed last year. S. Moran advised that although this was discussed last year the same issue remains as to who is going to pay for the removal of the willows. He stated that if the rating district is not prepared to pay for the removal of the willows then there is no funding anywhere else fund this. Cr Ewen stated that willows are not protected therefore owners can clear them themselves. B. Jones stated that Grey District Council would tell the rating district that the clearing of the willows is the rating districts problem. S. Moran advised that it would not be cheap to clear the willows. B. Jones stated that if the willows were sprayed this may be more effective but it would be a continuing process. S. Moran asked the meeting if they wished to have the willows sprayed but resource consent may be required for this depending on what type of spray is used. S. Moran offered to ask DoC what spray they used on the willows at Lake Brunner but he stated that there is no point in looking into what is required this if the rating district is not prepared to pay for it. F. Riordan asked just how much of a problem are the willows. She feels that it would be hard to know where to stop considering the amount of willows in the area. W. Moen advised that if the willows were sprayed this would require ongoing maintenance. A. Inman asked if the flooding problem in this area is getting worse. B. Jones stated that it is not getting any worse. A. Inman stated that the back up in the Coal Creek area does affect his property but he has not walked the creek to view the entire area for himself. It was agreed that the spraying of the willows would not be carried out.

There being no further business, the meeting closed at 8.05 pm.

Action Point

- S. Moran to talk to Opus about the rock and rubble produced from NZTA works at either end of the Cobden Bridge.