

I hereby give notice that an Extraordinary Council Meeting of the Grey District Council will be held:

Date: Tuesday 13 August 2024
Time: 4:00pm
Venue: Council Chambers, 105 Tainui Street, Greymouth

Paul Pretorius
Acting Chief Executive

EXTRAORDINARY COUNCIL MEETING

AGENDA

Members:

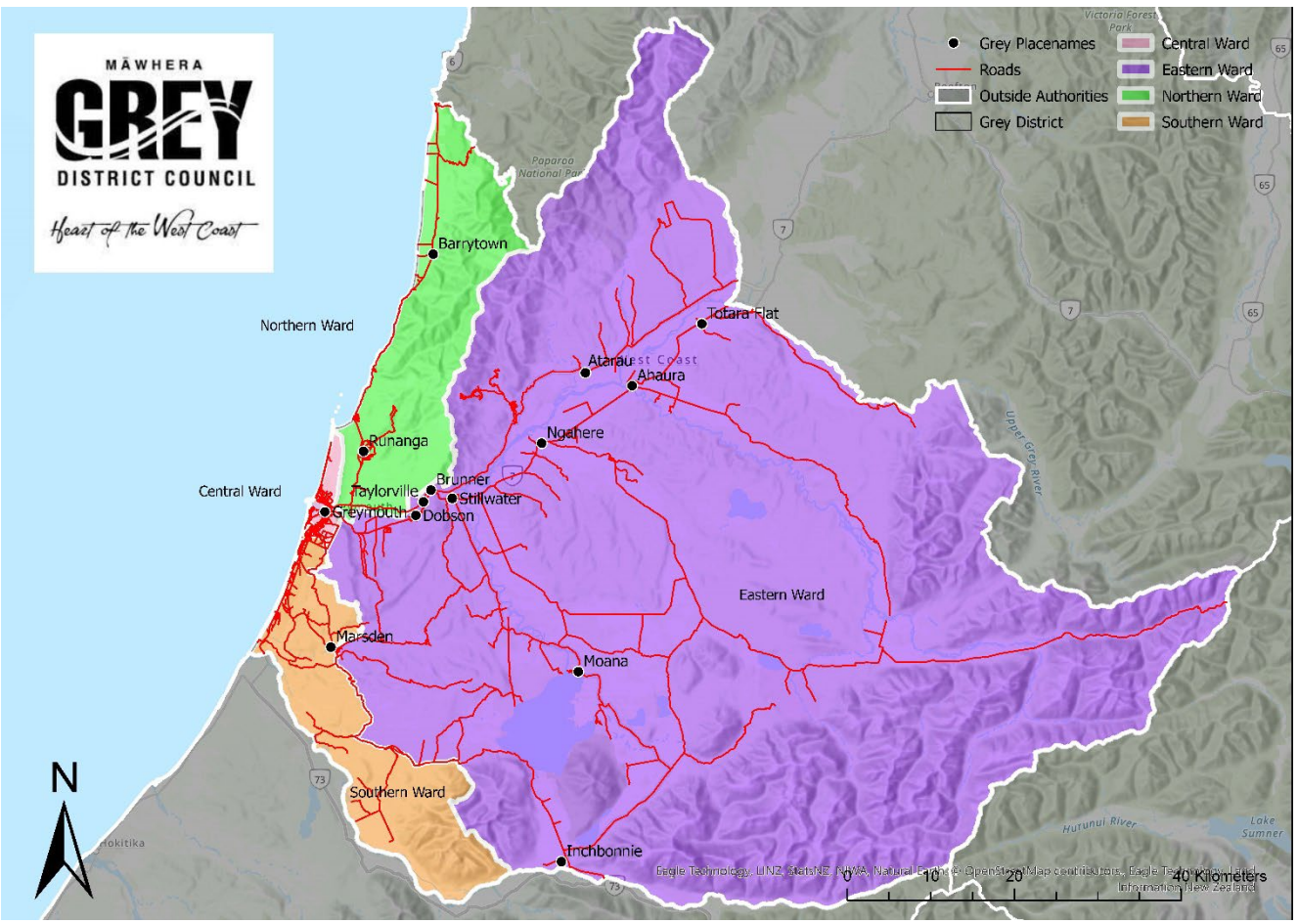
Mayor: Mayor Tania Gibson
Deputy Mayor: Councillor Allan Gibson
Members: Councillor John Canning
Councillor Kate Kennedy
Councillor Rex MacDonald
Councillor Robert Mallinson
Councillor Tim Mora
Councillor Jack O'Connor
Kaiwhakahaere Francois Tumahai

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Website: <https://www.greydc.govt.nz/our-council/agendas-and-minutes/Pages/default.aspx>

The information in this document is provided to facilitate good competent decisions by Council and does in no way reflect the views of Council. Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.



- Grey Placenames
- Roads
- ▭ Outside Authorities
- ▭ Grey District
- ▭ Central Ward
- ▭ Eastern Ward
- ▭ Northern Ward
- ▭ Southern Ward



Map created using Eagle Technology, LINZ, StatsNZ, NZMA, Natural Environment Canterbury, and other data sources. Map content is for information only. © 2014

EXTRAORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

to be held at Council Chambers, 105 Tainui Street, Greymouth on Tuesday 13 August 2024 commencing at 4:00pm

AGENDA

Before Council - Public Forum: 3:30 pm

Note: A period is set aside for the public to speak to Council before the meeting. Members of the public are allocated a time to address the Council on items that fall within delegations of the Council provided the matters are not subject to legal proceedings, and are not already subject to a process providing for the hearing of submissions. Speakers may be questioned through the Chair by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker(s). Such presentations do not form part of the formal business of the meeting with those requiring further action being referred to the Chief Executive for further reporting at another Council meeting.

Speakers during Council: Nil

COUNCIL IN OPEN MEETING

GENERAL BUSINESS AND TABLED ITEMS

Items not on the agenda for the meeting require a resolution under section 46A of the Local Government Official Information and Meetings Act 1987 stating the reasons why the item was not on the agenda and why it cannot be dealt with at a subsequent meeting on the basis of a full agenda item. It is important to note that late items can only be dealt with when special circumstances exist and not as a means of avoiding or frustrating the requirements in the Act relating to notice, agendas, agenda format and content.

LOCAL AUTHORITIES (MEMBERS' INTERESTS) ACT 1968

Council members are reminded that if he/she has a direct or indirect interest in any item on the agenda be it pecuniary or on grounds of bias and predetermination, then he/she must declare this interest and refrain from discussing or voting on this item.

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1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

Cr Peter Davy is on leave of absence from 06/08/24 to 13/09/24

1.2 UPDATES TO THE INTERESTS REGISTER

Elected members to please advise if there are any changes to be made to the current Interests Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

Notwithstanding that an elected member may declare an interest at any later stage in this Agenda (prior to taking part in the deliberation of a particular item) those items where an interest will be declared may wish to be disclosed now.

2 LIST OF ACRONYMS USED

BCA	Building Consent Authority	LGOIMA	Local Government Official Information and Meetings Act
BCO	Building Control Officer	LGNZ	Local Government New Zealand
CCC	Code Compliance Certificate	LTP	Long Term Plan
CSO	Customer Services Officer	LVT	Land Valuation Tribunal
CDEM	Civil Defence Emergency Management	MBIE	Ministry of Business, Innovation and Employment
CDEMG	Civil Defence Emergency Management Group	MCDEM	Ministry of Civil Defence and Emergency Management
CEC	Community Emergency Centre	MDI	Major District Initiative
CEG	Co-ordinating Executive Group	MOH	Ministry of Health
CIMS	Co-ordinated Incident Management System	NBS	New Building Strength
CPEng	Chartered Professional 'Engineer'	NGO	Non-Government Organisation
DEE	Detailed Engineering Evaluation	NZFS	New Zealand Fire Service
DHB	District Health Board	NZQA	New Zealand Qualifications Authority
DIA	Department of Internal Affairs	NZTA	New Zealand Transport Authority
DOC	Department of Conservation	OAG	Office of the Auditor General
DWC	Development West Coast	OSH	Occupational Safety & Health
EMIS	Emergency Incident Management System	PHO	Primary Health Organisation
EDLG	Economic Development Liaison Group	PDU	Provincial Development Unit
EOC	Emergency Operations Centre	PGF	Provincial Growth Fund
EMO	Emergency Management Officer	PIM	Project Information Memorandum
GPS	Global Positioning System	PCBU	Person conducting a business or undertaking
HSNO	Hazardous Substances and New Organisms	RC	Resource Consent
HSR	Health and Safety Representative	RMA	Resource Management Act
HSWA	Health and Safety at Work Act 2015	SCADA	Supervisory Control and Data Acquisition
IAP	Incident Action Plan	SO	Standing Orders
IEP	Initial Evaluation Procedure	SOLGM	Society of Local Government Managers
IQP	Independent Qualified Person	SH	State Highway
LGA	Local Government Act	SNA	Significant Natural Area
LIM	Land Information Memorandum	TECNZ	Tourism Export Council of New Zealand
LINZ	Land Information New Zealand	TLA/TA	Territorial Local Authority
		WAG	Welfare Advisory Group

3 AGENDA ITEMS

3.1 RATES 2024/25: RE-SETTING OF GENERAL RATE

File Number:

Report Author: Finance Manager

Report Authoriser: Acting Chief Executive

Appendices: Nil

1. REPORT PURPOSE

- 1.1. To re-set the general rates for 2024/25.

2. EXECUTIVE SUMMARY

- 2.1. A dummy strike of the proposed 2024/5 rates as approved by Council on 27 July 2024 proved to be wrong. This has also been picked up by Cr Mallinson.
- 2.2. An investigation revealed that a change in the rate proportionality between the eight different rating categories (and other erroneous actions/entries) caused unexpected outcomes including that some rating categories increased whilst other decreased. It did not impact on the total rate requirement as budgeted.
- 2.3. Based on legal advice, Council resolved to follow the process prescribed by S.119 of the Local Government (Rating) Act 2002 to re-set the general rate. This involved a 14 day formal notice of its intention to do so to be given, which has been complied with.
- 2.4. Staff, assisted by Contractors have now reversed the changes made and other erroneous actions that resulted in the unexpected outcomes and inconsistencies and have re-applied the correct historical approaches to rate-setting.
- 2.5. Council is now requested to rescind Part 4 (the general rate part) of the 27 June 2024 decision of Council under the heading **Setting of rates for 2024/5 Financial Year** and to re-set the general rate as outlined in this report.
- 2.6. The following table shows the rates to be corrected and the rates they are to be replaced by:

Rating category	27 June 2024	Intended differential
Residential 1	0.0124682	0.0117307
Residential 2	0.0104474	0.0089192
Residential 3	0.0086268	0.0050231
Rural Residential	0.0023011	0.0021304
Rural	0.0056101	0.0055896
Commercial 1	0.0199459	0.0213692
Commercial 2	0.0218646	0.0225684
Commercial 3	0.0031611	0.0209795
Farming/Forestry	0.0013102	0.0026097

- 2.7. Council is also asked to change the first rate instalment date from 20 August 2024 to 20 September 2024 in order to allow sufficient time to strike the new rates and issue invoices in due time for payment.

3. OFFICER RECOMMENDATION

That Council:

1. Notes the contents of the report.
2. Council amends its 27 June 2024 decision under the heading **Setting of Rates for 2024/5 Financial Year** by replacing the Table under **4. General Rates**, setting out the general rate per dollar of land value (GST incl.) with the following table:

Rating category	Differential
Residential 1	0.0117307
Residential 2	0.0089192
Residential 3	0.0050231
Rural Residential	0.0021304
Rural	0.0055896
Commercial 1	0.0213692
Commercial 2	0.0225684
Commercial 3	0.0209795
Farming/Forestry	0.0026097

3. Council further amends its 27 June 2024 decision under the heading **Setting of Rates for 2024/25 Financial Year** by amending under **6. Due date for Payment and Penalties** (excl. water rates), the first rate instalment date from 20 August 2024 to 20 September 2024

4. BACKGROUND

- 4.1. Refer Executive Summary above.

5. SIGNIFICANCE AND ENGAGEMENT

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Medium	The rate strikes of the West Coast Councils have been such that the public may take an interest.
Is there a significant impact arising from duration of the effects from the decision?	Low	Few submissions to Annual Plan
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Low	N/A
Does the decision create a substantial change in the level of service provided by Council?	Low	N/A
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Low	N/A
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	Low	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	Low	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	Low	N/A

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

- (a) This report contains:
- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
 - (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
- (b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

3.2 ELECTED MEMBERS' REMUNERATION

File Number:**Report Author:** Finance Manager**Report Authoriser:** Acting Chief Executive**Appendices:** Nil

1. REPORT PURPOSE

- 1.1. For the Council to allocate the remuneration pool and notify the Remuneration Authority of its decision for inclusion in the next determination.

2. EXECUTIVE SUMMARY

- 2.1. The Remuneration Authority (The Authority) releases its determination each year that outlines the total remuneration pool that may be paid to elected members.
- 2.2. Council has the task of distributing that remuneration across its elected members.

3. OFFICER RECOMMENDATION

That Council

1. Receives this report.
2. Implements the Remuneration Authority determination of the Mayoral remuneration at \$120,941
3. Implements the Remuneration Authority determination of the Deputy Mayor remuneration at \$54,542 in line with Council's earlier decision to acknowledge the higher duties of the Deputy Mayor
4. Implements the Remuneration Authority's determination of the remaining seven Council members at \$41,230 each noting Council's earlier decision not to acknowledge the input of the Chairs of its subcommittees as higher duties.
5. Council notes that the remuneration paid to the non-elected member Chairs of Committees (i.e. Messrs Caldwell and Becker) falls outside of this determination.

4. BACKGROUND

- 4.1. The Remuneration Authority (The Authority) releases its determination each year that outlines the total remuneration pool that may be paid to elected members. The total pool for this year is \$343,156 with the specific determinations being:

Mayor	\$ 120,941
Deputy Mayor	\$ 54,542
Council members (7)	\$ 41,230.

- 4.2. It applies on and after 1 July 2024.
- 4.3. This determination mirrors the basis approved by Council as basis for the past determination, namely that the Higher duties of the Deputy Mayor be recognised but that the remaining 7 Councillors be paid the same.

- 4.4. The governance remuneration pool provides the total amount to be fully allocated and paid in remuneration to the councillors. The pool must be distributed in its entirety, there is no option not to take the amount determined. It cannot be distributed to persons who are not elected members. The Council determines levels of remuneration itself how it wishes to remunerate these independent members.
- 4.5. Council can change the previous basis of allocation, but it is subject to approval by the Remuneration Authority. For instance, it can increase the Deputy Mayor's remuneration to a full 40% of the Mayoral remuneration namely \$48,376 but this will marginally reduce the remuneration to the remaining Councillors. The Remuneration Pool cannot be exceeded. The Mayoral Remuneration is fixed.

5. OPTIONS

- 5.1. Council has three options available to it.

Option 1 is to adhere to the determination which reflects the decisions that underpinned the last determination.

Option 2 is to increase the Deputy Mayoral remuneration to 40% of the Mayoral remuneration and/or acknowledge Committee Chairs as doing higher duties.

Option Three is to pay the Deputy Mayor at 40% of the Mayoral remuneration and Committee Chairs (excl. non-elected members) at say 30%

- 5.2. Legal and Legislative Implications

- 5.2.1. The Council must choose one of the above options as it must distribute the pool in its entirety.

- 5.3. Financial

- 5.3.1. The total cost to Council is \$343,156. This excludes the Mayoral remuneration of \$120,941. The total expenditure is budgeted for.

5.4. Existing Policy and Strategy Implications

5.4.1. There are no policy or Strategic implications

5.5. Fit with Purpose of Local Government Statement

5.5.1. Remunerating Elected members fits with the purpose of local government.

5.6. Effects on Mana whenua

5.6.1. There are no effects on Mana whenua

5.7. Significance and Engagement

5.7.1. This decision does not trigger Council's significance and engagement policy

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Yes	Remuneration of elected members will always draw public scrutiny especially since the Council itself has been asked to recommend how the pool is divided up. However this is the only decision Council can take as the level of the pool has been set by the Authority and Council must distribute it.
Is there a significant impact arising from duration of the effects from the decision?	No	N/A
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	N/A
Does the decision create a substantial change in the level of service provided by Council?	No	N/A
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	N/A
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	N/A

5.8. Community Wellbeings and Outcomes

5.8.1. N/A

5.9. Other

5.9.1. N/A

6. CONCLUSIONS

6.1. The Council can only influence how the pool is divided.

7. NEXT STEPS

7.1. Once Council has decided on its approach staff will complete the process with the remuneration authority and await its final determination.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

3.3 WATER DONE WELL: NEW WATER SERVICE DELIVERY MODELS: MINISTERIAL ANNOUNCEMENT.**File Number:****Report Author:** Acting Chief Executive**Report Authoriser:** Acting Chief Executive**Appendices:** 1. Unlocking Local Water Done Well: New water service delivery models**1. REPORT PURPOSE**

1.1. Council noting the latest announcement by the Crown on Water Done Well.

2. EXECUTIVE SUMMARY

The 8 August 2024 from the Crown announcing legislation to be promulgated re the above is attached for information of Councillors. It is an important step in setting the direction for the future.

3. OFFICER RECOMMENDATION

That Council notes the contents of the 8 August 2024 announcement by Ministers Simeon Brown and Andrew Bayly and that the matter be closely followed.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Hon Simeon Brown
Minister of Local Government

Hon Andrew Bayly
Minister of Commerce and Consumer Affairs



8 August 2024

Unlocking Local Water Done Well: New water service delivery models

New water service delivery models that will drive crucial infrastructure investment have been approved by Cabinet, immediately providing improved access to finance for water council-controlled organisations (CCOs), Local Government Minister Simeon Brown and Commerce and Consumer Affairs Minister Andrew Bayly have announced.

“The Government has today set out the enduring components of water services delivery in New Zealand under our Local Water Done Well plan. This is about providing local government with the certainty it needs to deliver water services, while minimising costs on ratepayers,” Mr Brown says.

“Councils and voters overwhelmingly rejected Labour’s expensive and divisive Three Waters reforms. This Government has swiftly repealed those policies and restored local control over water assets. The key details announced today will enable new models for financially sustainable water organisations and increased borrowing from the New Zealand Local Government Funding Agency Limited (LGFA) for water services, reducing the burden on ratepayers.

“LGFA has confirmed it can immediately begin lending to water CCOs that are financially supported by their parent council or councils. LGFA will support leverage for water CCOs up to a level equivalent to 500 percent of operating revenues – around twice that of existing councils – subject to water CCOs meeting prudent credit criteria. This will enable councils to better manage debt and make essential infrastructure investments without drastic rate hikes.”

Using debt to spread the costs of long-term assets means that councils can invest for long term growth and pay back their debts across the lifetime of new assets, ensuring the costs of those assets are paid for by those who use them, rather than simply pushing up rates today.

“The new water service delivery models will also ensure sustainable water services across New Zealand by providing councils with the flexibility and tools they need to meet their unique needs. By working together, councils can achieve greater efficiency and access the borrowing they need to keep water services affordable for their communities

“Our expectation is that councils will now use this certainty and the additional borrowing capacity to reduce pressure on ratepayers while being able to invest in the critical water infrastructure New Zealand needs.” Mr Brown says.

Commerce and Consumer Affairs Minister Andrew Bayly emphasised that the new economic regulation regime will promote better investment into water infrastructure.

“The economic regulation regime will provide ratepayers with peace of mind that revenue collected by local government water services providers, through rates or water charges, is spent on water infrastructure,” Mr Bayly says.

"These changes will ensure water revenues are ring fenced for water services and aren't siphoned off for other council priorities or pet projects, with little transparency for the ratepayer.

"The Commerce Commission will oversee the economic regulation of these water services and will have a range of regulatory tools, including mandatory information disclosure, to promote value for money for New Zealanders and ensure investments are made where they are needed most.

"Local Water Done Well not only keeps water in local ownership and control but also provides a pathway for significant infrastructure upgrades. We are committed to supporting councils to deliver high-quality, financially sustainable water services," Mr Bayly says.

Additionally, the Government and LGFA are working together to explore whether debt limits for high-growth councils can be prudently increased beyond the current ceiling, potentially up to 350 per cent of revenue. LGFA lending to water council-controlled organisations which are not supported by their parent councils is also being explored.

The legislation to implement the new water service delivery models and other enduring settings for Local Water Done Well is expected to be introduced in December 2024 and passed by mid-2025.

Media contacts:

Simeon Brown: Ben Craven – 022 079 2788

Andrew Bayly: Grace Ridley-Smith – 021 804 628

Notes to editors:

- All water services delivery models chosen by councils must meet new minimum legislative requirements, including that they:
 - will be subject to economic, environmental and water quality regulation;
 - will be responsive and transparent to their communities and owners (where relevant) through a bespoke planning and accountability framework for water services, separate from councils' existing long-term plan framework;
 - must be financially sustainable;
 - must act consistently with statutory objectives; and
 - will be subject to restrictions against privatisation.
- Cabinet has also agreed to several changes to the drinking water quality regulatory regime, to remove barriers to Water Services Authority | Taumata Arowai taking a proportionate, cost effective and efficient approach in its functions and duties.
- Changes include:
 - ensuring Water Services Authority | Taumata Arowai considers the cost of compliance on suppliers when performing its functions
 - reducing the regulatory burden on very small drinking water supplies by excluding 'shared domestic supplies' serving 25 consumers or fewer from regulation
 - enabling Water Services Authority | Taumata Arowai to proactively issue exemptions from certain regulatory requirements, where compliance with the Water Services Act is impractical, inefficient, unduly costly or burdensome

- removing the requirement for Water Services Authority | Taumata Arowai and suppliers to give effect to Te Mana o te Wai. These changes affect drinking water suppliers as well as wastewater and stormwater network operators.

Warm Regards

Kym

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Authorised by Winston Peters MP, Parliament Buildings, Wellington

4 MISCELLANEOUS ITEMS

5 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING