

**A Meeting of the Operations and Capital Programme Delivery Committee will be held as follows:**

**Date:** Tuesday 22 October 2024

**Time:** To commence at the conclusion of the Finance Regulatory & Business Support Committee Meeting

**Venue:** Council Chambers, 105 Tainui Street, Greymouth

Joanne Soderlund  
Chief Executive

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# AGENDA

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**Members:**

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

*(Quorum 5 members)*

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*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.*

## TERMS OF REFERENCE

Type of Committee	Council Committee
Subordinate to	Council
Subordinate Committees	Tenders Subcommittee
Legislative Basis	Committee established by the Council as per Schedule 7, Section 30 (1) (A), LGA 2002.  Committee delegated powers by the Council as per Schedule 7, Section 32, LGA 2002
Membership	Mayor  Eight Councillors (8)  Independent Iwi representative (1)
Quorum	Five members (5)
Meeting frequency	Six weekly or as and when required.
Terms of Reference	<p>The Council delegates to the Committee responsibility for governance and decision making in the following areas:</p> <ul style="list-style-type: none"> <li>• Roading.</li> <li>• 3 Waters.</li> <li>• Amenities.</li> <li>• Capital Programme and Contracts.</li> </ul> <p>Governance in the above areas will include:</p> <ul style="list-style-type: none"> <li>• Monitoring activities.</li> <li>• Review and establish levels of service in all areas of operations.</li> <li>• Review of Activity Management Plans or those plans to establish the Long Term operation of services.</li> <li>• Variations to budgeted costs within the Long Term Plan provisions.</li> <li>• Approval of long standing maintenance contracts.</li> <li>• Waiver of fees and charges outside delegated authorities, where considered less than high significance according to the Significance and Engagement Policy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Matters which are determined to be of high significance by the Committee may be recommended to Council for a decision.</li> </ul>
Limits to Delegation	<p>Matters that cannot be delegated by Council include:</p> <ul style="list-style-type: none"> <li>• The power to make a rate.</li> <li>• The power to make a bylaw.</li> <li>• The power to borrow money, or purchase or dispose of assets, other than in accordance with the long term plan.</li> <li>• The power to adopt a long term plan, annual plan, annual report.</li> <li>• The power to appoint a Chief Executive.</li> <li>• The power to adopt policies required to be adopted and consulted on under this Act in association with the long term plan or developed for the purpose of the local governance statement.</li> <li>• The power to adopt a remuneration and employment policy.</li> </ul>

# **SUB-COMMITTEE 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**

Sub-Committee 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**

Nil

### **1.2 UPDATES TO THE INTERESTS REGISTER**

Sub-Committee 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**

Notification from committee members of:

- 1.3.1 Any interests that may create a conflict with their role as a committee member relating to the items of business for this meeting (prior to taking part in the deliberation of a particular item); and
- 1.3.2 Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968.

### **1.4 NOTIFICATION OF LATE ITEMS**

Where an item is not on the agenda for a meeting, that item may be dealt with at that meeting if:

- 1.4.1 The Committee by resolution so decides; and
- 1.4.2 The Chairperson explains at the meeting at a time when it is open to the public the reason why the item is not on the agenda, and the reason why the discussion of the item cannot be delayed until a subsequent meeting.

## **2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

### **2.1 CONFIRMATION OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD ON 9 SEPTEMBER 2024**

#### **SUGGESTED RECOMMENDATION**

That the minutes of the Operations and Capital Programme Delivery Committee held on 9 September 2024 be confirmed as true and correct.

### **2.2 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 19 SEPTEMBER 2024**

#### **SUGGESTED RECOMMENDATION**

That the minutes of the Tenders Subcommittee Meeting held on 19 September 2024 be received and noted.

**MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE OF THE GREY DISTRICT COUNCIL****Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 9 September 2024 commencing at 2.52 pm**

**PRESENT:** Mayor Tania Gibson (Chair)  
Councillor Allan Gibson (Deputy Chair), Councillor John Canning, Councillor Kate Kennedy, Councillor Rex MacDonald, Councillor Robert Mallinson, Councillor Tim Mora, Councillor Jack O'Connor (via Zoom)

**IN ATTENDANCE:** Aaron Haymes (Group Manager Operations), Kurtis Perrin-Smith (Utilities Infrastructure Manager), Trish Jellyman (Democracy Advisor), Megan Bourke (Communications Officer)

**1 APOLOGIES AND DECLARATIONS OF INTEREST****1.1 APOLOGIES****APOLOGIES****COMMITTEE RESOLUTION OACPD 24/09/010****Moved: Cr Allan Gibson****Seconded: Cr John Canning**

That the apologies received from Cr Peter Davy and Kaiwhakahaere Francois Tumahai be accepted and leave of absence granted.

**Carried Unanimously****1.2 UPDATES TO THE INTERESTS REGISTER**

There were no updates to the Interest Register.

**1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA**

There were no declarations of interest.

**1.4 NOTIFICATION OF LATE ITEMS**

There were no late items.

**2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS****2.1 CONFIRMATION OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD ON 29 JULY 2024****COMMITTEE RESOLUTION OACPD 24/09/011****Moved: Mayor Tania Gibson****Seconded: Cr Tim Mora**



That the minutes of the Operations and Capital Programme Delivery Committee held on 29 July 2024 be confirmed as true and correct.

**Carried Unanimously**

#### **MATTERS ARISING**

Cr Kennedy asked when the new bin for the Kotare Domain is likely to be installed. It was agreed this will be followed up along with the installation of the new bin at the Blaketown bike park.

### **2.2 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 8 AUGUST 2024**

**COMMITTEE RESOLUTION OACPD 24/09/012**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Tim Mora**

That the minutes of the Tenders Subcommittee Meeting held on 8 August 2024 be received and noted.

**Carried Unanimously**

### **2.3 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 AUGUST 2024**

**COMMITTEE RESOLUTION OACPD 24/09/013**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Tim Mora**

That the minutes of the Tenders Subcommittee Meeting held on 22 August 2024 be received and noted.

**Carried Unanimously**

## **3 AGENDA ITEMS**

### **3.1 OPERATIONS AND CAPITAL PROGRAMME REPORT**

Refer page 18 of the agenda.

Her Worship stated that the Arnott Heights slip has been a major workload for all staff for the last couple of weeks. She thanked the roading team, staff upstairs and the contractors who have been on site most days. She stated that everyone has been working very hard and trying to do their very best. She stated that Council worked hard with communications to ensure they were in touch with everybody. She said that overall the community was great to deal with and did the best they could under the circumstances.

The GMO advised that Council is very mindful of the community on Arnott Heights as there is only single access into the subdivision and when things go wrong there is no other point of entry. He stated that initially there was uncertainty around the stability of the slip material after the initial two slips came down. He stated that everyone learnt a lot about how this ground behaved over the preceding days.

The clear weather has helped with drainage, contractors have now started work on a retaining wall on Milton Road. He confirmed that contractors' work did not caused the slip. A new retaining wall has been designed which will be constructed of timber with steel posts. The back of the retaining wall will be left open and is designed to catch any future material should it come down and can be cleaned out and kept clear of debris. He advised that while the retaining wall is being constructed contractors will try to widen the road on the corner at the top of Milton Road as this area is very tight. Staff, engineers and contractors are very focused on coming up with a programme that is compressed, and once the design is complete the wall will be built and then everyone can get on with their lives. He acknowledged that it has been difficult

for residents not knowing when the road is going to be open. It has also been challenging for Council but he is hoping that Council will soon be able to tell the community when the road will be open each day which will give the residents of Arnott Heights a lot more certainty for access as it will be the same timings every day. He stated that the aim is to make life as easy as possible for the Arnott Heights community.

Cr MacDonald asked if there has been any thought about another access route through to the subdivision. The GMO responded that this was investigated at the start with the UIM looking into various land parcels and working with landowners to ascertain how difficult it would be to get a road through this area. He advised this wouldn't be cheap or easy but it would be ideal if there was development in this area and Council could get in there at the same time. He advised that a road corridor could be possible should the road be closed for a long period but work would be required with landowners to ensure that any new road suits the contour of the land.

Her Worship spoke of an old road that was put in years ago in this area.

The GMO advised that the debris from Arnott Heights is going to Tasman View. This is clean material only.

Cr Kennedy passed on congratulations to all involved. She stated that it was interesting watching Facebook posts during this time as the majority were very positive.

Her Worship stated that currently a lot of the updates are now going straight to the community pages.

Her Worship asked the UIM if there is a solution to the Blackball water situation.

The UIM responded that the situation is one of poor water quality which is due to the extended bad weather. He advised that the infrastructure at Blackball does have bore water storage of 3,500 cubic meters when the storage is full. He advised that when the precautionary notice was put in place Council believed that there was a risk. Staff have now put in a lot of work and water of reasonable quality is now available. Currently there is about 75% volume in storage. He advised that a meeting is arranged for tomorrow to discuss lifting the precautionary notice.

Cr O'Connor stated that staff need to be commended for keeping other projects going during the Arnott Heights situation as there was a lot of surface flooding happening around the district during this time. He stated that staff have done a fantastic job over the past three weeks.

In response to a question from Cr Gibson regarding the Blackball water supply, the UIM stated that the Blackball catchment is quite small and there are higher turbidity levels and UV cannot reach bacteria. He stated that there is still work to do around the best options.

The UIM advised that each flood event is resulting in new areas that are coming to Council's attention and this is ever increasing with every location deserving its own investigation into potential options for solutions. He stated that there are some that can be resolved within existing budgets but some are reasonably large, and could be addressed via the LTP process for consideration.

Her Worship acknowledged the work of Council's Project Manager who has been working with affected property owners, she stated he has worked very well with residents.

Cr Gibson commented that he cannot believe the transformation of the new Mitchells toilets. He stated this is an excellent job and looks great. Her Worship agreed and noted that there is also disability access to the new toilet block.

Cr Kennedy stated that Snap Send Solve is going very well in her ward and a lot of people are using it. She stated that people are getting increasingly upset about foliage in gutters and she has received an angry email from a constituent who is concerned that this is not being taken seriously. She would like to see this worked completed.

The GMO responded that this is a temporary problem and is related to recent government approval of NLTP funding for Council's around the country. He stated that budgets ended at the end of June so Council has been running for two months with no money and contractors have been carrying Council for these two months. He advised that money is now coming through this will allow for catch up work to be started. He

stated that maintenance work in the CBD is under a different maintenance programme and this is why it seems as though some areas are getting attention and others look to be missing out. Cr Mora stated this is about communication and it is important to keep people informed.

Her Worship spoke of the positive email she received last week congratulating Westroads on the gardens in the CBD.

Cr O'Connor stated that the timing is perfect for the new Anzac Park toilet facility renewal as schools are due to use the park during October. He stated this is a great improvement. He thanked staff and contractors involved.

#### **COMMITTEE RESOLUTION OACPD 24/09/014**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Rex MacDonald**

That the Operations and Capital Programme Delivery Committee:

1. Receives the Operations and Capital Programme Report and notes the contents herein.

**Carried Unanimously**

## **4 IN COMMITTEE ITEMS**

That the public is excluded from this part of the meeting in relation to:

### **Agenda items 4.1, 4.2, and 4.3**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

#### **COMMITTEE RESOLUTION OACPD 24/09/015**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Allan Gibson**

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
4.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD ON 29 JULY 2024	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
4.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 8 AUGUST 2024	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for

	<p>commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>withholding would exist under section 6 or section 7</p>
<p>4.3 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 AUGUST 2024</p>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

Carried Unanimously

**5 SUB-COMMITTEE RESUMES IN OPEN MEETING**

**CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.**

The meeting concluded at 3.28 pm.

Confirmed

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T Gibson  
Chairperson

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Date

**MINUTES OF THE TENDERS SUBCOMMITTEE MEETING OF THE GREY DISTRICT COUNCIL**

Held in Council Chambers, 105 Tainui Street, Greymouth  
on Thursday 19 September 2024 commencing at 4:00pm

**PRESENT:** Cr Allan Gibson (Chair)  
Mayor Tania Gibson (Deputy Chair), Councillor Robert Mallinson, Councillor Peter Davy

**IN ATTENDANCE:** Paul Pretorius (Acting Chief Executive), Aaron Haymes (Group Manager Operations), Kurtis Perriin-Smith (Utilities & Infrastructure Manager), Trish Jellyman (Democracy Advisor)

## **1 APOLOGIES AND DECLARATIONS OF INTEREST**

### **APOLOGY**

**COMMITTEE RESOLUTION TC 24/09/025**

**Moved: Cr Robert Mallinson**

**Seconded: Cr Tania Gibson**

That the apology received from Cr Rex MacDonald be accepted and leave of absence granted.

**Carried Unanimously**

### **1.2 UPDATES TO THE INTERESTS REGISTER**

There were no updates to the Interest Register.

### **1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA**

There were no declarations of interest.

### **1.4 NOTIFICATION OF LATE ITEMS**

There were no late items.

## **2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

### **2.1 CONFIRMATION OF THE TENDERS SUBCOMMITTEE MEETING HELD ON 22 AUGUST 2024**

**COMMITTEE RESOLUTION TC 24/09/026**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Peter Davy**

That the minutes of the Tenders Subcommittee Meeting held on 22 August 2024 be confirmed as true and correct.

**Carried Unanimously**

### 3 IN COMMITTEE ITEMS

That the public is excluded from this part of the meeting in relation to:

#### Agenda items 3.1 & 3.2

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

#### COMMITTEE RESOLUTION TC 24/09/027

Moved: Cr Allan Gibson

Seconded: Mayor Tania Gibson

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
3.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF TENDERS SUBCOMMITTEE MEETING HELD ON 22 AUGUST 2024	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
3.2 - NEW LIBRARY - CONCRETE PANELS, STRUCTURAL STEEL AND MASS TIMBER COMPONENT, PACKAGE APPROVAL	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

	enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
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**Carried Unanimously**

#### **4 SUB-COMMITTEE RESUMES IN OPEN MEETING**

##### **CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.**

##### **COMMITTEE RESOLUTION PETC 24/09/028**

**Moved: Cr Robert Mallinson**

**Seconded: Mayor Tania Gibson**

That the Tenders Subcommittee Meeting:

1. Receives this report inclusive of:
  1. Appendix 1-Greymouth Library Stage 2 structure.
2. Awards the stage 2 works, for the concrete panels, structural steel and mass timber components, of the new Greymouth Library, to Tony Wilkins Builders Limited, for the value of \$3,718,697.00 ex GST.
3. That the formal contract document handling the overall New Library build, is completed and signed, before the stage 2 package commences.
4. That the above be made public once the outcome is known to Tony Wilkins Builders Limited.

**Carried Unanimously**

The meeting concluded at 4.10 pm

**Confirmed**

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**A Gibson**

**Chairperson**

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**Date**

### **3 AGENDA ITEMS**

#### **3.1 OPERATIONS AND CAPITAL PROGRAMME REPORT**

**File Number:**

**Report Author:** Group Manager Operations

**Report Authoriser:** Group Manager Operations

**Appendices:** Nil

##### **1. REPORT PURPOSE**

- 1.1. This report is to provide an update to the Operations and Capital Programme Delivery Committee with respect to the delivery of functions and activities within the Operations Group.

##### **2. OFFICER RECOMMENDATION**

That the Operations and Capital Programme Delivery Committee:

1. Receives the Operations and Capital Programme Report and notes the contents herein.

##### **3. TRANSPORT**

- 3.1. **Roading Maintenance Contract 2023 – 2026** – The roading maintenance contract led by Issac Construction Ltd is on track and the contractors are meeting expectations for service delivery. Below are photos of some works that our contractors recently completed at various district locations.





Fig 1: Slip on Taylorville- Blackball Road



Fig 2: Slip on Taylorville- Blackball Road after remedial works



Fig 3: Police Station Parking as requested by NZ Police



Fig 4: New stop signs installed on Tarapuhi Street Intersection



Fig 5: Milton Road temporary retaining wall strengthening works

- 3.2. **Bridge Seismic Resilience Improvement / Surface Treatment** – This project contracted to Fulton Hogan Ltd has been completed. As a part of this project, seismic strengthening works were completed for 10 bridges.
- 3.3. **Arnott's Height Slip Remedial Works** – The permanent retaining/static structure design is in the final stages. As a part of this design, a static wall will be built to prevent future slips from blocking the road. Also, footpaths will be repaired/renewed as needed, new drainage structures will be built, damaged entranceways will be repaired, and the road will be resealed and widened. A funding request to NZTA has been made and their response is awaited. The Transport Team is following up with NZTA.
- 3.4. **CBD Re-sealing works** – Works are in the final stage. This was delayed due to unfavourable weather conditions last week and now the crew is on-site, works are expected to be completed by 12 October. Line marking works will be done after the Greymouth Street Races. As a part of this project, Guinness Street and a part of Mackay Street and Herbert Street have been resealed.



Fig 6: Re sealing works on Guinness Street

#### 4. UTILITIES & INFRASTRUCTURE DEPARTMENT

##### 4.0 Three Waters Re-valuation, Activity Management Plans and Long Term Plan Planning

**4.0.1** Staff recent completing a re-valuation of the three waters assets, which is currently being peer reviewed. This work saw significant asset updates into the asset management systems. This work was critical to enable and support the updating of the activity management plans, the renewal programme and the Infrastructure Strategy. All items noted, then support the Long Term Plan, planning process and enable draft budgets to be created for Council's consideration.

Councils level of three waters deferred renewals has now increased to the end of June 2024. Once the valuation peer review is completed, full detail will be provided to Council.

##### 4.1 Water Supplies

**4.1.1 Greater Greymouth Water Supply Additional Bore** – Work continues on the electrics and controls, to enable the commissioning of the new bore. Staff and contractors are working towards having the new bore operational for the end of October, with development occurring in November.

**4.1.2 Blackball Water Supply** – On 4 October Council noted a change in trending from the Blackball Water Supply. The change noted is likely as a result of a water break which is yet to be located and repaired. Both staff and our contractor has spent significant time in the township looking for a leak, but to date without success. To assist with this work, a specialist leak detection team will be onsite the week of 21 October, to assist with locating the issue, which will be repaired as soon as located.

During this time, the supply is struggling to provide sufficient water to fill the treated reservoir, and residents are asked to assist by reducing consumption, where possible.

Leak detection will also be carried out in Dobson and Stillwater during the week of 21 October.

**4.1.3 Water Break & Repairs** – Staff will now report monthly break totals to the Committee, through this report. This will show the number of repairs being carried out on the potable water network, the repair size, on a scheme zone basis.

This reporting will start from the next committee report, as staff are currently putting in place process to ensure the data can be available. Data will show committee members trends over time.

**4.1.4 Water Pipework Renewals** – Staff are currently working on design and tender packages for work around the Cobden end of Cobden Bridge and the Rapahoe straight renewal.

##### 4.2 Stormwater

**4.2.1 Stormwater Renewals** – Staff are currently reviewing the renewals programme for the current financial year, to enable the resolution of some of the ongoing concern areas. This is a balancing act, as the level of deferred renewal in the stormwater assets continues to increase. The longer a deferred renewal exists, the likelihood of significant failure occurring, grows. Staff are also currently looking at draft renewals budgets for the Long Term Plan, which will seek to put in place a sustainable plan, to address the backlog of renewals.

##### 4.3 Wastewater

**4.3.1 Resource Consents Renewals** – Staff have completed updates to information shared with the WCRC and Iwi representatives, follow the meeting of Friday 23 August. This will now be shared, and further meeting set up to discuss each treatment location in more detail. This includes the

Runanga Wastewater Treatment Plant, Moana Wastewater Treatment Plant and the Greymouth Sewerage Scheme Stage One, including the Cobden facility.

- 4.3.2 Greymouth Wastewater Treatment Plant** – Critical parts to ensure the improved operation of the Johnston Street Wastewater Treatment Plant Ultraviolet Plant are to be installed between 23 and 25 October. This will bring the facility back to near full operation and enable a return to treatment level required of our discharge permit. In the led up to the installation of these parts, a number of sample results have been outside of the compliance limits. Council has continued to update the WCRC of the situation and will continue to do so, until levels return to stable levels within consent limits.
- 4.3.3 Runanga Wastewater Reticulation Renewals** – The next stage of the Runanga Wastewater reticulation renewal is now out for tender. This project includes some elements of stormwater renewal also. The project is expected to start onsite in December or early January.

#### **4.4 Public Conveniences**

- 4.4.1 Anzac Park Toilet Facility Renewal** – The build of the replacement toilet is effectively complete. Final engineering reviews and documentation to support code of compliance application are being sought from our contractor, to enable code of compliance sign off. Once this is to hand, final commissioning will be completed, and the site will be open to the public. Once open, the older facility will be closed, and we will work towards demolition and removal/site tidy up.

**Mitchells** – Site works are now completed. Two elements of work are still required before the facility can open to the public. These being, level monitoring systems within the dry vault (storage tank), which will notify the need to clean out the storage and a cleaning/servicing contractor. The contract for the cleaning services will have been released to the market by the time of this Committee meeting.

#### **4.5 Refuse and Recycling**

- 4.5.1** The new Waste Management & Minimisation Services contract has now been released; we have received significant interest with 12 companies collecting documents. Earlier this month staff held site visits for all key sites in Westland and Grey. The tender closes 7 November 2024.
- 4.5.2** Council have adopted the draft of the West Coast Waste Minimisation & Management Plan, for public consultation. Staff met with staff from Westland District Council and Buller District Council to begin coordinating the consultation process and documentation. Westland District Council has adopted the draft WMMP. However, Buller District Council has yet to formally adopt the plan, citing resourcing constraints that will prevent them from meeting the initially agreed-upon consultation timeline. With agreement from both Council, we have collectively decided to shift the consultation period back by a week. The revised dates for public consultation are now set for 18 November to 20 December 2024.
- 4.5.3** Tyrewise is a newly implemented product stewardship scheme implemented by the Government aimed at providing a solution to the disposal of tyres. As of 1 September 2024, customers purchasing new tyres will incur a tyre stewardship fee. This fee is designed to cover the cost of disposal and export from designated drop off locations, ensuring tyres are processed sustainably. This is a positive initiative to be part of as there is not direct cost to Council, and we are able to have an end market for tyres in the district. Staff have met with Tyrewise, and we are in the process of finalising documentation required to join the scheme, we aim to be operational by the end of the year, noting that there is a backlog of local authorities joining the scheme.

**4.5.4 McLean’s Pit Landfill Cell 3B Construction** – Construction on site, is now well underway. Our contractor is making steady progress, and it is hoped that a more settled weather period will now be in front of us. This will enable steady progress in the led up to the Christmas period.



Figure 7: McLeans Pit Landfill Cell 3B – Western wall looking north



Figure 8: McLeans Pit Landfill Cell 3B Construction – Cell excavation looking north





Figure 9: McLeans Pit Landfill Cell 3B Construction – Cell excavation looking west

## 5 BUILDING CONTROL

### 5.1 Building Consents

26 Building Consent applications were received in August. Of those:

- 5 applications received for Solid Fuel Heaters.
- 1 application for Separation of Services.
- 7 applications received for new dwellings.

24 Building Consent applications were received in September. Of those:

- 1 Commercial application received.
- 4 applications received for Solid Fuel Heaters.
- 2 applications for Separation of Services.
- 5 applications received for new dwellings.

### 5.2 Continuous Improvement and Internal Audits

5.2.1 BCA and Comms Staff are working on other improvements to the public information on the GDC website, including updating the “Engaging a Professional” document which gives inquiring customers a starting point for possible professionals to engage when beginning a project. The updated document will include Plumber/Drainlayers and Independently Qualified Persons (IQP’s). IQP’s carry out Building Warrant of Fitness checks.

The BCA updated the Form 2 (Application for Building Consent or Project Information Memorandum) on the GDC website following a change to the Building (Forms) Regulations 2004 (30<sup>th</sup> September).

### 5.3 BCA Accreditation

5.3.1 The BCA accreditation assessment is scheduled for the 3<sup>rd</sup> – 5<sup>th</sup> of December 2024. The Building Team is preparing for the assessment with ongoing self-assessment/audits.

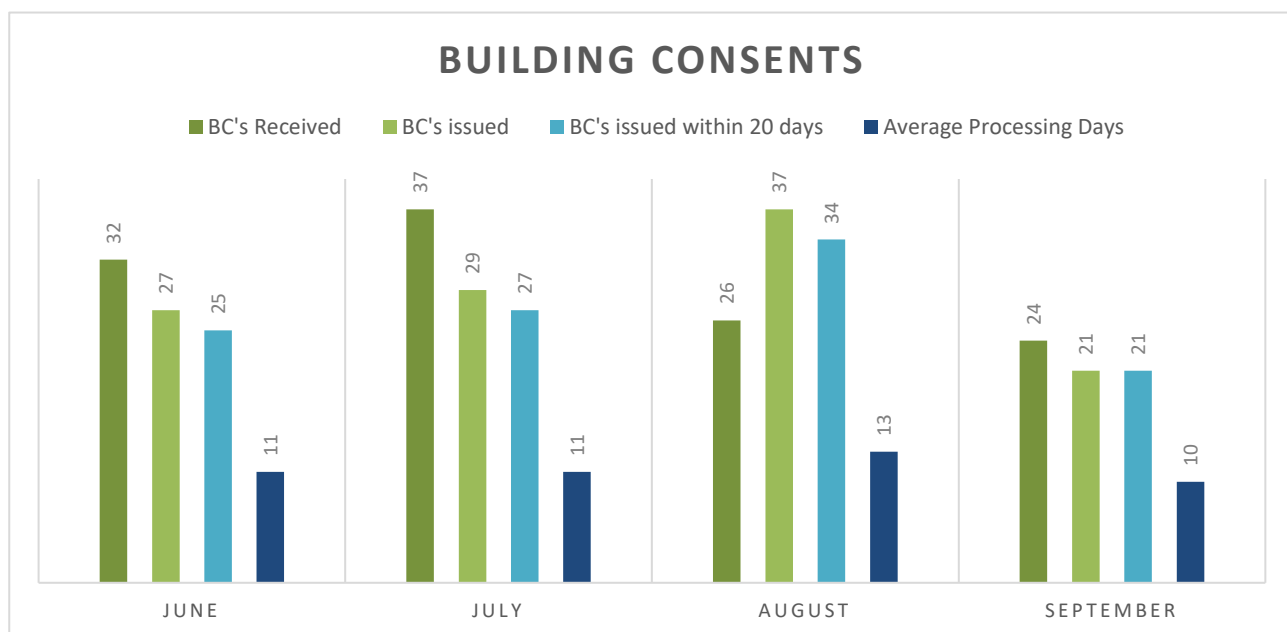
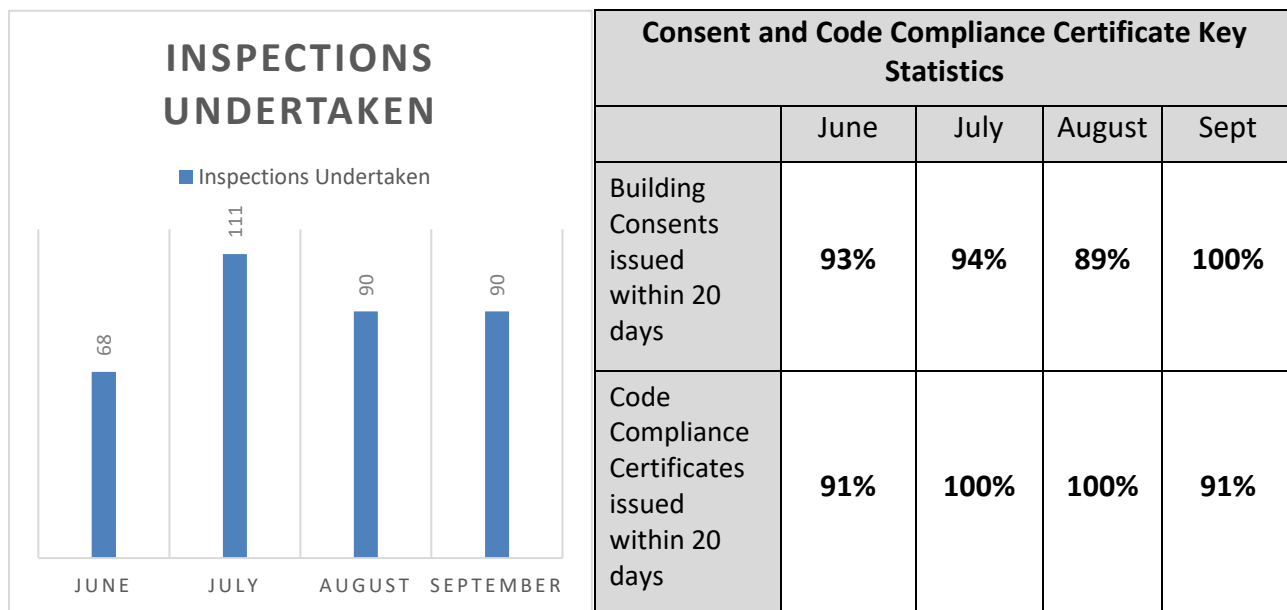
### 5.4 Resourcing and Training

5.4.1 The BCA has been fortunate to recruit two Building Control Officers (BCO’s) with the aim to reduce our reliance on external contractors and provide our customers with better consistency and continuity. A training plan will be developed to train the officers in building inspections.

5.4.2 The BCA continues to rely on contractors for building consent inspections support in order to meet statutory timeframe requirements.

5.4.3 The Building Team received training earlier this month on Residential Swimming Pool Barrier Auditing in order to meet the statutory requirement to audit all residential swimming pool barriers at least every 3 years. Audits are tentatively planned for January 2025.

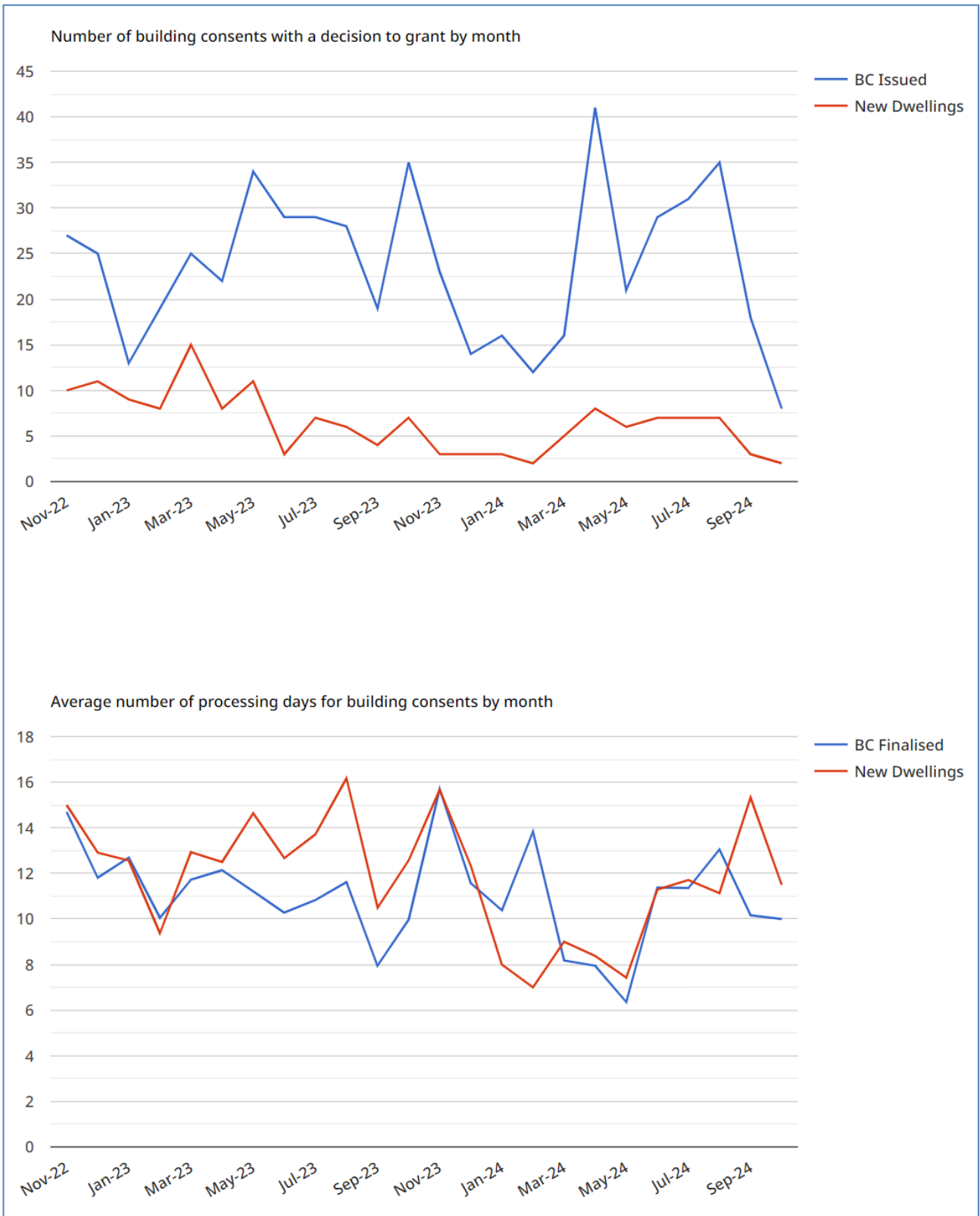
**5.5 Building Consent Statistics Graphics**



**5.6 LTP Performance Measures**

Measure	Target	Current Performance
% of building consent applications issued with statutory time limits	100%	93%
% of Code Compliance Certificates issued with statutory time limits	100%	98%
% of building inspection undertaken at agreed times	95%	98%
Grey District Council maintains accreditation as a building consent authority	Achieved	Achieved

**5.7 Building Consent Long Term Trends**



## 6 BUSINESS & CONTRACTS

### 6.1 Retirement Housing Maintenance

There was an electrical fire on a power outlet at one of our units in the Blaketown complex. Luckily the tenant was home and able to extinguish the fire before too much damage was done. Staff have had an electrician check all electrical light switches, power outlets & lights in sixteen of the older units.



Gardens have recently been re-barked and the edgings have been replaced.

### 6.2 Inhouse Taskforce

Staff are continuing with general maintenance and assisting other Council departments.

## 8. CAPITAL PROGRAMME

	Project	Funded by	Progress & Actions	Project on Budget	Project on Programme
1	<b>Port Slipway upgrade (to achieve 150T capacity)</b>	PGF \$3M funding Additional \$400k for winches GDC \$300k	Civil's pricing underway, first price received for piling, demolition and concrete works. Second price should be received next week.	Project Budget: \$3,700,000 Spend to Date: \$3,626,160	End of Feb25
2	<b>Richmond Quay Wharf safety project</b>	Grey DC funded	Approx. 60m wharf repair for H+S reasons. Test pit and piling has been successful, informing a more cost effective design solution than that previously produced, which was well over budget. A Council decision will be required in the near future on options to complete this work. Regional Infrastructure Funding opportunities to evolve and complete the works with other port infratrucutre works.	Project Budget: \$400k Spend to date \$114,122	To be re-programmed
3	<b>Cobden Reservoir</b>	GDC Rates funded	Land purchase agreed and easement completed. Tank material purchased. Geotechnical finalised tank and access road location. Civils Contract drafted for tender. Additional budget will be required, likely an LTP consideration.	Project Budget: \$3,141,000 Spend to Date: \$1,316,385	To be re-programmed
4	<b>Anzac Park toilets replacement</b>	GDC Rates funded	Compliance sign off is underway. Final stage of power to be installed this week ready for commissioning.	Project Budget: \$175,000 Spend to Date: \$182,134	Q3 24
5	<b>Development/GDC Library</b>	Funded Council (75%) by a Central Government grant funding and DWC (25%)	Ground Improvement works awarded to Issac construction Ltd. Tony Wilkins builders awarded ECI Ground Improvement underway as of 24.07.24	Early phase of work, currently within budget	Late 2025
6	<b>New Mitchells Toilet and Shelter</b>	Tif#6 and #7 Funded \$257k GDC Rates funded \$125k (if necessary)	Final compliance and commissioning process underway. Cleaning contract ready to go out to tender in readiness for the summer season.	Project Budget: \$382k Spend to Date: \$316,729	Jul 24
7	<b>Harbour Board Building EQ Strengthening</b>	GDC Funded	On hold pending future Council decision.		On hold
8	<b>Runanga/Kotare Domain refurbishment</b>	3 Waters Better Off Funded \$180k +\$17k dog park	Completed.	Project Budget: \$197k	

				\$181k spent to date	
9	<b>Runanga Sewer Ponds Septage Receival System</b>	GDC Funded	Earthworks nearing completion. New screens and septage receival systems ordered. Power to be installed early in the New Year.	\$500K	February / March for commissioning
10	<b>Westland Recreation Centre</b>	GDC Funded	Roof remedials – Tenders closed. One tender has been received and to be assessed.	Project Budget: \$220K including contingency	To be updated by the end of January 2025

### Watchlist Capital Projects Summary

#### Spend on projects are to the end of 24 Jul 2024

<b>WSP Opus</b> <b>PGF</b> <b>WRC</b> <b>IRG</b> <b>TIF</b> <b>LINZ</b> <b>MBIE</b> <b>RIF</b>	External Consultant WSP Opus Provincial Growth Fund now 'Kanoa' Westland Regional Council Infrastructure Reference Group, part of MBIE Tourism Infrastructure Fund Land Information New Zealand Ministry of Business, Innovation and Employment Regional Infrastructure Fund from MBIE
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### Capital Projects Detail

<b>Port Slipway upgrade</b>	PGF/ IRG / MBIE \$3,400,000 with GDC \$300k (contingency) cost to complete \$276k Additional funding from PGF \$400k to provide Replacement Winch, Powerpack and Shelter, likely costing circa \$420k. Stantec provided revised condition survey highlighting maintenance and strengthening requirements for operational safety on existing slipway and 50year old underwater structures. Design and Costs to complete (\$497k in 2024LTP) with design underway to support funding proposal. Water treatment is within maintenance scope but not critical path work.
<b>Blaketown Pens</b>	Not in current programme - Potentially part of Regional Infrastructure Fund application
<b>Richmond Quay Wharf safety project</b>	\$400k GDC funded budget – Approx. 60m wharf repair. Revised WPS report (Nov 2023) reviewed with revised costs, was well in excess of budget. Several contractors were consulted on alternative solutions, Grant Hood Contracting completed trial sheet piling that suggests an alternative cost-effective design is feasible. This is being developed as potentially part of Regional Infrastructure Fund application.
<b>New Cobden Reservoir</b>	Critical storage for Cobden. Current expenditure \$1,236,524 Council funding (\$2.6mil) subject to confirmation of approval to proceed Tank materials currently in storage with extensive civils contract to tender in early 2024. Stantec drafting tender documents and geotechnical report. (delayed)
<b>Anzac Park Toilets replacement</b>	Final completion works and commissioning underway

<b>Library/ Community Hub</b>	Project Managed by Sam Summerton at SmartPM Ground improvement works underway, detailed design is progressing and staff are preparing to engage with the community on the features to be incorporated into the library. \$1,550k spent to date
<b>New Mitchells Toilet and Shelter</b>	Substantially complete as per the Utilities and Infrastructure section of this report.
<b>New Puketahi Street Reservoir</b>	Critical supply to Greymouth township. Originally part of DIA 3 Waters Accelerated Infrastructure scope. Discussions occurring with landowners and other stakeholders in the locality on access to the site.
<b>Runanga/Kotare Domain refurbishment</b>	Community led refurbishment of existing domain with DIA Three Waters funding. GDC providing compliance, project management assistance and reporting. New Dog Park, Car park and grass area completed. Footpaths formed and skate area completely refurbished. Community planting days planned for spring months.

## Confirmation of Statutory Compliance

<p>Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).</p> <p>(a) This report contains:</p> <ul style="list-style-type: none"> <li>(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and</li> <li>(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.</li> </ul> <p>(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.</p>
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## 4 IN COMMITTEE ITEMS

### COUNCIL IN-COMMITTEE

That the public is excluded from this part of the meeting in relation to:

#### Agenda items 4.1 & 4.2

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

### OFFICER RECOMMENDATION

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
<b>4.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD ON 9 SEPTEMBER 2024</b>	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>4.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 19 SEPTEMBER 2024</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information  s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

	<p>otherwise to damage the public interest</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	
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**5 SUB-COMMITTEE RESUMES IN OPEN MEETING**

**CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING**