

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

Date: Monday 25 November 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

AGENDA

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"> • Roothing. • 3 Waters. • Amenities. • Capital Programme and Contracts. <p>Governance in the above areas will include:</p> <ul style="list-style-type: none"> • Monitoring activities. • Review and establish levels of service in all areas of operations. • Review of Activity Management Plans or those plans to establish the Long Term operation of services. • Variations to budgeted costs within the Long Term Plan provisions. • Approval of long standing maintenance contracts. • Waiver of fees and charges outside delegated authorities, where considered less than high significance according to the Significance and Engagement Policy.

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

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 22 OCTOBER 2024

SUGGESTED RECOMMENDATION

That the minutes of the Operations and Capital Programme Delivery Committee held on 22 October 2024 be confirmed as true and correct.

2.2 RECEIPT OF MINUTES OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 8 NOVEMBER 2024

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Tenders Subcommittee Meeting held on 8 November 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 Tuesday 22 October 2024 commencing at**

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

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Aaron Haymes (Group Manager Operations), Kurtis Perrin-Smith (Utilities Infrastructure Manager), Neil Engelbrecht (Finance Manager), Kaia Beal (Solid Waste Officer), Trish Jellyman (Democracy Advisor), Megan Bourke (Communications Officer)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

COMMITTEE RESOLUTION OACPD 24/10/016

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That the apology received from Kaiwhakahaere 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 9 SEPTEMBER 2024

COMMITTEE RESOLUTION OACPD 24/10/017

Moved: Cr Rex MacDonald

Seconded: Cr Robert Mallinson

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

Carried Unanimously

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

COMMITTEE RESOLUTION OACPD 24/10/018

Moved: Cr Rex MacDonald

Seconded: Cr Robert Mallinson

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

Carried Unanimously

3 AGENDA ITEMS

3.1 OPERATIONS AND CAPITAL PROGRAMME REPORT

Refer page 16 of the agenda.

Cr Kennedy raised the matter of resolutions of Snap Send Solve (SSS). She stated that in Runanga residents are sending images through to Council of blocked drains, they then get a message back from Council saying the matter is solved but when the area is checked the debris from the blocked drain is stacked up next to the grate. She stated that next time it rains the debris ends up back in the drain. She requested that contractors pick the debris up and take this away.

The GMO stated that the contractor is meant to take the debris away. He advised that sometimes members of the public might be clearing debris and they don't always dispose of it and it may not always be the contractor. He stated that he follow up with the contractor to ensure that they do take away any debris.

Cr Mora stated that he experienced a similar issue when sending a SSS of foliage in a drain and on the road in Ward Street but was advised that Council's maintenance programme does not start until July.

The TIM advised that this work should commence within the next week or so as currently contractors are working through each street.

The GMO requested that Councillors contact him directly with any issues like this that are not being properly dealt with.

Cr MacDonald asked the TIM for an update on the status of the Milton Road remedial works.

The TIM advised that peer review of the design is now to hand, and work will proceed once funding is to hand.

Cr MacDonald asked if the slip is now under control. The TIM responded that the slip is stable at the moment and there has been very little movement. It was confirmed that the water coming down the hill is not coming from a broken pipe.

The GMO stated that staff checked this water for chlorine, none was found, it is not waste water and there is definitely no leak in this area.

Cr MacDonald asked the UIM if information is available to the public yet regarding the construction of the new cell at McLeans Pit.

The UIM advised that the construction is underway and staff working towards putting together full scale cross section of the landfill make up in terms of layers. He stated that the new cell is a big investment and

staff are ensuring that construction is up to modern design standards which will ensure it is safe in the years to come.

Cr Mallinson stated that he is hoping that the financial report going to the October Council meeting will include details of the capital spend to date and will ensure that the capital programme delivery is on track compared to budget.

Cr Gibson stated that he is keen to see the geotechnical report for the Cobden Reservoirs to come to Council. The UIM advised that costs to date are slightly higher than expected, there is a funding shortfall, and suggested that this will need to be a discussion for Council via the LTP process in order to achieve the outcome hoped for. He stated that the area is challenging geotechnically and he will be reporting back to Council on this matter shortly.

Cr O'Connor asked the GMO where the Animal Control building project is at.

The GMO responded that during the Enhanced Annual Plan project Council decided to remove this project from the capital programme. If Council would like to see options for this project it could be put into the LTP.

Cr Mora asked the GMO if the investigations carried out by an Electrician following the recent fire in the Blaketown Pensioner housing unit were all okay.

The GMO responded that it was unusual for this to happen, the Electrician was looking for loose wires and the overall condition of power sockets. There were reports of anything serious but some replacements will be done.

Her Worship noted that the sewage connection project is now underway. She asked the UIM if this is on track.

The UIM advised 1200 letters have been sent out and approximately 150 residents have made contact with Council and around 75 of these have been followed up by staff. He stated that some are a more challenging than others and outstanding queries will be completed as soon as practicable. Her Worship stated that good communications are very important for this project. The UIM confirmed that regular updates are in place.

Cr Kennedy spoke of the water outage and boil water notice in the Runanga and Dunollie area over the weekend. She stated that she has committed to help to keep this community updated with progress on the pipeline renewal. She asked if there is a timeframe in place for the repair work and if the pipe that burst in Dunollie is part of the same pipeline.

The UIM is expecting construction to start in mid to late January 2025. He advised that the pipeline in Dunollie that broke on Thursday night is intended to be part of one of the stages to replace that trunk. He stated that the first stage will be driven by pricing from the market and the Rapahoe straight will be targeted first.

Cr Kennedy asked the UIM if the Blackball leak has been found. The UIM responded that staff and a contractor has been in Blackball looking for this but as yet there has been no success. He said that on the 4th October there was a dramatic change which has caused operational headaches in terms of maintaining supply. Specialist teams will be on site next week to provide further assistance. He stated the problem is not related to additional demand but pumping is almost continuous in order to be able to provide water to the Blackball area.

Cr Gibson asked the TIM if the slip on the corner of the Taylorville Blackball Road is going to be an ongoing problem. The TIM stated a vast amount of rock has gone into this area and he expects that should be sufficient.

Cr O'Connor spoke of the Boil Water Notice that went out to Runanga and Dunollie over the weekend. He asked if the communication process could be reviewed and improved as he was not aware that it was in place until after 5pm that day.

The UIM explained the communication methods used and stated that he will look at ways of improving communications during these types of events.

Cr Davy asked the GMO how soon is the slipway likely to be rebuilt. The GMO responded that the winch system is due to arrive in December and will be installed in January, the concrete floor is currently being prepped. He is hoping that the strengthening of rails can be done at the same time as the winches and as long as it is within budget.

Cr Mora asked the SWO if there has been any improvement with recycling following on from the waste audits. The SWO advised that the waste audits have stopped as the programme was only in place for three months, audits have not been restarted as they are not part of the scope of the current contract but will begin again next year. He advised that contamination rates reduced during the audit period but have increased again. He stated that work around getting messaging out via the communications team will be ongoing.

Cr Mora stated that it is false economy not to have auditing in place.

Her Worship asked if messaging has been sent out to the public regarding the parking for the Police outside the Police Station. The TIM advised that line marking adjacent to the Police Station and outside the old Steamers building has been completed. He provided a brief update on signage, line marking and tar sealing around the CBD and said that the rest of the line marking around the CBD will be completed once the Greymouth Street Races are over. He stated that road surfacing around the Mawhera Quay area will be improved once the new Library is finished.

COMMITTEE RESOLUTION OACPD 24/10/019

Moved: Cr Jack O'Connor

Seconded: Cr Allan Gibson

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 and 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:

COMMITTEE RESOLUTION OACPD 24/10/020

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	s7(2)(c)(ii) - the withholding of the information is necessary to	s48(1)(a)(i) - the public conduct of the relevant part of the

<p>OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD ON 9 SEPTEMBER 2024</p>	<p>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</p>	<p>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>
<p>4.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 19 SEPTEMBER 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)(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</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 1.57pm

Confirmed

T Gibson

Chairperson

_____/_____/_____

Date

MINUTES OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Friday 8 November 2024 commencing at 10.00am**

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

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kurtis Perrin-Smith (Utilities & Infrastructure Manager), Trish Jellyman (Democracy Advisor)

1 APOLOGIES AND DECLARATIONS OF INTEREST**1.1 APOLOGIES**

There were no apologies.

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 IN COMMITTEE ITEMS

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

Agenda item 2.1

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 24/11/029

Moved: Cr Robert Mallinson

Seconded: Cr Rex MacDonald

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

<p>2.1 - GREYMOUTH LIBRARY - STAGE 3 PROCUREMENT: LONG LEAD TIME ITEMS</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>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>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>
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Carried Unanimously

3 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 10.08 am.

Confirmed

A Gibson
Chairperson

_____/_____/_____
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 Isaac Construction remains on track and the contractors are meeting expectations for service delivery. Below are photos of some works that contractors recently completed at various district locations.



Fig 1: Kerb and channel cleanup work opposite Z pump Grey Highschool



Fig 2: Kerb and channel cleanup works near



Fig 3: Ice Grit sweeping works at various locations in the district.



Fig 4: Slip rock protection works at Kumara-Inchbonnie Road



Fig 5: Dig out and reseal works at various locations of the district

- 3.2. Arnott's Height Slip Remedial Works – The permanent retaining/static structure design draft is completed. Council's infrastructure team is currently reviewing the design prepared by Davis Ogilvie Consultants. A funding request to NZTA has been made and their response is awaited. The Transport Team is following up with NZTA to expedite the process.
- 3.3. Creating additional parking spaces in Moana – More parking spaces have been created near the Moana boat ramp before the busy summer season. BD Solutions undertook this work as requested by the Council Transport team. This will add around 20-30 more parking spaces without disturbing the natural drainage and water flow.



Fig 6: Existing open drain has been removed and a closed drain created.



Fig 7: Drainage works completed and more parking spaces added

CBD Re-sealing works – CBD resealing works were completed before the Greymouth Street Races. Final line marking works were completed after the races in early November. Despite the challenges associated with weather not being on their side, contractors completed the work on time. As a part of this project, Guinness Street, part of Mackay Street and Herbert Street have been re-sealed.



Fig 8: CBD Re-sealing and line marking works completed.



Fig 9: Final line marking works also completed.

4. UTILITIES & INFRASTRUCTURE DEPARTMENT

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

4.0.1 Staff recently completed 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.

4.1 Water Supplies

4.1.1 Greater Greymouth Water Supply Additional Bore – Project work is complete and is now in the process of completing commissioning and testing of the new bore. This is a critical asset for water security for the Grey District and provides greater capacity, much needed during extended periods of dry weather such as that experienced during the summer of 2022-23.

4.1.2 Leak detection - Blackball Water Supply – One main leak was located in early November by the specialist leak detection team. One major leak was identified along with five private leaks identified. The main leak has now been isolated from the system and is awaiting repair.

Greater Greymouth Water Supply - Leak detection was carried out in Dobson and Stillwater. The major leak that was identified in Omapere Street, Dobson, during testing was pinpointed and repaired. No major leaks were located in Stillwater but some minor private leaks were identified.

4.1.3 Water Break & Repairs

Scheme	Repairs*	Breaks*
Greater Greymouth	20	5
Central Greymouth	3	
Runanga	3	2
Blackball		
Dobson	3	1
Total	29	8

*Repairs – Minor leaks, slow, low volume – (Lower urgency)

*Breaks -Network mains – High volume leakage (mains and sub-mains, high urgency)

4.1.4 Water Pipework Renewals – Staff are currently working with NZTA on the Cobden Bridge and the Rapahoe straight renewal is in design.

4.2 Stormwater

4.2.1 Stormwater Renewals – Staff have reviewed some of the renewals programme for the current financial year with a focus on known flooding hotspot 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 Runanga Wastewater Treatment Plant – Staff have completed inhouse design with earthworks completed and power to go in before Christmas. Septage receiveal and new screen to be installed early in the New Year.

4.3.2 Greymouth Wastewater Treatment Plant – Critical parts to ensure the improved operation of the Johnston Street Wastewater Treatment Plant Ultraviolet Plant have now been installed. This facility is now back to near full operation and will assist with a return to treatment levels required of our discharge permit.

4.3.3 Runanga Wastewater Reticulation Renewals – The Runanga Wastewater reticulation renewal project is expected to start early in the New Year.

4.4 Public Conveniences

4.4.1 Mitchells – Project is completed and fully operational. The contract for the cleaning services failed to gain any bids. Negotiations with two local residents are underway and in the meantime the cleaning is being handled by Mitchells Lodge at no cost to the ratepayer.

4.5 Refuse and Recycling

4.5.1 The new Waste Management & Minimisation Services contract has now been released. Three tenders have been received and tender evaluations are underway.

4.5.2 McLean's Pit Landfill Cell 3B Construction – Construction on site, is now well underway with earthworks and drainage well advanced. Settled weather is required for the mudstone cut and fill.



Figure 11: McLeans Pit Landfill looking east over new cell with drainage and mudstone excavation underway



Figure 12: McLeans Pit Landfill Cell 3B Construction – looking southeast showing drainage is underway

5 BUILDING CONTROL

5.1 Building Consents

32 Building Consent applications were received in October. Of those:

- 5 applications received for Solid Fuel Heaters.
- 6 applications for Separation of Services. Compared to 3 applications over August and September.
- 6 applications received for new dwellings.

5.2 Continuous Improvement and Internal Audits

5.2.1 Two new BCA Continuous Improvement requests (CIR's) raised in October by internal staff as ongoing continuous improvement opportunities.

- CI 271 suggested relaxing requirements around recording supervision in specific situations.

This CI was accepted, and changes made to the BCA Quality Assurance Manual.

- CI 272 requested to ensure completion of change to Form 2 templates as required by regulation amendment.

CI completed.

5.3 BCA Accreditation

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

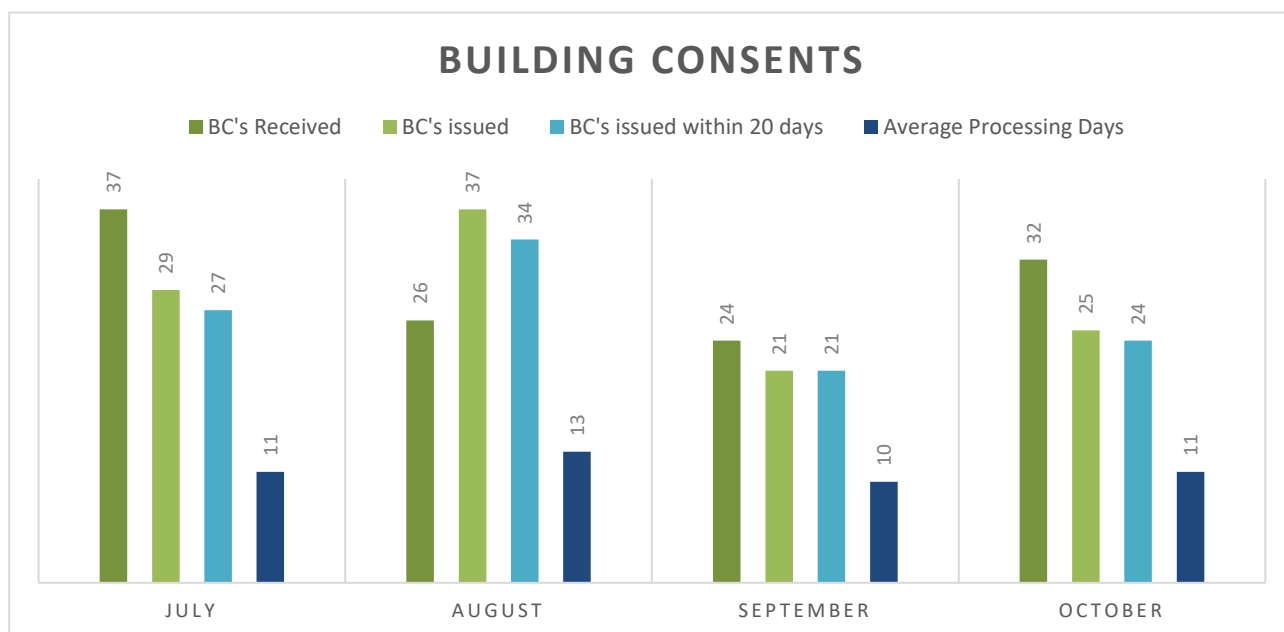
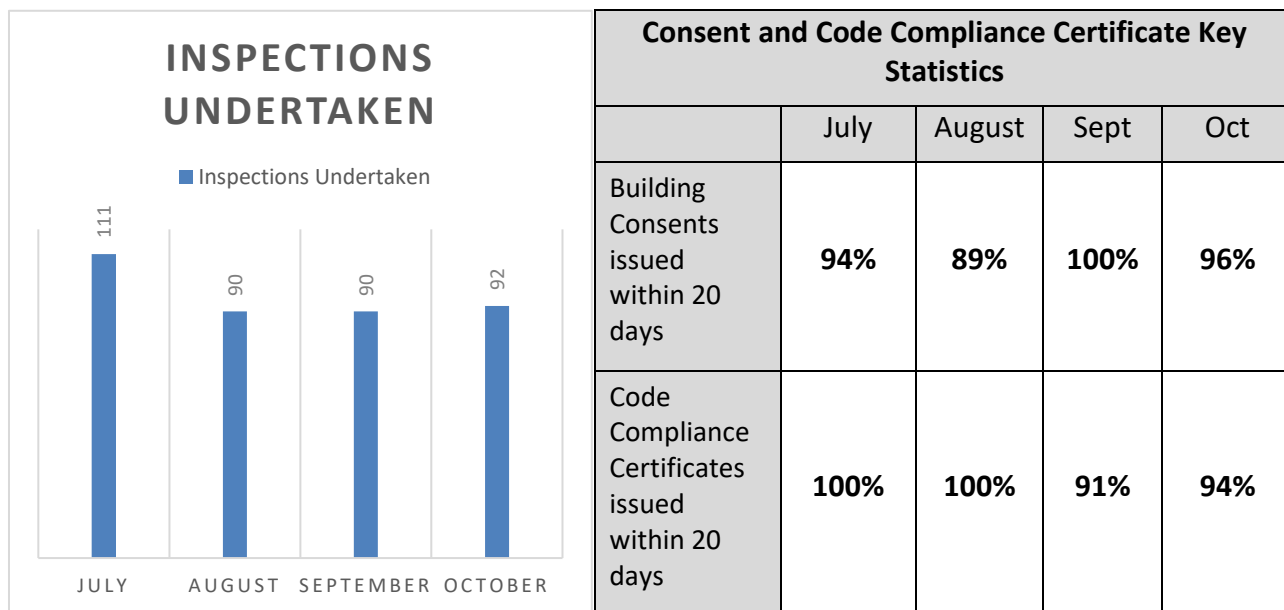
5.4 Resourcing and Training

5.4.1 Two new BCA staff started in October and have been through induction and training plans developed.

5.4.2 Building Team staff have expressed interest in receiving Rapid Building Assessment (RBA) training. The training would enable Council to be better prepared for natural disaster situations and to provide support to other event responses around the country as we're able.

5.4.3 The BCA continues to rely on contractors for building consent inspections support in order to meet statutory timeframe requirements. This reliance should be reduced in a short time when new staff have official competency assessments completed.

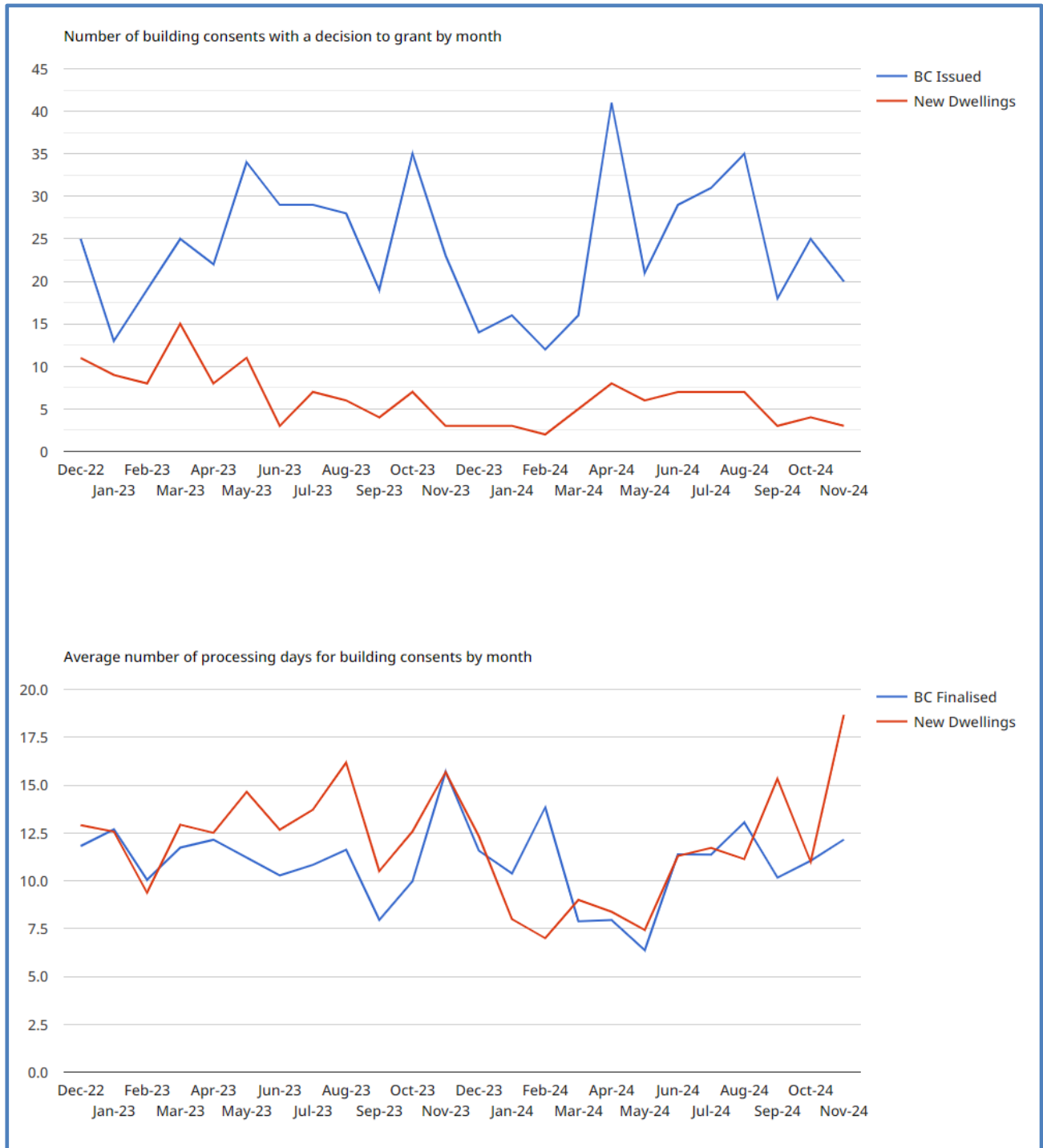
5.5 Building Consent Statistics Graphics



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

The electrical checks have been undertaken at the Blaketown complex. All plugs have been replaced on the hot water cylinders for the units that were inspected.

Staff have recently organised replacing one of the heat pumps in a unit at Runanga complex. The heat pump had failed, and replacement ensures that the resident has the heating necessary under healthy homes requirements.

The Ngarimu Street Roof Renewal contract has been awarded. Within this contract a provisional item had been included for the Murray Street complex. There was sufficient available budget to include this in the contract.

6.2 Inhouse Taskforce

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

Areas where staff have assisted are listed below:

- Westland Recreation Centre Roof
- Arnott Heights fence replacement following the slip
- Installation of signs at Mitchells Toilet
- Removal of illegal dumping

Warmer weather and high rainfall has triggered rapid grass growth and this is proving challenging for staff to keep up with the mowing programme.

8. CAPITAL PROGRAMME

	Project	Funded by	Progress & Actions	Project on Budget	Project on Programme
1	Port Slipway upgrade (to achieve 150T capacity)	PGF \$3M funding Additional \$400k for winches GDC \$300k	Civil's pricing is now to hand. The piling tender has been awarded to Tru-line Civil LTD.	Project Budget: \$3,700,000 Spend to Date: \$3,626,160	End of Feb25
2	Anzac Park toilets replacement	GDC Rates funded	Completed. Commissioning underway.	Project Budget: \$175,000 Spend to Date: \$182,134	Q3 24
3	Development/GDC Library	Funded Council (75%) by a Central Government grant funding and DWC (25%)	Ground Improvement works are complete. The pad is complete with precast concrete underway this week.	Early phase of work, currently within budget	Late 2025
4	New Mitchells Toilet and Shelter	Tif#6 and #7 Funded \$257k GDC Rates funded \$125k (if necessary)	Completed. Facility is now open to the public. Positive community feedback for this project's outcome.	Project Budget: \$382k Spend to Date: \$316,729	Jul 24
9	Runanga Sewer Ponds Septage Receival System	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
5	Westland Recreation Centre	GDC Funded	Roof remedials – Tender has been awarded to Alan McMaster Builder Ltd. Work is progressing as planned.	Project Budget: \$220K including contingency	To be updated by the end of January 2025
6	Rapahoe Water Main	GDC Funded	Staff have completed the field survey. Design is underway. Expect to go to market early in the New Year with urgency.	TBC	To be updated by the end of January 2025

Watchlist Capital Projects Summary**Spend on projects are to the end of 24 Jul 2024**

WSP Opus	External Consultant WSP Opus
PGF	Provincial Growth Fund now 'Kanoa'
WRC	Westland Regional Council
IRG	Infrastructure Reference Group, part of MBIE
TIF	Tourism Infrastructure Fund
LINZ	Land Information New Zealand
MBIE	Ministry of Business, Innovation and Employment
RIF	Regional Infrastructure Fund from MBIE
Rapahoe	Water Main Renewal

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.

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 and 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
<p>4.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD ON 22 OCTOBER 2024</p>	<p>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</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>
<p>4.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 8 NOVEMBER 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>

5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING