

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

Date: Monday 12 August 2024
Time: 4:00pm
Venue: Council Chambers, 105 Tainui Street, Greymouth

Paul Pretorius
Acting Chief Executive

ORDINARY COUNCIL MEETING

AGENDA

Members:

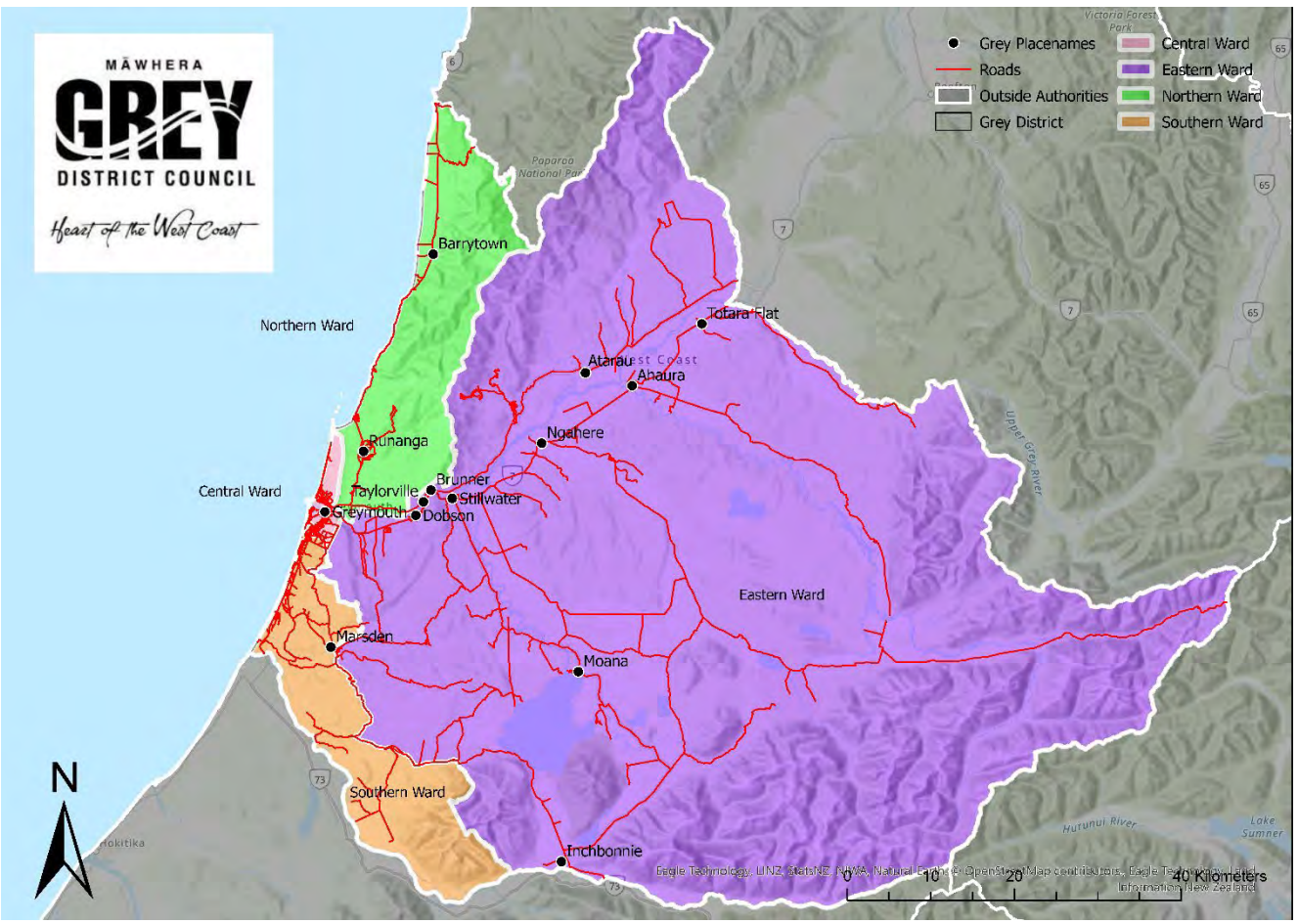
Mayor: Mayor Tania Gibson
Deputy Mayor: Councillor Allan Gibson
Members: Councillor John Canning
Councillor Kate Kennedy
Councillor Rex MacDonald
Councillor Robert Mallinson
Councillor Tim Mora
Councillor Jack O'Connor
Kaiwhakahaere Francois Tumahai

Contact Telephone: 03 7698600
Email: trish.jellyman@greydc.govt.nz
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



ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

to be held at Council Chambers, 105 Tainui Street, Greymouth on Monday 12 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.

Table of Contents

1	APOLOGIES AND DECLARATIONS OF INTEREST	6
1.1	APOLOGIES.....	6
1.2	UPDATES TO THE INTERESTS REGISTER	6
1.3	IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA.....	6
2	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	7
2.1	CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 24 JUNE 2024.....	7
2.2	CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 27 JUNE 2024	7
2.3	CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 17 JUNE 2024	7
2.4	CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 11 JULY 2024	7
2.5	CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 19 JULY 2024	7
2.6	RECEIPT OF MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024.....	7
2.7	RECEIPT OF MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024.....	7
2.8	RECEIPT OF MINUTES OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024	8
2.9	RECEIPT OF MINUTES OF THE CREATIVE COMMUNITIES SCHEME ASSESSMENT SUB- COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 MAY 2024.....	8
2.10	RECEIPT OF MINUTES OF THE SPORT NEW ZEALAND RURAL TRAVEL FUND SUB- COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 MAY 2024.....	8
2.11	RECEIPT OF MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 2024	8
2.12	RECEIPT OF MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 2024	8
3	LIST OF ACRONYMS USED	82
4	MATTERS UNDER ACTION	83
4.1	MATTERS UNDER ACTION.....	83
5	AGENDA ITEMS.....	84
5.1	DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL.....	84
5.2	MAYOR'S UPDATE	85
5.3	CHIEF EXECUTIVE'S UPDATE: 17 JUNE - 31 JULY 2024.....	89
5.4	LANDFILL FINANCIAL ASSISTANCE FUND 2024-2025 FINANCIAL YEAR	92
5.5	REPRESENTATION REVIEW: ARRANGEMENTS FOR 2025 LOCAL ELECTIONS	97

5.6	RE-DESIGNATION OF CARPARKING FOR POLICE USE.....	104
5.7	OUTCOME OF PUBLIC CONSULTATION: KAIATA-STILLWATER AREA INFRASTRUCTURE FUNDS - APPLICATION FOR DOBSON COMMUNITY HALL UPGRADE	110
5.8	COBDEN BOAT RAMP: UNINTENDED CONSEQUENCES.	123
5.9	DANGEROUS, AFFECTED AND INSANITARY BUILDINGS POLICY REVIEW	125
6	MISCELLANEOUS ITEMS	141
7	REPORTS FROM OUTSIDE ORGANISATIONS	142
7.1	RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS	142
8	IN COMMITTEE ITEMS.....	144
8.1	CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 24 JUNE 2024.....	144
8.2	CONFIRMATION OF IN COMMITTEE MINUTES OF EXTRAORDINARY COUNCIL MEETING HELD ON 17 JUNE 2024	144
8.3	RECEIPT OF IN COMMITTEE MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024.....	144
8.4	RECEIPT OF IN COMMITTEE MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024.....	144
8.5	RECEIPT OF IN COMMITTEE MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 2024.....	145
8.6	RECEIPT OF IN COMMITTEE MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 2024.....	145
8.7	RECEIPT OF IN COMMITTEE MINUTES OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024.....	145
8.8	IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE	145
8.9	PROPOSED LEASE OF HARBOUR LAND (KOROMIKO BLOCK).....	146
8.10	LAKE BRUNNER MOTOR CAMP - REQUEST FOR LEASE DECREASE.....	146
8.11	COUNCIL BUILDING IN TARAPUHI STREET LEASED TO GREYMOUTH MITSUBISHI: ROOF REPLACEMENT	146
8.12	VARIATION OF LEASE - GREYMOUTH PORT COMPANY (WESTLAND MINERAL SANDS) AND RELOCATION OF PART OF THE WILDERNESS TRAIL CYCLEWAY	147
8.13	PORT: LEASE OF PART OF THE NEW PORT OFFICE BUILDING TO COMMERCIAL BOAT BUILDER.	147
8.14	NOTICE OF MOTION: ACTING CHIEF EXECUTIVE REMUNERATION ADJUSTMENT	147
9	COUNCIL RESUMES IN OPEN MEETING	148

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 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 24 JUNE 2024

SUGGESTED RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 24 June 2024 be confirmed as true and correct.

2.2 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 27 JUNE 2024

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Council Meeting held on 27 June 2024 be confirmed as true and correct.

2.3 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 17 JUNE 2024

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Council Meeting held on 17 June 2024 be confirmed as true and correct.

2.4 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 11 JULY 2024

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Council Meeting held on 11 July 2024 be confirmed as true and correct.

2.5 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 19 JULY 2024

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Council Meeting held on 19 July 2024 be confirmed as true and correct.

2.6 RECEIPT OF MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024

SUGGESTED RECOMMENDATION

That the minutes of the Finance Regulatory and Business Support Committee held on 17 June 2024 be received and noted.

2.7 RECEIPT OF MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024

SUGGESTED RECOMMENDATION

That the minutes of the Operations and Capital Programme Delivery Committee held on 17 June 2024 be received and noted.

2.8 RECEIPT OF MINUTES OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024**SUGGESTED RECOMMENDATION**

That the minutes of the Commercial Economic Development Committee held on 17 June 2024 be received and noted.

2.9 RECEIPT OF MINUTES OF THE CREATIVE COMMUNITIES SCHEME ASSESSMENT SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 MAY 2024**SUGGESTED RECOMMENDATION**

That the minutes of the Creative Communities Scheme Assessment Sub-Committee Meeting held on 22 May 2024 be received and noted.

2.10 RECEIPT OF MINUTES OF THE SPORT NEW ZEALAND RURAL TRAVEL FUND SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 MAY 2024**SUGGESTED RECOMMENDATION**

That the minutes of the Sport New Zealand Rural Travel Fund Sub-Committee Meeting held on 22 May 2024 be received and noted.

2.11 RECEIPT OF MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 2024**SUGGESTED RECOMMENDATION**

That the minutes of the Finance Regulatory and Business Support Committee held on 29 July 2024 be received and noted.

2.12 RECEIPT OF MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 2024**SUGGESTED RECOMMENDATION**

That the minutes of the Operations and Capital Programme Delivery Committee held on 29 July 2024 be received and noted.

MINUTES OF THE ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 24 June 2024 commencing at 4.01 pm**

- PRESENT:** Mayor Tania Gibson (Chair)
Councillor Allan Gibson (Deputy Mayor), Councillor Peter Davy, Councillor Kate Kennedy, Councillor Rex MacDonald, Councillor Robert Mallinson, Councillor Tim Mora, Councillor Jack O'Connor
- IN ATTENDANCE:** Paul Pretorius (Acting Chief Executive), Aaron Haymes (Group Manager Operations), Gemma Trezise (People and Capability Business Partner), Shannon Beynon communication & Engagement Manager, Michael McEnaney (Regulatory Manager), Megan Bourke (Communications Officer), Trish Jellyman (Democracy Advisor)

1 APOLOGIES AND DECLARATIONS OF INTEREST**1.1 APOLOGIES****APOLOGY****RESOLUTION OCM 24/06/001****Moved: Mayor Tania Gibson****Seconded: Cr Jack O'Connor**

That the apology received from Cr John Canning 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

Cr Kennedy and Cr O'Connor declared an interest regarding agenda item 5.4 - The Runanga Service Centre Building: Use by Runanga Village People.

Cr Mallinson declared an interest with regard to agenda item 5.6 - Outcome of Public Consultation: Lake Brunner Area Infrastructure Funds – Application for Moana Hall Upgrade.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 13 MAY 2024****RESOLUTION OCM 24/06/006****Moved: Cr Rex MacDonald****Seconded: Cr Tim Mora**

That the minutes of the Ordinary Council Meeting held on 13 May 2024 be confirmed as true and correct.

Carried Unanimously

2.2 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 29 MAY 2024

RESOLUTION OCM 24/06/007

Moved: Cr Rex MacDonald

Seconded: Cr Tim Mora

That the minutes of the Extraordinary Council Meeting held on 29 May 2024 be confirmed as true and correct.

Carried Unanimously

2.3 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 4 JUNE 2024

RESOLUTION OCM 24/06/008

Moved: Cr Rex MacDonald

Seconded: Cr Tim Mora

That the minutes of the Extraordinary Council Meeting held on 4 June 2024 be confirmed as true and correct.

Carried Unanimously

3 LIST OF ACRONYMS USED

4 MATTERS UNDER ACTION

4.1 MATTERS UNDER ACTION

Refer page 33 of the agenda.

The Acting CE advised this will be updated for the next meeting as there have been movements on some matters.

5 AGENDA ITEMS

5.4 RUNANGA SERVICE CENTRE BUILDING: USE BY RUNANGA VILLAGE PEOPLE

It was agreed that this item would be moved forward in order for the Runanga Village People (RVP) to present to Council.

Crs Kennedy and O'Connor declared an interest and took no further part in the consideration and voting on the matter.

Refer page 49 of the agenda.

Her Worship welcomed members of the Runanga Village People to the meeting. She stated that the Runanga Service Centre Building (RSCB) has been vacant for some time and the RVP and the community have been working on initiatives to support their community and have requested that they utilise the RSCB for activities and services for the community.

Jan Flinn confirmed that RVP would like the use of the RSCB. She pointed out that they have in fact, not consulted with the Runanga Community Trust re a lease for the building.

She advised that Runanga is a low decile area with a lot of elderly residents and there is no public transport. She stated that the Foodbank Operator and the Nurse Practitioner all operate out of the RSCB. She is confident that the RSCB will be well used and well run by the RVP and other users. There may also be an opportunity to run an op shop which would generate income. She stated that RVP intend to apply for funding. They expect to be able to raise enough funds to pay for electricity but would like Council to cover rates and insurance in the short term as Council is currently paying this anyway. Ms Flinn stated that RVP would maintain the inside of the building but would need help with the outside maintenance of the building.

Two other speakers addressed the meeting and outlined the services that they provide from the RSCB.

The Acting CE apologised for the assumption made in the agenda that the RVP would function under a lease signed by Runanga Village Trust.

Her Worship thanked the RVP for their attendance.

RESOLUTION OCM 24/06/009

Moved: Mayor Tania Gibson

Seconded: Cr Tim Mora

That Council:

1. Notes the request by Runanga Village People to use the former Runanga Service Centre at a peppercorn rental for a series of community activities/programmes.
2. Notes that Runanga Village People is not an Incorporated Society.
3. Agrees to the building being leased by the Runanga Village People on the basis the Body formally agreeing to this arrangement subject to:
 - a. A formal lease being negotiated by the Chief Executive and agreed by the Runanga Village People.
 - b. That for the first year rental payable be free and rental for subsequent years be negotiated with the Group.
4. Requests that the Chief Executive report back to Council on the outcome of negotiations re the above and to update Council with the final lease agreement conditions.

Carried Unanimously

5.1 MAYOR'S UPDATE

Refer page 35 of the agenda.

Cr Kennedy asked if the launch of the new Resilience to Organised Crime in Communities had a specific role for Council.

Her Worship advised that the Mayors are on the governance group for this with Mayor Cleine has been appointed to this role.

Cr O'Connor stated that it was great to see the Lake Brunner Scenic Trail get Three Waters funding. He stated that the volunteers in this community is doing an amazing job.

Her Worship agreed and stated this was a great day out.

In response to a query Her Worship confirmed that Abbeyfield does not have a site as yet and are looking for a building site close to supermarkets and the hospital.

RESOLUTION OCM 24/06/010

Moved: Cr Robert Mallinson

Seconded: Cr Tim Mora

1. That the Mayor's activity report for the period 1 May to 16 June 2024 be received.

Carried Unanimously

5.2 CHIEF EXECUTIVE'S UPDATE: 1 MAY - 15 JUNE 2024

Refer page 38 of the agenda.

Cr Mora asked if the Tonkin + Taylor (T&T) report will be a field or desktop exercise.

The GMO advised that there are two parts to this, one is contamination on site which will require a site to look at other activities around that locality. He advised that the other part of work will come later. He advised that PDP have been engaged by WCRC to undertake investigations. He stated that given the significance and impact on community it is important this is reviewed by T&T. He advised Council will cover initial costs and may be able to recover costs later on. He stated Council cannot wait due to the significant risks of potential impacts at the site.

Cr Gibson asked about the creation of CCO's for Three Waters.

The Acting CE advised that Council needs to wait and see as to what work best as this is a multi-pronged approach. The Three TA's are front footing the issue. He asked the GMO to provide further detail.

The GMO spoke of meeting held last week, where agreeing on the way forward and reviewing initial report was discussed. He stated that Councils need to need to understand each other's assets first. He stated that a lot of work has already been done when Councils were getting ready for the transition to the Three Waters Entity. He stated that second part is to look at possibilities for a combined structure. It was confirmed that this is a government directive.

RESOLUTION OCM 24/06/011

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

1. That the Chief Executive's update for the period 1 May to 15 June 2024 be received.

Carried Unanimously

5.6 OUTCOME OF PUBLIC CONSULTATION: LAKE BRUNNER AREA INFRASTRUCTURE FUNDS - APPLICATION FOR MOANA HALL UPGRADE

This item was brought forward in the agenda. Her Worship welcomed Sarah Hammond and Mr Brent Beadle to the meeting.

Crs Mallinson declared an interest as he is involved in the Lake Brunner Community Association meetings and took no further part in consideration and voting on the matter.

Cr Gibson also declared an interest and took no further part in deliberation and voting on the matter.

Her Worship noted the significant amount of work already done to the hall but this funding will go along way to make it more attractive for functions. She stated that the results from the ballot were very clear with most in favour.

Cr Mora asked if the hall is a good location for the civil defence headquarters.

Her Worship stated that the TTPP notes that the other side of the lake is more at risk of a lake Tsunami than the hall side.

It was confirmed that the Lake Brunner Community Association is the owner of the hall.

O'Connor stated that he is very supportive of the upgrade, and this is a good response from the community

with 90% in support.

The GMO stated that most of the responders that were not in favour of the upgrade were wanting money spent on things that are already going to be done.

The Acting CE acknowledged Mr Beadle's commitment to the community over many years.

RESOLUTION OCM 24/06/012

Moved: Mayor Tania Gibson

Seconded: Cr Peter Davy

That Council considers the submissions received and;

1. Council approves the Lake Brunner Community Association's request for \$64,370.00 from the Lake Brunner Area Infrastructure Reserve.

Carried Unanimously

5.3 ST JOHN: ANNUAL FUNDING

Refer page 41 of the agenda.

The Acting CE advised that this matter came up last year and needs to be formalised once and for all.

Cr O'Connor stated this is a no brainer, he spoke of the great work done by St Johns.

RESOLUTION OCM 24/06/013

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council:

1. Receives the report.
2. Agrees to include the annual rental paid by St John to Council for its Waterwalk Road premises as a standing item on Council's annual donation budget.
3. Authorises payment of \$8750.00 for the current year from the current donation budget.
4. Requests that for GST purposes, St John provide Council with an invoice for \$8750.00 plus GST.

Carried Unanimously

5.5 UTILISATION OF RESERVES AS FUNDING FOR CAPITAL PROJECTS PER THE ANNUAL PLAN 2023/2024 AND LONG TERM PLAN 2021/2031

Refer page 54 of the agenda.

Cr Mallinson drew attention to a mistake on page 56, the correct current balance is \$180,000 (page 63). The Acting CE confirmed that he would check this figure and all other figures in the report. It was agreed that the reserves would remain on the list.

On 30 June interest earned is added. He advised that when doing the Annual Plan some projects are funded from reserves. He confirmed that reserves are subject to external audit.

It was confirmed that money has been spent on upgrading the Sunshine Coach.

RESOLUTION OCM 24/06/014

Moved: Cr Allan Gibson

Seconded: Cr Kate Kennedy

1. That Council approves the funding from the specific reserves, or a combination of reserves if not all of these projects to the extent that is has been included as part of the funding model for the Annual Plan 2023/2024.

Carried Unanimously**5.7 CREATIVE COMMUNITIES: BRINGING COUNCIL'S COMMITTEE IN LINE WITH THE CREATIVE COMMUNITIES GUIDELINES**

Refer page 72 of the agenda.

Cr O'Connor noted these are guidelines only but pointed out that there is an expectation that Council adheres to them. He feels there is a good mix of skills on this committee especially with Cr Mora's leadership, knowledge and experience. Cr O'Connor feels he himself has added value to the committee but is prepared to stand down as he does not have a huge experience in the arts.

Cr Mora noted that he had met with the Creative Communities Advisor and noted that the committee is guided by their Terms of Reference. It was confirmed that the next funding round is October and changes can be made then.

Cr O'Connor stated that he is happy to see out his term.

Cr Kennedy stated that she has appreciated the membership of the committee and has no preference on who stays on the committee.

RESOLUTION OCM 24/06/015

Moved: Mayor Tania Gibson

Seconded: Cr Tim Mora

That Council:

1. Notes the contents of this report and, in particular the guideline requirements re the make-up of the committee.
2. Council, confirms Cr Tim Mora and Cr Kate Kennedy as members of the committee and leaves it to the committee to appoint its own Chairperson.
3. That Cr O'Connor be thanked for his contribution to the meeting noting that he stands down after the October meeting.

Carried Unanimously**5.8 CIVIC AWARDS COMMITTEE: CHANGE IN MEMBERS**

Refer page 75 of the agenda.

Cr O'Connor requested that Royal Honours be acknowledged by noting it after the names of members having earned such honours.

RESOLUTION OCM 24/06/016

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council

1. Receives this report.
2. Notes that Mr Doug Truman (QSM) has resigned from the Civic Awards Committee.

3. Notes that Mrs Raylene Atkinson (QSM) has been appointed to the Civic Awards Committee.
4. Conveys the appreciation of Council to both Mr Truman (QSM) and Mr John Sturgeon (ONZM, MBE) for their sterling services to this committee, past and ongoing.

Carried Unanimously

5.9 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL

Refer page 77 of the agenda.

Cr O'Connor suggested that power used for Kotare Domain is taken into consideration when the lease is drawn up for the Runanga Service Centre.

It was noted that the bond is no longer required in relation to Recommendation 2 and therefore this recommendation would be removed. Therefore recommendation 3 becomes recommendation 2.

RESOLUTION OCM 24/06/017

Moved: Cr Jack O'Connor

Seconded: Cr Tim Mora

That the following document be executed under the Common Seal of the Council:

1. Deed of Renewal of Lease between Grey District Council and Dayna Davis for that part of property situated on Local Purpose Reserve Land being Part Section 4 Block XXV Town of Runanga (LINZ Parcel No. 3677050) Carroll Street, Runanga known as Kotare Domain highlighted in red on the plan on page 20 of the original Lease.
2. Deed of Assignment of Lease between Adele Reweti (SASH Limited) and Grey District Council for 75 metres squared (approximately) being part of Lot 2 Deposited Plan 477107 being the part of the land contained in the Record of Title 660918, located at 30 Gresson Street, Greymouth.

Carried Unanimously

6 MISCELLANEOUS ITEMS

7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

Refer page 80 of the agenda.

RESOLUTION OCM 24/06/018

Moved: Mayor Tania Gibson

Seconded: Cr Peter Davy

“that

The Minutes of the following outside organisation be received:

1. Minutes of the West Coast Road Safety Coordinating Committee Meeting dated 22 May 2024. See appendix 1.

Carried Unanimously

8 IN COMMITTEE ITEMS

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

Agenda items 8.1, 8.2, 8.3, 8.4, 8.5

The Acting CE advised that the agenda item relating to Lord Street will be brought to a future meeting.

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:

RESOLUTION OCM 24/06/019

Moved: Mayor Tania Gibson

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
8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 13 MAY 2024	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
8.2 - CONFIRMATION OF IN COMMITTEE MINUTES OF EXTRAORDINARY COUNCIL MEETING HELD ON 29 MAY 2024	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)	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
8.3 - IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE	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

<p>1.1 - LATE ITEM: LEASE OF STEER AVENUE PROPERTY FOR BOAT BUILDING: OPERATIONAL ISSUE</p>	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</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>
<p>0.0 - LEASE OF STEER AVENUE PROPERTY FOR BOAT BUILDING: OPERATIONAL ISSUE:</p>	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</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>
<p>8.5 - LAKE BRUNNER MOTOR CAMP - REQUEST FOR LEASE DECREASE</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</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>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>8.6 - TIGA MINERALS & METALS LIMITED - APPEAL</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)(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>

Carried Unanimously

9 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 5.58 pm

Confirmed

T Gibson
Chairperson

____/____/____

Date

UNCONFIRMED

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Thursday 27 June 2024 commencing at 3.00pm**

PRESENT: Mayor Tania Gibson (Chair)
Councillor Allan Gibson (Deputy Mayor), Councillor John Canning, Councillor Peter Davy, Councillor Kate Kennedy, Councillor Rex MacDonald, Councillor Robert Mallinson, Councillor Jack O'Connor, Kaiwhakahaere Francois Tumahai (via Zoom)

IN ATTENDANCE: Paul Pretorius (Acting Chief Executive), Aaron Haymes (Group Manager Operations) (via Zoom), Gemma Trezise (People and Capability Business Partner), Petro Klopper (Financial Accountant), Kaia Beal (Solid Waste Officer), Kurtis Perrin-Smith (Utilities & Infrastructure Manager), Neil Engelbrecht (Finance Manager), Megan Bourke (Communications Officer), Shannon Beynon (Communication & Engagement Manager), Trish Jellyman (Democracy Advisor)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGY

RESOLUTION SCM 24/06/012

Moved: Mayor Tania Gibson

Seconded: Cr John Canning

That the apology received from Cr Tim Mora 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.

2 LIST OF ACRONYMS USED

3 AGENDA ITEMS

LATE ITEM: UTILISING OF RESERVES AS FUNDING FOR CAPITAL PER THE 2024/5 ANNUAL PLAN

LATE ITEMS

Moved: Cr Robert Mallinson

Seconded: Cr John Canning

In accordance with Section 46A(7) of the Local Government Official Information and Meetings Act read with Standing Orders 9.1 the following item(s) be considered as a late item:

1. Utilising of Reserves as Funding for Capital as per the 2024/5 Annual Plan

Carried Unanimously**LATE ITEM: UTILISING OF RESERVES AS FUNDING FOR CAPITAL PER THE 2024/5 ANNUAL PLAN**

The Acting CE advised that there were discrepancies in the 24 June agenda item that needed to be worked through. He apologised for the lateness and asked that the item as circulated by appended to the minutes. Her Worship acknowledged the hard work done by the finance team.

RESOLUTION SCM 24/06/013**Moved: Mayor Tania Gibson****Seconded: Cr Allan Gibson**

That

1. Council rescinds its 24 June 2024 decision re the above and awaits an urgent follow-up report from the Acting CE on the matter.

Carried Unanimously**3.5 ADOPTION OF THE DRAFT WASTE ASSESSMENT**

Refer page 44 of the agenda.

Her Worship commented that it is disappointing to see that the waste per person in the region has increased.

Cr Gibson spoke of the amount of waste that tourists create. He queried as to whether there is any funding available to Council in this area. The Acting CE stated that he is not aware of any funding but that it will be investigated. He spoke of the economic benefits that the tourists bring to the region.

The UIM stated that value of tourists is significant. He agreed to look into any opportunities for external funding for tourist waste.

Cr MacDonald spoke of funding avenues for the installation of toilets in tourist areas. He queried if this type of funding could be accessed for waste.

The UIM advised that the Preston Road facility benefited from the TIF.

In response to a question from Cr O'Connor regarding Anzac Park which was a dump site, the UIM advised that Council monitors former dump sites as this is a consenting requirement. Unfortunately, not all the old sites had been consented and no monitoring is being undertaken.

RESOLUTION SCM 24/06/014**Moved: Cr Peter Davy****Seconded: Cr Rex MacDonald**

That Council:

1. Receives this report.
2. Adopts the draft waste assessment (Appendix A), and
3. Requests that staff prepare draft amendments to the West Coast Regional Waste Management Minimisation Plan 2018, for public consultation, including the extension of activities to align within the legislative requirements under the Waste Minimisation Act 2008 and the 2023 National Waste Strategy.
4. Staff investigate further external funding opportunities for waste management, i.e. tourist generated waste

Carried Unanimously**3.1 ENHANCED ANNUAL PLAN 2024/2025: ADOPTION OF**

Refer page 7 of the agenda.

The Acting CE acknowledged the input from staff, especially the Finance Manager, Mr Neil Engelbrecht to get the Annual Plan process across the line.

Her Worship stated it has been a big feat for staff to get this over the line. She acknowledged the guidance and hard work put in by the Acting CE. She thanked staff for their input and acknowledged that this is not an easy time for Council. She stated that this is one of the biggest rate rises Council has ever put out. The cost of living is constantly rising, and there needs to be changes in Local Government funding as the current rating model is unsustainable. She stated that Council needs to keep advocating in this space, there are councils around the country that are in a way worse position than this Council. She stated that elected members and staff are ratepayers and are all in the same boat.

Cr Kennedy referred to the Annual Plan document and stated that she would like to draw the public's attention to how much construction costs and the costs involved to carry out Council activities have increased.

Her Worship confirmed that Grey District Council's rates increase is the lowest on the West Coast.

Cr O'Connor stated that that elected members and their neighbours, are all paying rates and elected members are vested to look after the community and to represent the community as best as they can. He stated that a lower rate strike would impact on services. He thanked staff for their efforts, and hopes that Council can work with central government going forward.

Cr Mallinson stated that Council has done the best it can in the circumstances. He concurred with Cr O'Connor's comments that something has to change with the funding model and the relationship between central and local government with regard to the funding of infrastructure because Council cannot continue like this.

Her Worship thanked her fellow Councillors for their work and commitment. She also thanked the community for their understanding.

RESOLUTION SCM 24/06/015

Moved: Her Worship Tania Gibson

Seconded: Cr Allan Gibson

That Council

1. Receives the report Enhanced Annual Plan 2024/2025; Adoption of and
2. Adopts the Enhanced Annual Plan 2024/2025 pursuant to Section 95 of the Local Government Act 2002; and
3. Authorises the Mayor and Acting Chief Executive to approve any minor edits or changes to the Enhanced Annual Plan document, prior to its publication.

Carried Unanimously**3.2 SETTING OF RATES FOR 2024/5 FINANCIAL YEAR.**

Refer page 10 of the agenda.

It was agreed that the table showing the rating impact of example properties would be circulated to Councillors after the meeting.

The Acting CE stated that when the rates were to be struck there was nobody in the building that had done this before and if it was not for Mrs Kathryn Ruddle (former Manager) who provided support to staff, Council would not have been able to strike the rates.

The Finance Manager concurred and passed on his thanks to Mrs Ruddle and the Acting CE for their support.

RESOLUTION SCM 24/06/016

Moved: Mayor Tania Gibson

Seconded: Cr Peter Davy

1. That Council receives the report Setting of Rates for the 2024/2025 Financial Year and
2. Pursuant to section 23 of the Local Government (Rating) Act 2002, and in accordance with the Grey District Council's Annual Plan 2024/2025, Council sets the rates outlined herein on rating units in the district for the financial year commencing 1 July 2024 and ending 30 June 2025 and that all such rates are inclusive of Goods and Services Tax (GST).

3. UNIFORM ANNUAL GENERAL CHARGE

A uniform annual general charge of \$746.21 (GST inclusive) per rating unit, set under section 15 of the Local Government (Rating) Act 2002.

The Uniform Annual General Charge is charged at one (1) full charge per rating unit as per section 15 of the Local Government (Rating) Act 2002. The Council sets a uniform annual general charge to fund the rating input required (i.e. net funding requirements) for the following activities:

- Aerodrome (part)
- Westland Recreation Centre
- Library
- Swimming Pools
- Council
- Consultation
- Access to Official Information
- Civil Defence & Emergency Management

4. GENERAL RATES

A General Rate under section 13 of the Local Government (Rating) Act 2002 made on every rating unit in the District based on the land value. The general rate will be set on a differential basis based on land use as described as follows:

Residential

All properties in the District less than 4,000 square metres (0.4HA) and used primarily for residential purposes, split into the following zones:

- Residential Zone ONE (refer following Map of Rating Zones for location)
- Residential Zone TWO (refer following Map of Rating Zones for location)
- Residential Zone THREE (refer following Map of Rating Zones for location)

Rural residential

All properties in the District greater than or equal to 4,000 square metres (0.4HA) and less than 50,000 square metres (5.0HA) and used primarily for residential purposes.

Rural

All properties in the District greater than or equal to 50,000 square metres (5HA) and used primarily for residential purposes.

Farming forestry

All properties in the District used primarily for farming and/or forestry purposes.

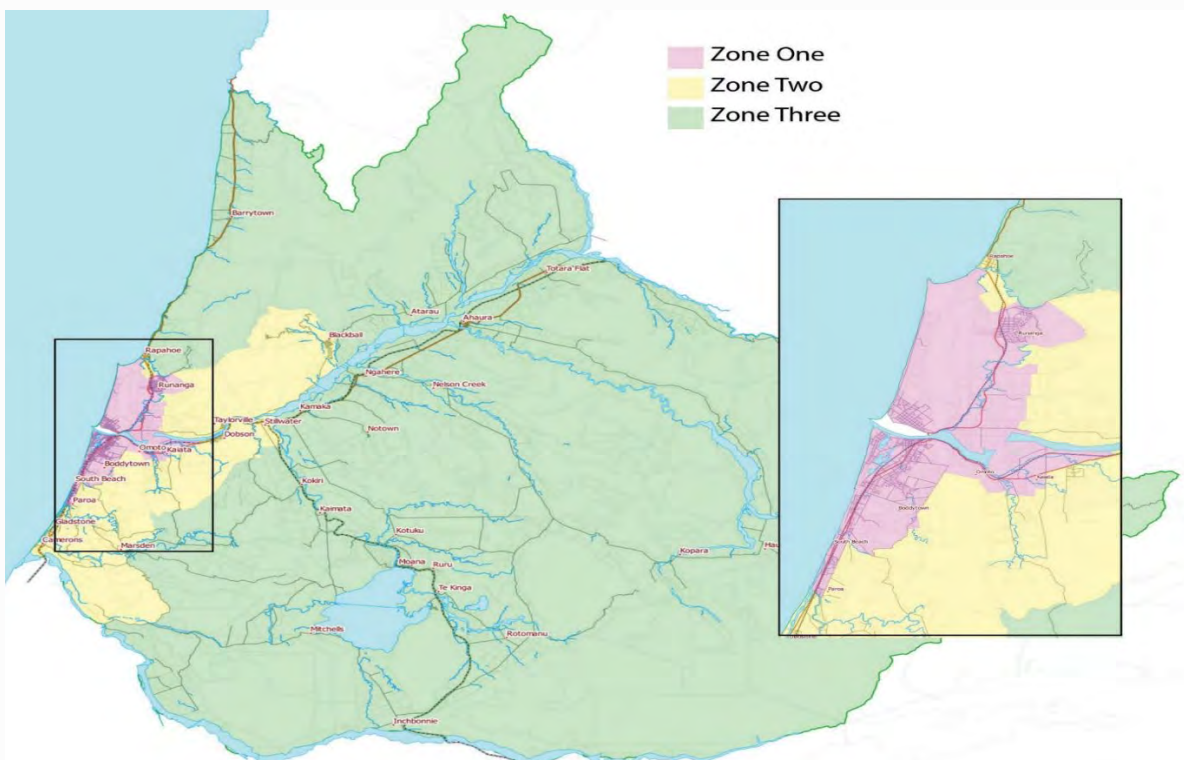
Commercial

All properties in the District used primarily for commercial and/or industrial purposes and split into the following zones:

- Commercial Zone ONE (refer Map of Rating Zones for location)
- Commercial Zone TWO (refer Map of Rating Zones for location)
- Commercial Zone THREE (refer Map of Rating Zones for location)

As detailed in the following map titled Rating Zones.

Rating Zones



Rates per dollar of land value payable by each category

The General Rate is charged based on land value per rating unit as per section 15 of the Local Government (Rating) Act 2002. The Council sets a general rate to fund the rating input required (i.e. net funding requirements) for the following activities:

- Community Services - to provide funding towards Parks and Reserves, Theatres & Museums, Public Toilets, Cemeteries, In House Taskforce
- Regulatory Services - to provide funding towards District Planning, Other Regulation (Liquor licencing, By-Law Enforcement etc.), Building Control, Health Regulation, Animal Control
- Land Transport - to provide funding towards expenditure on district roads and footpaths
- Refuse and Recycling - to provide funding towards expenditure on the McLean’s Landfill facility and waste minimisation
- Other Transport - to provide funding towards Parking Facilities & Enforcement, Port Facilities, Greymouth Aerodrome

- Stormwater - to provide funding towards expenditure on Council stormwater infrastructure and flood protection related expenditure that Council is responsible for
- Economic Development - to provide funding towards Economic Development initiatives & projects (also funded via targeted rate)

The general rates set per dollar of land value (GST inclusive) and will be as follows:

	Residential Zone 1	Residential Zone 2	Residential Zone 3	Rural Residential	Rural Use	Commercial Zone 1	Commercial Zone 2	Commercial Zone 3	Farming Forestry
TOTAL GENERAL RATE (Incl GST)	0.0124682	0.0104474	0.0086268	0.0023011	0.0056101	0.0199459	0.0218646	0.0031611	0.0013102

5. TARGETED RATES

The Council sets targeted rates under section 16 of the Local Government (Rating) Act 2002 for water supply on the basis of one (1) targeted rate per separately used or inhabited part of a rating unit which is either connected to the scheme or for which a connection is available.

The targeted rate will be set on a differential basis based on the availability of the service – either connected or serviceable as defined as follow:

- Connected means the rating unit is connected to a Council operated water reticulation scheme
- Serviceable means the rating unit is not connected but is within 50 metres of such a scheme. Rating units which are not connected to the scheme, and which are not serviceable, will not be liable for this rate.

Water supply

Targeted rates for the purposes of water supply, set per separately used or inhabited part of a rating unit, and set under section 16 of the Local Government (Rating) Act 2002, as described below:

WATER	Targeted Rate GST inclusive
Rating units classified as service available and connected	
Blackball	784.00
Dobson/Taylorville	784.00
Greymouth	784.00
Runanga	718.80
Kaiata	665.20
Stillwater	784.00
South Beach Water Loan	151.30

WATER	Targeted Rate GST inclusive
Rating units classified as service available and <u>not</u> connected	
Blackball	392.00
Dobson/Taylorville	392.00
Greymouth	392.00
Runanga	359.40
Kaiata	332.60
Stillwater	392.00
South Beach Water Loan	151.30

Metered Water Supply

A targeted rate for the purposes of water supply, set under section 19 of the Local Government (Rating) Act 2002, of \$1.89 (GST inclusive) per cubic metre of water consumed in excess of 75m³ per quarter where the volume supplied is considered to be in excess of 300m³ per annum to any rating unit that is classified as commercial/industrial.

Wastewater

The Council sets targeted rates under section 16 of the Local Government (Rating) Act 2002 for sewage disposal on the basis of one (1) targeted rate per separately used or inhabited part of a rating unit which is either connected to a Council scheme or for which a connection is available.

The charge will be set on a differential basis based on the availability of the service – either connected or serviceable.

- Connected means the rating unit is connected to a Council operated sewerage scheme.
- Serviceable means the rating unit is not connected but is within 30 metres of such a scheme and is able to connect by way of a gravity feed. Rating units which are not connected to the scheme, and which are not serviceable, will not be liable for this rate.
- Quarter charges apply to hotels, motels, and schools which receive an initial full sewerage charge and then one quarter sewerage charge for each unit (pan charge) thereafter

Targeted rates for the purposes of sewage disposal, set per separately used or inhabited part of a rating unit, and set under section 16 of the Local Government (Rating) Act 2002, as described below:

WASTEWATER (SEWERAGE)	Targeted Rate GST inclusive
Rating units classified as service available and connected	
Blackball	800.60
Dobson/Taylorville/Kaiata - capital rate	790.80
Dobson/Taylorville/Kaiata - operating and maintenance rate	331.70
Greymouth	864.80
Karoro	464.50
Moana	362.60
Runanga	361.30
South Beach/Paroa	412.90
Te-Kinga	1,000.70
South Beach Loan	432.20

WASTEWATER (SEWERAGE)	Targeted Rate GST inclusive
Rating units classified as service available and <u>not</u> connected	
Blackball	400.30
Dobson/Taylorville/Kaiata - capital rate	790.80
Dobson/Taylorville/Kaiata - operating and maintenance rate	331.70
Greymouth	432.40
Karoro	232.25
Moana	181.30
Runanga	180.65
South Beach/Paroa	412.90
Te-Kinga	500.35
South Beach Loan	432.20

WASTEWATER (SEWERAGE) Charge for each water closet (pan) or urinal connected to a public sewerage drain	Targeted Rate GST Inclusive
Blackball used for educational purposes	800.60
Dobson/Taylorville/Kaiata - operating and maintenance rate used for educational purposes	331.70
Greymouth used for educational purposes	864.80
Karoro used for educational purposes	464.50
Moana used for educational purposes	362.60
Runanga used for educational purposes	361.30
South Beach/Paroa used for educational purposes	412.90

Targeted rates for the purposes of sewage disposal set as a charge for each water closet (pan) or urinal connected to a public sewerage drain, and set under section 16 of the Local Government (Rating) Act 2002, as described below:

WASTEWATER (SEWERAGE) Charge for each water closet (pan) or urinal connected to a public sewerage drain	Targeted Rate GST inclusive
Dobson/Taylorville/Kaiata - operating and maintenance rate used for commercial or educational purposes	82.92
Moana used for commercial or educational purposes	90.65
Te-Kinga used for commercial or educational purposes	250.17

Refuse and recycling collection

- Targeted rates, set per separately used or inhabited part of a rating unit for the purposes of refuse collection and disposal, and set under section 16 of the Local Government (Rating) Act 2002 as described below:

This rate will be set on a differential basis based on land use. The categories are:

- Commercial and industrial properties within the Greymouth CBD that receive a twice weekly refuse/recycling collection;
- Residential, township, commercial, industrial, rural, rural residential, recreational, and/or farming properties, outside the Greymouth CBD that receive a weekly refuse/recycling collection

REFUSE/RECYCLING COLLECTION	Targeted Rate GST inclusive
Residential, township, commercial, industrial, rural, rural residential, recreational, and/or farming properties that receive a weekly refuse only collection	383.24
Residential, township, commercial, industrial, rural, rural residential, recreational, and/or farming properties, outside the Greymouth CBD that receive a weekly refuse/recycling collection	383.24
Commercial and industrial properties within the Greymouth CBD that receive a twice weekly refuse/recycling collection	724.33

Economic Development Rate – Commercial and Industrial Properties

- A targeted rate for the purposes of Economic Development of \$0.000779 cents in the dollar (GST inclusive) of Capital Value on every Commercial/Industrial rating unit within the district, and set under section 16 of the Local Government (Rating) Act 2002.
- A targeted rate (GST inclusive) for the purposes of Economic Development, set per separately used or inhabited part of a rating unit that is not Commercial/Industrial, and being used as an operating Bed and Breakfast, Homestay or Farmstay and set under section 16 of the Local Government (Rating) Act 2002, of \$425.58.

6. DUE DATE FOR PAYMENTS AND PENALTIES

All rates, apart from metered water rates, will be payable in four equal instalments with the final dates (due dates) for payment being:

- | | | |
|-----|--------------------------|------------------|
| (1) | Instalment One: 4.30pm | 20 August 2024 |
| (2) | Instalment Two: 4.30pm | 20 November 2024 |
| (3) | Instalment Three: 4.30pm | 20 February 2025 |
| (4) | Instalment Four: 4.30pm | 20 May 2025 |

Metered water rates, will be payable in four instalments with the final dates (due date) for payment being:

- | | | |
|-----|--------------------------|------------------|
| (5) | Instalment One: 4.30pm | 20 November 2024 |
| (6) | Instalment Two: 4.30pm | 20 February 2025 |
| (7) | Instalment Three: 4.30pm | 20 May 2025 |
| (8) | Instalment Four: 4.30pm | 20 August 2025 |

Council apply the penalties as follows:

A charge of ten percent (10%) on so much of any instalment that has been assessed after 1 July 2024 and which is unpaid after the final dates for payment on the dates below:

- | | | |
|------|------------------|--------------------------------------|
| (9) | Instalment One | - 5 business days after the due date |
| (10) | Instalment Two | - 5 business days after the due date |
| (11) | Instalment Three | - 5 business days after the due date |
| (12) | Instalment Four | - 5 business days after the due date |

1. A 10% penalty is added under s.58(1)(a) within the next 5 business days to so much of any instalment not paid by the due date.
2. A 10% penalty will be added to rates under s.58(1)(b) that remain unpaid from previous years. this will be added on 1 July, or 5 working days after council has passed the rates resolution (whichever is the later).
3. A further 10% penalty will be added to rates under s58(1)(c) that remain unpaid from previous years. This will be added 6 months after the penalty made in 2 above if the rates remain unpaid.

A charge of ten percent (10%) on the outstanding balance of each metered water rate instalment assessed after 1 July 2024 and which is unpaid after the final dates for payment, on the dates below:

- | | | |
|------|------------------|--------------------|
| (13) | Instalment One | - 1 December 2024 |
| (14) | Instalment Two | - 1 March 2025 |
| (15) | Instalment Three | - 1 June 2025 |
| (16) | Instalment Four | - 1 September 2025 |

Authority to apply the Council's policy of remission on penalty rates will be dealt with in terms of the council's delegation manual.

A discount of 2.5%, calculated on total assessed rates in the current year less adjustments and remissions, will apply when all due rates are paid in full (which includes current rates and any outstanding rates and penalties from prior years). The total amount must be paid by the due date for payment of the first instalment being 20 August of each year.

Council will not collect, in accordance with section 54 of the Rating Act, all rates on properties where the annual amount assessed is less than \$10.00 (including GST) due to amounts less than this being uneconomic to collect.

Rates shall be payable at any of the following places:

- (17) Council Offices, 105 Tainui Street, Greymouth, between the hours of 8.30 am to 4.30 pm, Monday to Friday.
- (18) Using online banking or direct debit facilities established by the Council.

The methods of payments are required by section 45 of the local government (rating) act 2002 to be listed in the rates assessment.

Rates may be paid by any of the following methods:

- Cash
- Eftpos
- Automatic payment
- Internet banking
- Credit card

Using online banking or direct debit facilities established by the council.

7. DEFINITION OF 'SEPARATELY USED OR INHABITED PART OF A RATING UNIT'

A separately used or inhabited part (SUIP) of a rating unit is defined as:

- (19) Any part of a rating unit that which can be:
- Separately let and/or permanently occupied; and
 - Used for separate purposes.

These are separately used parts of a rating unit:

- (20) A residential property that contains two or more separately occupiable units, flats or houses each of which is separately inhabited or is capable of separate inhabitation.
- (21) Commercial premises which contain separate shops, kiosks or other retail or wholesale outlets, each of which is operated as a separate business or is capable of operation as a separate business.
- (22) An office block which contains several sets of offices, each of which is used by a different business or which is capable of operation as separate businesses.
- (23) Commercial premises which contain separate living quarters.

Not separately used parts of a rating unit:

- (24) A residential sleep-out or granny flat without independent kitchen facilities.
- (25) A hotel room with or without kitchen facilities.
- (26) Motel rooms with or without kitchen facilities.
- (27) Individual storage garages/sheds/partitioned areas of a warehouse.

Individual offices/premises of partners in a partnership.

Motion Carried

3.3 2024/2025 FEES AND CHARGES

Refer page 22 of the agenda. An updated version of the fees and charges was circulated separately and a copy is appended to the minutes.

It was confirmed that Council does charge for staff time for LGOIMA'S if the LGOIMA meets the charging criteria. Enquiries requiring limited staff time remain free.

Cr O'Connor stated that there are user pays components for services, and he understands that cost is a barrier to participation at times and as much as it is disappointing to have to increase fees, it is necessary.

In response to a question from Cr Kennedy, the Solid Waste Officer confirmed that rubbish ties have been phased out, but there are still a number of ties out there. He advised that ties have been replaced with wheelie bins. He advised that those residents that still have tags can dispose of rubbish bags free of charge.

RESOLUTION SCM 24/06/017

Moved: Cr Allan Gibson

Seconded: Cr John Canning

That Council

1. Adopts the 2024/25 Fees and Charges as attached and apply these charges from 1 July 2024.

Carried Unanimously

3.4 CARRY-OVERS 2023/4-2024/5.

Refer page 40 of the agenda.

The Acting CE apologised for having to submit a revised schedule of the carryovers. He advised that carryovers were approved by Council at the end of 2022 and 2023 but money didn't go over with the projects, therefore it cannot be carried over. He advised that Council budgeted for a shortfall for the current financial year and that the budgeted shortfall may well be bigger because of unfunded projects being done.

He stated that the shortfall is unknown until the final wash up is done at the end of the financial year and work commences on the Annual Report.

Her Worship stated that the Acting CE has done the best he can with what he could and within the timeframes that he had.

Cr Mallinson thanked the Acting CE for his work in difficult circumstances.

The Acting CE explained the shortfall and end of year financials. He confirmed that carry-forwards will likely go into a reserve to be available.

Cr Kennedy spoke to the cost of the landfill cell at McLeans Pit. She stated throwing rubbish away is expensive and she hopes this encourages people to re-use and recycle.

She stated that she is excited to see Rapahoe trunk main renewal and additional requirements listed on the carryovers.

Her Worship commented that people don't understand the costs involved with waste.

The Acting CE asked that a copy of the amended carry over schedule be appended to the minutes.

RESOLUTION SCM 24/06/018

Moved: Cr Allan Gibson

Seconded: Cr John Canning

1. Council receives the report
2. Council notes the requirement to approve carry overs before the end of the financial year, being 30 June 2024.
3. Council notes the updated schedule of carry-overs as tabled and:
 - a. Approves carry overs per the schedule totaling \$5,468,688 noting that this will mean that loans to the value of \$ 4,563,439 will have to be taken up as per the intention in the 2023/4 Annual Plan.
 - b. Council notes that earlier approved projects to the value of \$2,794,732 cannot be carried over because the carry-overs occurred without funding also being carried over and ask staff to, on an urgent basis undertake a review of such projects against the capital programme for 2024/25 with a possible readjustment of such capital programme for Council's consideration early in July 2024.
 - c. Council notes that the carry-overs under 3.a. above will impact on the accumulated shortfall for the current financial year, with the quantum of such shortfall only known when the Annual report on the current financial year is done.

Carried Unanimously

4 MISCELLANEOUS ITEMS

5 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 3.32pm .

Confirmed

T Gibson

Chairperson

_____/_____/_____

Date

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 17 June 2024 commencing at 10.00 am**

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

IN ATTENDANCE: Paul Pretorius (Acting Chief Executive)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

RESOLUTION SCM 24/06/042

Moved: Mayor Tania Gibson

Seconded: Cr John Canning

That the apologies from Cr Rex MacDonald and Kw 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.

2 LIST OF ACRONYMS USED

3 IN COMMITTEE ITEMS

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

Agenda item 4.1

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:

RESOLUTION SCM 24/06/043

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 - VACANCY: CHIEF EXECUTIVE: FINAL INTERVIEWS	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons 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)	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

Carried Unanimously

3 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 12.43 pm

Confirmed

T Gibson
Chairperson

_____/_____/_____

Date

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Thursday 11 July 2024 commencing at 3.:00 pm**

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

IN ATTENDANCE: Paul Pretorius (Acting Chief Executive), Aaron Haymes (Group Manager Operations), Neil Engelbrecht (Finance Manager), Kurtis Perrin-Smith (Utilities & Infrastructure Manager), Megan Bourke (Communications Officer), Trish Jellyman (Democracy Advisor), The Media

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

APOLOGIES

RESOLUTION SCM 24/07/012

Moved: Mayor Tania Gibson

Seconded: Cr Robert Mallinson

That the apologies received from Cr Kate Kennedy and Cr John Canning 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.

2 LIST OF ACRONYMS USED

3 AGENDA ITEMS

3.1 LIBRARY BUILDING - OUTCOME OF PUBLIC CONSULTATION AND FINAL COMMITMENT (OR OTHERWISE) TO GO AHEAD

Her Worship welcomed submitters to the meeting.

She stated that the building of a new library is one of the biggest projects this Council may undertake. She acknowledged that amount of work that has already been done to get to this point. She stated that there are seven submissions in favour and seven against (one submission was inconclusive). Four submitters will be speaking to their submissions.

Her Worship stated with the additional funding received from DWC and Kanoa the project has grown into a joint venture and has opened up large opportunities for development in the CBD.

She stated that that there is some misunderstanding within the comments of some submissions regarding the Three Waters and Kanoa funding that was supposed to be allocated to Three Waters, but this funding was for social outcomes in communities as it was expected that Three Waters would be taken away from Councils. She stated that Council is well aware of the significance of the library project on communities and the pressures that the current facility is under. However Council will not formally commit to the project until such time that the submissions are objectively considered and determined.

She reiterated that this consultation is around the creation of a CCO, as the library was consulted on via the LTP. She stated that there will be further consultation, depending on depending on the outcome of this meeting today's decision, on what the library will contain. The Project Manager has been working extensively on this with library staff and they have looked at new libraries that have been recently built around the country. They have considered the Sue Sutherland report from 2020.

She stated that the project is not a library in modern terms but is a community hub and space for different activities in the community.

MOTION

Moved: Mayor Tania Gibson

Seconded: Cr Robert Mallinson

That Council:

1. Receives this report.

Carried Unanimously

Her Worship thanked submitters for taking the time to submit, both those in favour and those submitters not in favour.

SUBMITTER NO: 1 – ANNETTE HAILE

Mrs Haile is not in favour of the formation of a CCO to build the Library.

Cr O'Connor commented that there has been a good amount of interest in tenancies opportunities for the new library.

Moved: Mayor Tania Gibson

Seconded: Cr Jack O'Connor

1. That Mrs Haile be thanked for her submission.
2. That Mrs Haile be advised that:
 - a) The proposal as circulated endeavoured to provide as much as possible information on the commercial operation.

- b) Indications are that the bottom floor commercial spaces are in high demand and Council is satisfied that it will be occupied.
- c) The income from the CCO from rentals on the two floors is by no means significant and certainly not enough to fund the construction of a new library.

Carried Unanimously

SUBMITTER NO: 2 – SAM HARTWIG

Mr Hartwig is in favour of the formation of a CCO to build the Library.

Cr O'Connor stated this building will not cater for everyone needs but overall it will cater for most needs.

Moved: Cr Allan Gibson

Seconded: Cr Peter Davy

1. That Mr Hartwig be thanked for his submission.
2. He be advised that whilst the final layout of the library floor is yet to be finalised, indications are that a small museum area will be involved.

Carried Unanimously

SUBMITTER NO: 3 – ANDREW CROOK - First Speaker

Mr Crook spoke to his submission. He is in favour of the formation of a CCO to build the Library.

Her Worship thanked Mr Crook.

It was confirmed that rental fees are yet to be finalised.

Cr O'Connor spoke of empty shops around town and stated there has been strong interest in renting of the commercial space.

Moved: Cr Jack O'Connor

Seconded: Cr Allan Gibson

1. That Mr Crook be thanked for his submission and the sentiments expressed therein.
2. It be confirmed the Council will determine the future use of the existing library in early 2025.

Carried Unanimously

SUBMITTER NO: 4 – Paul Finlay - Second Speaker

Dr Finlay is in favour of the formation of a CCO to build the Library and focussed his submission mainly on the structural aspects of the new building.

Her Worship thanked Dr Finlay for his submission.

The GMO advised that the Building Act outlines the requirements for structural performance. It was confirmed that the new Library will be built to an Importance Level 3 which means it is designed to survive an earthquake at this level.

Her Worship stated that new LiDAR hazard mapping confirms that the new Library is not in the flood zone.

Cr O'Connor thanked the GMO for providing clarity around this submission with regard to his comments around the Building Code.

Moved: Cr Robert Mallinson

Seconded: Cr Peter Davy

1. That Dr Finlay be thanked for his submission.
2. That he be advised that the Library building will be constructed in close compliance with the Building Act 2004, and the Building Code, and that such compliance includes seismic resilience provisions.
3. That he be advised that a meeting with the Architect is not possible because of cost considerations but that his thoughts will be conveyed to the Architect to the project.

Carried Unanimously

SUBMITTER NO:5 – Alice Cardwell

Ms Cardwell is in favour of the formation of a CCO to build the Library.

Moved: Mayor Tania Gibson

Seconded: Cr Jack O'Connor

1. That Ms Cardwell be thanked for her submission.
2. Her support for the CCO be noted.

Carried Unanimously

SUBMITTER NO: 6 – Paul Schramm - Third Speaker

Mr Schramm is in favour of the formation of a CCO to build the Library.

He stated that he is unsure as to what happens if the operation of the building makes a loss. He asked if Council still get its rent back and if it runs at a loss who funds that loss. He asked how big of a loss would be tolerated.

It was confirmed that the operation of the building is separate to the operation of the library. He agreed that having a CCO will improve the commercial focus.

Her Worship thanked Mr Schramm for his submission and stated that he made some very good comments.

Mr Schramm declined an offer by Her Worship for the Acting CE to provide responses to his questions.

Moved: Cr Rex MacDonald

Seconded: Cr Peter Davy

1. That Mr Schramm be thanked for his submission.
2. That he be thanked for his strong support of both the proposed library and the CCO.
3. He be advised that Council has considered all the matters raised as part of its decision to go ahead with the CCO consultation.

Carried Unanimously

SUBMITTER NO: 7 – Murray Hay

Mr Hay is in favour of the formation of a CCO to build the Library.

Moved: Cr Allan Gibson

Seconded: Cr Robert Mallinson

1. That Mr Hay be thanked for his submission.
2. He be thanked for his strong support for the Library and he be given the assurance that the CCO will strongly focus on maintaining ground floor tenancies.

Carried Unanimously

SUBMITTER NO: 8 – Tracey Makinson

Ms Makinson is in favour of the formation of a CCO to build the Library.

Moved: Cr Jack O'Connor

Seconded: Cr Peter Davy

1. That Ms Makinson be thanked for her submission.
2. It be confirmed that lift access will be provided.

Carried Unanimously

SUBMITTER NO: 9 – RJ Goodliffe

Mr Goodliffe is not in favour of the formation of a CCO to build the Library.

Moved: Cr Jack O'Connor

Seconded: Cr Peter Davy

1. That the submitter be thanked for his submission.
2. It be confirmed that:
 - Council's drinking water has to comply with stringent health and quality standards and is regularly monitored.
 - Council shows full concern about the perpetual threat that the Taylorville Resource Park poses to Council's drinking water supply and that Council has been monitoring the threat proactively.

Carried Unanimously

SUBMITTER NO: 10 - Russell Deyell & Jo Hart

Mr Deyell and Mrs Hart are not in favour of the formation of a CCO to build the Library.

Cr Mallinson is concerned that the the site for the new library is not designated as a flood prone site.

Her Worship stated that previous modelling did not take into consideration the floodwall, the floodwalls have now been raised and the new LiDAR modelling has now taken this into account, as the floodwalls now protect this area.

In response to a query relating to recommendation number 4, the Acting CE confirmed that depreciation will be funded over the life of the project and that it will fund the repayment of the loan.

Cr O'Connor noted this is not currently a well used site but having the new library in this area will encourage vibrancy in the CBD. He is pleased Council has been able to secure this piece of land.

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

1. The submitters be thanked for a well thought out submission.

2. Council considers the submission, noting that:

- Council is only too aware of the negatives a Private Public Partnership (note a PPP is only a CCO if the Council gets to appoint more than 50% of the voting membership). But, in this case:
- It is unavoidable for Council to access the “Outside” funding without which, a new library would not be possible.
- Council is also aware of the negative qualities of the site involved and is in the process of addressing these in consultation with DWC.

3. Council fully understands the need for the commercial business income to be at optimal levels and whilst negotiations will be had, income will be optimised.

4. Depreciation is funded and the funding invested in a reserve that will refund the loan after 40 years. Yes, we are putting away the cash to repay the loan.

5. Council fully acknowledges the climatic and location difficulties of the proposed location, however:

- It is freehold title land owned by DWC.
- It will be the stimulus for the development in the western section of the CBD, an area which is in dire need of development.
- It is seen as a stimulus for development of the historic precinct of town.
- It is not flood prone.
- Council is working with DWC on initiatives that will make the new development into a destination for tourists.

6. The co-location concept for the Polytechnics site has been considered as far back as 15 years ago, the focus having been on the old Civic Centre building. The intent had been to co-locate the schools, TPP and Council’s library into a new building. However the parties were never happy to look at it, the public strongly opposed taking the library out of the CBD. Note – there is no certainty the TPP will be closed.

7. The reality is that the internal funding for the new Library including that of DWC makes the new library “affordable” without it Council would have to retain the status quo.

Carried Unanimously

SUBMITTER NO: 11 – Mark Costello

Mr Costello is not in favour of the formation of a CCO to build the Library.

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

1. That the submitter be thanked for his submission.

2. The submitter be advised that:

- The exposure of that area i.e. the Barber and prevailing winds through the “gap” was most certainly considered by Council. However land in question is freehold and owed by DWC as Council’s partner in this.
- It is in close proximity to the CBD and will be the stimulus for further land development in the western part of the CBD, an area which is in dire need of renewal.
- It links up with the heritage precinct of Greymouth and will stimulate renewal in that area too.

Carried Unanimously**SUBMITTER NO: 12 – Jack Flood**

Mr Flood is not in favour of the formation of a CCO to build the Library.

Cr Mora noted that some sections of Mr Flood's submission include issues that Council is not consulting on.

Moved: Cr Rex MacDonald

Seconded: Cr Peter Davy

1. That the submitter be thanked for his submission.
2. The provision of a new library is for all intents and purposes made possible by the financial input of DWC and the Crown agencies. This, to a large extent determined the location for the new Library as proposed.
3. Council has duly noted the impact of the project on rates and debt and its decision to continue with the consultation was based on the reality that this is the last chance for a new Library to be built.
4. Council believes that it has provided sufficient information for informed input barring information that may compromise tender processes etc.

Carried Unanimously**SUBMITTER NO: 13 – Andrew Wright - Fourth Speaker**

Mr Wright spoke to his submission.

He is opposed to the use of a CCO but he is not opposed to the new library. He stated he was not confused about Three Waters and it did not have to be used for the library and could be used for other social projects which could benefit ratepayers.

He has some concerns about the practicality of the design plans as the only consultant used was from 2020. He stated he has had 35 years experience of working in the library industry. He raised the the question whether the design provided for the introduction of a mobile Library into the future. He is concerned that these issues may not have been covered in the 2020 report. He spoke of 24 hour access to the meeting rooms and events that are held in libraries. He also raised concerns about a Unitary Council outcome on the building.

He thanked Council for hearing his submission and stated that he hopes Greymouth ends up with a world class library.

He feels that a CCO's constitution needs to be watertight so that Directors of the CCO do not get involved with the running of the library. Whilst he notes assurances that the CCO will have no input in the operations of the library, he is concerned that decisions by the Library may impact public opinion and potential protest action (LGBT readings etc) and that this may impact on businesses. This raises concerns about library independence.

He is concerned that information that was contained in the Consultation Document was a bit confusing as it states that Council will instruct the CCO what it wants out of the library.

The Acting CE acknowledged that the consultation document may have created the wrong impression. He confirmed that the CCO will have no input whatsoever into the running of the library as a service.

He offered to pass on Mr Wright's submission to the consultants to ensure they take note of his views.

Her Worship agreed with the Acting CE's comments. She confirmed that conversations around shelving, loading, and afterhours meeting rooms have been had. She stated that the amalgamation of services does not have anything to do with libraries.

She advised that Three Waters funding also went to the Kotare Domain, and the Lake Brunner Scenic Trail. Her Worship stated that she would like Mr Wright's input with regard to any possible further consultation.

Cr Mallinson stated that Council needs to be quite explicit between the operation of the building and the operation of the library. The Acting CE advised Cr Mallinson that this is included in recommendation number 2.

Cr MacDonald stated this is a very comprehensive submission. He stated that Three Waters funding had to be approved for projects.

Cr Mora feels Mr Wright missed the point with regard to the formation of a CCO which is the mechanism used to enable a joint venture with DWC.

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

1. That the submitter be thanked for his submission.
2. He be advised that:
 - The funding is not Three Waters funding. It was funding for social outcomes offered by the previous Government as a "sweetener" for the Three Waters being taken off Council.
 - The designs have incorporated full Library staff input and its finalisation will also involve staff.
 - Council has proceeded with the CCO consultation having considered the project holistically including parking etc.
 - Council through its library staff will determine the operational aspects of the Library floor as a whole and the CCO will have no input whatsoever.
3. That the final design of the library will be going out to public consultation
4. Mr Wright provides his comments on the library as a service in writing for presentation to the design engineer.

Carried Unanimously

SUBMITTER NO: 14 – Liz Burke

Ms Burke is in favour of the formation of a CCO to build the Library.

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

1. That the submitter be thanked for her submission.
2. She be advised that:
 - the library will be purpose built and will allow for collections.
 - Council has duly noted the reality that more staff may be needed.
 - Council is yet to determine the issue of History House / a museum.
 - The CCO will have no input in the operations of the library.

Carried Unanimously

SUBMITTER NO: 15 – Barrie Brown

Mr Brown is not in favour of the formation of a CCO to build the Library.

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

1. That the submitter be thanked for his submission.
2. The provision of a new library is for all intents and purposes made possible by the financial input of DWC and the Crown agencies. This, to a large extent determined the location for the new Library as proposed.
4. Council has duly noted the impact of the project on rates and debt and its decision to continue with the consultation was based on the reality that this is the last chance for a new Library to be built.
5. Council believes that it has provided sufficient information for informed input barring information that may compromise tender processes etc.

Carried Unanimously

Cr Gibson commented that the public has had plenty of time to consider everything and they should not criticise if they don't make a submission.

Cr Mallinson stated there were many thoughtful submissions this afternoon, and he appreciates submissions that are against as much as those that are for.

Cr O'Connor stated that it is disappointing that only 15 submissions were received. He stated that people are quick to complain if they are not happy, and he feels that a CCO is not a concern to people at this point in time. He thinks that Council may receive more submissions when it comes to the design of the library.

Her Worship stated that library services are under strain and the technology requirements are not in the building. She stated that if the new library is not built now with the funding received it is not likely to be built in the future. She stated this is a big project but feels it is now or never. She noted that there are good indications coming through from prospective tenants. She stated this is a community hub and not just a library.

Cr Gibson stated that everyone forgets that there is going to be a massive asset to the town and we are lucky.

Cr Mora stated that Council has already consulted on a new library via the LTP and this is the mechanism needed to get this across the line.

RESOLUTION SCM 24/07/013

Moved: Mayor Tania Gibson

Seconded: Cr Robert Mallinson

- 1.. That Council having heard the submissions, confirms its full commitment to the venture, noting the comments herein in relation to the urgency of the next steps in the process and final governance model negotiations to be had.

Carried Unanimously

3.2 MANDATING PARTICIPATION IN THE PROPOSED LIBRARY CONSTRUCTION PROCESS.

Refer page 27 of agenda.

Cr MacDonald suggested a name change to the Community Hub Steering Group to remove any uncertainty that it is not only a Library.

The Acting CE advised that the CCO is not yet set up.

It was agreed the name would be changed to Community Hub Steering Group.

RESOLUTION SCM 24/07/014

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

1. That Council authorises the Chief Executive, Group Manager Operations, Her Worship, and Group Manager Support to:
 - Participate in the activities of the Community Hub Steering Group and
 - Take decisions on matters pertaining to the project in the best interest of Council subject to the following conditions:
 - All activities of the Steering Group be reported back to Council at the earliest opportunity for Council to confirm decisions where necessary.
 - They use sound judgement to seek a mandate from Council when matters arise which should have Council input.
 - All matters of significance be referred to Council before committing to it.
2. That the Community Hub Steering Group not be seen as a Council committee for purposes of the Local Government Act 2002.

Carried Unanimously

3.3 RESERVE FUNDS: MOVEMENTS 2023/4

Refer page 30 of the agenda.

The Acting CE advised that this is a replacement for the report that was brought to Council on 24 June. He stated this reflects what was in the last Annual Report and the Annual Plan and these are the movements planned for the 2023 / 24 financial year. He stated that the next step is to confirm the final balances and to award interest in each one of the reserves per its earning which will become part of the Annual Report.

RESOLUTION SCM 24/07/015

Moved: Cr Allan Gibson

Seconded: Cr Robert Mallinson

1. That Council notes the movement in reserves as signalled in the Annual Plan and the fact that capital projects requiring debt funding will be funded as planned.

Carried Unanimously

3.4 AIRPORT: FUNDING OF RUNWAY RESEALING:

Refer page 33 of the agenda.

The FM confirmed that the Airport Runway Resealing reserve can be utilised for the runway only. However the Airport Maintenance reserve can be utilised for all airport maintenance activities, including the runway reseal.

Cr MacDonald stated that a large amount of money was saved on this contract due to the good work of staff.

The Acting CE stated that the contractor did a very good job.

Her Worship acknowledged the hard work done by the Finance Manager and thanked him for his efforts.

RESOLUTION SCM 24/07/016

Moved: Mayor Tania Gibson

Seconded: Cr Robert Mallinson

That Council:

1. Mandates the funding of the cost of \$278,292.00 for the recent airport runway reseal from the Airport Maintenance Reserve.
2. Notes the need to make annual contributions to the Airport Runway Reserve as it will require another reseal in about 7 years.

Carried Unanimously

4 MISCELLANEOUS ITEMS

5 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 4.20 pm

Confirmed

_____ / _____ / _____

T Gibson

Date

Chairperson

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Friday 19 July 2024 commencing at 1.02pm**

PRESENT: Mayor Tania Gibson (Chair)
Councillor Allan Gibson (Deputy Mayor), Councillor John Canning, Councillor Peter Davy, Councillor Rex MacDonald, Councillor Robert Mallinson, Councillor Tim Mora

IN ATTENDANCE: Paul Pretorius (Acting Chief Executive), Neil Engelbrecht (Finance Manager), Shannon Beynon (Communication & Engagement Manager), Sarah Hawkins (Senior People & Capability Advisor), Catriona Bayliss (Minutes Secretary)

1 APOLOGIES AND DECLARATIONS OF INTEREST**1.1 APOLOGIES****RESOLUTION** SCM 24/07/017**Moved:** Cr John Canning**Seconded:** Cr Tim Mora

That the apologies received from Crs Kennedy and O'Connor 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.

2 LIST OF ACRONYMS USED**3 AGENDA ITEMS****3.1 RATES FOR 2024/5: RE-SETTING OF**

Refer page 7 of the agenda.

Her Worship advised that the extraordinary meeting had been called because an error had been found in the setting of the rates. Staff had been faced with resourcing issues and she noted her appreciation to the team for their efforts in not only getting the work done but also in detecting the error.

Her Worship handed over to the Acting Chief Executive (ACE) asking him to provide a more detailed explanation of the issue.

The ACE acknowledged the error and expressed to the Mayor and Councillors an apology from himself and also on behalf of the administration team. He made the point that this is not something that Council or individual Council members can be held responsible for. The situation is difficult but, importantly, the issue has been discovered before the rates were set. He also acknowledged Cr Mallinson's assistance in this matter. He noted that secondly, the administration team has undergone a major upheaval in recent years but this is now returning to where it should be and there is passion, energy and a desire to do well for the community. He has confidence that the Annual Report and Long Term Process are in hand, both massive amounts of work and he believes the Annual Report will be completed on time. As to the error made, the community and Council have every right to expect better.

Her Worship advised the ACE that there was no need to apologise. She acknowledged that the team have been under-resourced, they have worked very hard to get to this stage and errors do happen. The actual rates rise figure is not going to change and it is more about following correct process.

Cr Gibson supported Her Worship in saying there was no need to apologise. The problem has been found, and sorted before accounts were issued, the rate rise is still the lowest on the Coast and one of the lowest in the country.

Cr Mora expressed his appreciation for the apology, noting everyone can make mistakes and he understood the mitigating circumstances and pressure the team has been under.

In response to a query from Cr Mora it was confirmed that the only change resulting from setting the rates later will be a proposed later date for payment of the first instalment but the amount due at each quarterly instalment would not change.

Cr Mallinson agreed with the above response, adding that in accordance with the process outlined in the recommendation, today's decision was the start of the process and this would be finalised by Council at a meeting in August.

RESOLUTION SCM 24/07/018

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That:

1. Council notes:

- a. That the setting of rates on 27 July 2024 was based on an error and, as such is not sustainable
- b. The reasons for such error.
- c. That legal advice taken suggests that Council follows the provisions of S. 119 of the Local Government Act 2002 to re-set the general rate at a Council meeting in August 2024 after having given 14 days notice of its intention to do so and rescinding the relevant part of its 27 June 2024 decision.
- d. That the notice period as outlined will mean that the re-setting of the rate will only be done in August 2024 which may make it difficult to send rates invoices out within the minimum 14 day time limit provided for in terms of S. 48 and 49 of the Local Government Act 2002 and that it will be prudent to adjust this first rate instalment date to 20 September 2024.

2. Against the background of the above, Council notes the contents of the public notice attached to the agenda.

Carried Unanimously

The meeting concluded at 1.11 pm.

Confirmed

T Gibson
Chairperson

____/____/____

Date

UNCONFIRMED

MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 17 June 2024 commencing at 1.30 pm**

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

IN ATTENDANCE: Gerhard Roux (Group Manager Support), Trish Jellyman (Democracy Advisor), Megan Bourke (Communications Officer)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 Apologies

APOLOGIES

COMMITTEE RESOLUTION FRABS 24/06/001

Moved: Mayor Tania Gibson

Seconded: Cr Tim Mora

That the apology received from Cr Rex MacDonald and Kw 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 FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD ON 29 APRIL 2024

COMMITTEE RESOLUTION FRABS 24/06/002

Moved: Mayor Tania Gibson

Seconded: Cr John Canning

That the minutes of the Finance Regulatory and Business Support Committee held on 29 April 2024 be confirmed as true and correct.

Carried Unanimously

2.2 RECEIPT OF MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 4 JUNE 2024

COMMITTEE RESOLUTION FRABS 24/06/003

Moved: Mayor Tania Gibson

Seconded: Cr John Canning

That the minutes of the Risk and Assurance Sub-Committee Meeting held on 4 June 2024 be received and noted.

Carried Unanimously

3 AGENDA ITEMS

3.1 REGULATORY, RECREATION, BUSINESS SUPPORT AND CUSTOMER SERVICES REPORT

Refer page 19 of the agenda.

The GMS spoke to this report. He stated that this is the first attempt to a more detailed report, and he welcomed feedback from Councillors.

Following on from input from Cr Mallinson, it was agreed that the reporting of deaths of tenants that had resided in Council Retirement Housing would not be reported going forward.

Her Worship commented that the more detail in this report is good to see. She stated that the information around the visitor numbers to the library is pleasing as these high numbers gives her confidence in view of the new library being planned. She also commented on the high use at the WRC.

Cr O'Connor agreed that this information confirms the need for the new library. He stated the MTFJ numbers are also very pleasing. He suggested that the HappyOrNot machine at the library may need to be moved to a better location within the library to encourage more use.

Cr Mallinson drew attention to threats in the IT cyber area as there is a 75% risk likelihood of data breach.

The GMS advised that this matter is being tracked by the RAC and quite a bit of budget has been allocated for this. He stated that the project is 48% complete.

Her Worship spoke of the struggle in getting planning staff and asked when new staff are expected to start. The GMS stated that a new senior planner has started earlier this week.

At Cr Mora's suggestion it was agreed that IT vulnerability would be moved to the public excluded section of this meeting going forward.

Her Worship spoke of the position description for the café at the WRC. The GMS advised that applications closed last week and an update will be provided soon.

Cr Mallinson asked what steps will be taken to minimisation risk with the implementation of electronic purchase orders.

The GMS advised that a plan will be rolled out to staff along with adjustments being made to the existing Procurement Policy and staff training to be worked through. He stated that a lot of staff time will be saved by moving to an electronic system.

Cr Mora spoke of the 35 infringement notices issued to freedom campers. He asked if people actually do pay them. The GMS responded that the collection strategies are being spruced up, with phone calls and emails to debtors now in place.

The GMS answered questions about outstanding debtors and it was agreed that this matter would be further covered in the public excluded section of the meeting. The GMS stated that overdue debtors work is improved as there is now more staff assisting with this work.

Cr Mora and Mallinson both stated that the amount of detail and extra information in this new report is very helpful.

Cr Mallinson requested that on the activity based management accounts, could revenue and expenses be totalled in future. The GMS agreed with this request.

COMMITTEE RESOLUTION FRABS 24/06/004

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That the Finance Regulatory and Business Support Committee:

1. Receives the report and notes the contents.
2. The changes as outlined in the discussion be incorporated in future reports.

Carried Unanimously

3.2 FINANCE REPORT FOR THE PERIOD ENDING 31 MAY 2024

Refer page 45 of the agenda.

COMMITTEE RESOLUTION FRABS 24/06/005

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That the Finance Regulatory and Business Support Committee:

1. Receives the report and notes the contents.

Carried Unanimously

3.3 ACTIVITY BASED MANAGEMENT ACCOUNTS FOR THE PERIOD ENDING 31 MAY 2024

Refer page 52 of the agenda.

Cr Gibson requested a breakdown on the costs for the repair of the canopy in the square. He stated that he is unsure why there were costs to Council for the repair work as this was not supposed to be the case.

The GMS stated that this may have been cost recoverable but he will follow up and report back to Council.

Cr O'Connor noted that some insurance costs are favourable and some unfavourable.

The GMS stated that overall insurance position is unfavourable and overhead allocations are still based on book value of assets makes budget lower than actual in divisions and this makes the overhead look positive until consolidated for whole of Council.

COMMITTEE RESOLUTION FRABS 24/06/006

Moved: Cr Allan Gibson

Seconded: Cr Jack O'Connor

That the Finance Regulatory and Business Support Committee:

- (a) Receive the report and note the contents.

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

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 FRABS 24/06/007

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 FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD ON 29 APRIL 2024	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
4.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 4 JUNE 2024	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

Carried Unanimously

5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 2.08 pm.

Confirmed

T Gibson

Deputy Chairperson

_____/_____/_____

Date

UNCONFIRMED

MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 17 June 2024 commencing at 2.11 pm**

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

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

1 APOLOGIES AND DECLARATIONS OF INTEREST**1.1 APOLOGIES****APOLOGIES****COMMITTEE RESOLUTION OACPD 24/06/001****Moved: Mayor Tania Gibson****Seconded: Cr Jack O'Connor**

That the apologies received from Cr Rex MacDonald and Kw 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 APRIL 2024****COMMITTEE RESOLUTION OACPD 24/06/007****Moved: Cr Allan Gibson****Seconded: Cr Peter Davy**

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

Carried Unanimously**2.2 RECEIPT OF MINUTES OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 APRIL 2024****COMMITTEE RESOLUTION OACPD 24/06/008****Moved: Mayor Tania Gibson****Seconded: Cr Peter Davy**

That the minutes of the Extraordinary Tenders Subcommittee Meeting held on 29 April 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 30 MAY 2024****COMMITTEE RESOLUTION OACPD 24/06/009****Moved: Cr Allan Gibson****Seconded: Cr Peter Davy**

That the minutes of the Tenders Subcommittee Meeting held on 30 May 2024 be received and noted.

Carried Unanimously**3 AGENDA ITEMS****3.1 OPERATIONS AND CAPITAL PROGRAMME REPORT**

Refer page 20 of the agenda.

COMMITTEE RESOLUTION OACPD 24/06/010**Moved: Cr Robert Mallinson****Seconded: Cr John Canning****That the Operations and Capital Programme Delivery Committee:**

1. Receives the Operations and Capital Programme Report and notes the information contained herein.

The UIM provided a detailed update on the water break in the Rapahoe / Dunollie areas. He stated that there were three breaks in total. He advised that the team working tirelessly over seven hours to restore water supply and it was back on by 10.30pm.

Her Worship asked how Council can communicate better with the public in these types of situations.

The UIM confirmed that the contractor had followed procedures and did notify the Afterhours Call Centre but that information going out was delayed.

The GMO confirmed lessons were learnt around being able to contact people and how to get communications flowing quicker. He outlined the type of tools that could be used to get messaging out faster.

Cr Kennedy spoke of easily used communication tools available in the Rapahoe area such as civil defence messaging and community Facebook pages. She stated this was a terrible situation especially for accommodation providers and residents. She stated that businesses are keen to see this infrastructure upgraded and work completed as soon as possible. She asked if the water is tested while breaks have been open to the outside environment.

The UIM advised that the contractors have detailed protocols that they must follow when a break occurs. He confirmed that there is also a flushing protocol in place for this reason.

Her Worship noted that all communication platforms are in place but they need to be used correctly and promptly.

Cr Kennedy stated that seven hours is a long time for people not to have access to drinking water and had this happened in summertime then it would have been more serious. She stated that this pipe needs to be replaced as quickly as possible.

The UIM confirmed that the water is safe to drink as Council has an ongoing monitoring and testing system in place.

Her Worship thanked the Rapahoe community for their patience during this time.

Cr Gibson asked for an update on the Cobden reservoir.

The UIM responded that this is one of the bigger projects that Council is working on, it is challenging and complex project given its location. He stated that consents are now in place and land ownership issues are in the final stages of completion. He advised that this is a similar situation to Tasman View and Arnott Heights.

Her Worship asked the GMO if there is potential for a reduction in rates with the release of NZTA's budget for pothole prevention. He stated that it is unlikely this will reduce rates as there are other matters that have cropped up, but Council did not fall far short from what was requested.

The TIM advised that Council has put in a huge bid with local roads to get increase of 77% in local road pothole prevention, 43% funding, and bridges are to get 86%. He stated that there is an additional \$8.5M within the current indicative funding allocation available to Council.

The TIM answered questions about the weed control programme for roads around the district, he advised that this work should start shortly.

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 24/06/011**Moved: Mayor Tania Gibson****Seconded: Cr Jack O'Connor**

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 APRIL 2024	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities 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)	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 EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 APRIL 2024	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities 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)	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
4.3 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 30 MAY 2024	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities 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)	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

Carried Unanimously

5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 2.41 pm.

Confirmed

T Gibson

Chairperson

____/____/____

Date

UNCONFIRMED

MINUTES OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 17 June 2024 commencing at 3.17 pm**

PRESENT: Mr Anton Becker (Chair)
Mayor Tania Gibson (Deputy Chair), Councillor Allan Gibson, Councillor John Canning, Councillor Peter Davy, Councillor Tim Mora

IN ATTENDANCE: Aaron Haymes (Group Manager Operations), 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 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**2.1 CONFIRMATION OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD ON 13 SEPTEMBER 2023**

COMMITTEE RESOLUTION CEDCC 24/06/001

Moved: Cr John Canning

Seconded: Cr Allan Gibson

That the minutes of the Commercial Economic Development Committee held on 13 September 2023 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 CEDCC 24/06/002

Moved: Mr Anton Becker

Seconded: Cr Tim Mora

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>3.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD ON 13 SEPTEMBER 2023</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)(f)(i) - DO NOT USE free and frank expression of opinions by or between or to members or officers or employees of any local authority DO NOT USE</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>
<p>3.2 - PROPOSED LEASE OF HARBOUR LAND (KOROMIKO BLOCK)</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</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)	withholding would exist under section 6 or section 7
--	--	--

Carried Unanimously

4 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

COMMITTEE RESOLUTION PECEDEC 24/06/003

Moved: Cr Allan Gibson
Seconded: Cr John Canning

That the Commercial Economic Development Committee

1. Receive the Report.
2. Recommend to Council to grant a Commercial Lease over Council Land known as the Koromiko Block to Point Elizabeth Utilities Limited on the terms outlined in the Background section of the Report, and that staff are to provide a detailed report outlining rates levied to this land.
3. That the Committee recommends that Council confirms recommendation number two above in the open section of the Council meeting.

Carried Unanimously

The meeting concluded at 4.09 pm

Confirmed

A Becker
Chairperson

____/____/____
Date

MINUTES OF THE CREATIVE COMMUNITIES SCHEME ASSESSMENT SUB-COMMITTEE MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Wednesday 22 May 2024 commencing at 3.55 pm**

PRESENT: Cr Tim Mora (Chair)
Councillor Kate Kennedy, Councillor Jack O'Connor, Kay Costley, Penny Kirk, Andrew Ross (via Zoom), Eli Maiava

IN ATTENDANCE: Gerhard Roux (Group Manager Support), Neil Engelbrecht (Finance Manager), Marina Tomasi (Engagement & Communications Officer), Trish Jellyman (Democracy Advisor)

Cr Mora welcomed the new committee members and the Finance Manager to their first meeting.

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.

The Engagement & Communications Officer (ECO) circulated the Confidentiality and Conflicts of Interest declaration form provided by Creative Communities NZ to members for them to complete.

1.4 NOTIFICATION OF LATE ITEMS.

A late nomination to the Festival Fund was received from Grey District Waitangi Day Picnic Festival which was included in the agenda. The application met the funding criteria, the funding was not allowed to be carried over and would have been lost. Festival Funding was a one off funding which was made available after Covid as a way to bolster community spirits. The \$3,500 that was leftover would have had to be returned to the government if it wasn't used.

COMMITTEE RESOLUTION CCS 24/05/003

Moved: Cr Tim Mora

Seconded: Mrs Penny Kirk

- Grey District Waitangi Day Picnic Festival

That the late item be accepted.

Carried Unanimously

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE CREATIVE COMMUNITIES SCHEME ASSESSMENT SUB-COMMITTEE MEETING HELD ON 18 OCTOBER 2023

COMMITTEE RESOLUTION CCS 24/05/004

Moved: Cr Jack O'Connor

Seconded: Cr Kate Kennedy

That the minutes of the Creative Communities Scheme Assessment Sub-Committee Meeting held on 18 October 2023 be confirmed as true and correct.

Carried Unanimously

3 AGENDA ITEMS

3.1 CREATIVE COMMUNITIES SCHEME: APPLICATIONS 2023- 24 FUNDING ROUND TWO

Refer page 13 of the agenda.

COMMITTEE RESOLUTION CCS 24/05/005

Moved: Ms Kay Costley

Seconded: Ms Eli Maiava

1. That the sub-committee receives the report.
2. That the Sub-Committee considers the applications from:
 1. Te Pauwai Co-operative Society – “Blackball Readers and Writers Festival” \$950.00
 2. Greymouth Competitions Society - “Greymouth Annual Festival of Dance” \$3,000.00
 3. Grey District - “Waitangi Day Festival” \$3,459.82
 4. West of the Alps Embroidery Guild - "Embroidery Not as You Know It" \$1,995.00
 5. Greymouth High School – “Te Ahurei Kapahaka Festival” \$1,976.76
 6. West Coast Society of Arts – “Creative Skill Building” \$1,806.00
 7. Mawhera Waitangi Day “Matariki Community Event” \$600.00
 8. Grey District Youth Trust - "Paint and Sip" \$1,602.00
 9. Superbrain ProductioNZ - "Into the Woods Music Festival" \$7,000.00
 10. **Greymouth High School "Performing Arts Classes for Young Society" \$2,200.00**

Carried Unanimously

Te Pauwai Co-operative Society – “Blackball Readers and Writers Festival” \$950.00

Refer page 18 of the agenda. Paul Maunder spoke to his application. He stated that next year’s festival will be the fourth festival and will be held at the usual venue. Cr Mora thanked Mr Mora for his presentation.

COMMITTEE RESOLUTION CCS 24/05/006**Moved: Ms Kay Costley****Seconded: Mrs Penny Kirk**

That Te Pauwai Co-operative Society – “Blackball Readers and Writers Festival” be awarded \$950.00

Carried Unanimously**Greymouth Competitions Society - “Greymouth Annual Festival of Dance” \$3,000.00**

Refer page 33 of the agenda. Nichola Meehan addressed the meeting. She displayed a presentation and outlined the history of the festival. She highlighted the economic benefits that the festival brings to the district each year.

Cr O’Connor passed on his congratulations to Mrs Meehan on the efforts of this group.

COMMITTEE RESOLUTION CCS 24/05/007**Moved: Ms Kay Costley****Seconded: Mr Penny Kirk**

That the Greymouth Competitions Society - “Greymouth Annual Festival of Dance” be awarded \$3,000.00

Carried Unanimously**West of the Alps Embroidery Guild - "Embroidery Not as You Know It" \$1,995.00**

Refer page 53 of the agenda. Sharon Hahn addressed the meeting. She advised that the guild was formed three months ago and the goal is to see embroidery grow and continue to become popular. She thanked the meeting for the opportunity to attend.

COMMITTEE RESOLUTION CCS 24/05/008**Moved: Ms Kay Costley****Seconded: Mrs Penny Kirk**

That West of the Alps Embroidery Guild - "Embroidery Not as You Know It" be awarded \$1,995.00

Carried Unanimously**Greymouth High School – “Te Ahurei Kapa haka Festival” \$1,976.76**

Refer page 62 of the agenda.

Sian Utton addressed the meeting and advised that GHS is hosting this festival for the first time. She stated Kapa haka is very exciting and is this will be a huge event that will be open to the community. She is also applying to other organisations for further funding.

Mrs Kirk noted that hosting this event is likely to cost more than they have applied for.

COMMITTEE RESOLUTION CCS 24/05/009**Moved: Ms Kay Costley****Seconded: Mrs Penny Kirk**

That Greymouth High School – “Te Ahurei Kapa haka Festival” be awarded \$1,976.76

Carried Unanimously

Cr Kennedy declared an interest and took no further part in discussions or decisions on this matter.

Grey District - “Waitangi Day Festival” \$3,459.82 (LATE APPLICATION)

Refer page 44 of the agenda. Jan Flinn spoke to this festival funding application. She stated that the idea behind this festival is to promote Waitangi Day, to help educate the community and to provide traditional hangi food. She stated that the last festival fed around 600 people.

Cr O'Connor acknowledged that there is a large food component, he also stated that this festival is very popular and well attended.

Ms Maiava commented that as a lot of kai is provided for free, and this is a good way to support costs. She stated that kai is part of manaakitangi (Hospitality) and valued highly in Māori contexts. It was noted that if this funding is not used, it will be lost.

COMMITTEE RESOLUTION CCS 24/05/010

Moved: Ms Kay Costley

Seconded: Mrs Penny Kirk

That Grey District - "Waitangi Day Festival" be awarded \$3,459.82

Carried Unanimously

Cr Kennedy rejoined the meeting.

Mrs Kirk and Ms Costley declared a conflict of interest. They took no further part in discussions or decisions.

West Coast Society of Arts – "Creative Skill Building" \$1,806.00

Refer page 71 of the agenda. Cassandra Struve spoke to her presentation and outlined the plan for the next event. It was agreed that this event has a good history.

COMMITTEE RESOLUTION CCS 24/05/011

Moved: Cr Kate Kennedy

Seconded: Cr Jack O'Connor

That the West Coast Society of Arts – "Creative Skill Building" be awarded \$1,806.00

Carried Unanimously

Mrs Kirk and Ms Costley rejoined the meeting.

Mawhera Waitangi Day "Matariki Community Event" \$600.

Cr Kennedy declared an interest. She took no further part in discussions or decisions.

Refer page 85 of the agenda. Jan Flinn and Jane Darling spoke to this application. They outlined the history of Matariki and advised that last year was the first time an event had been held to celebrate Matariki. This year's event will be held in the Town Square. Ms Flinn stated that there will be education which will include activities for children and performers on stage.

Ms Maiava commented that this is a big offering for a large group of people.

Cr O'Connor said that this is a national celebration and it is great that it has been brought into the town square as it will bring vibrancy to the district.

Cr Kennedy stated that Kw Tumahai is supportive of this event as is Mawhera Incorporation.

COMMITTEE RESOLUTION CCS 24/05/012

Moved: Ms Eli Maiava
Seconded: Cr Jack O'Connor

That the Mawhera Waitangi Day "Matariki Community Event" be awarded \$600.00.

Carried Unanimously

Cr Kennedy rejoined the meeting.

Grey District Youth Trust - "Paint and Sip" \$1,602.00

Refer page 100 of the agenda. A video presentation was displayed on behalf of the applicant as she was unable to attend.

COMMITTEE RESOLUTION CCS 24/05/013

Moved: Ms Kay Costley
Seconded: Mrs Penny Kirk

That Grey District Youth Trust - "Paint and Sip" be awarded \$1,602.00

Carried Unanimously

Superbrain ProductionNZ - "Into the Woods Music Festival" \$7,000.00

Refer page 115 of the agenda.

Cary Lancaster addressed the meeting. He was accompanied by a group of young members who each spoke to the presentation. They stated that performing gives them the opportunity to enjoy themselves. Mr Lancaster spoke of the huge amount of talent around the district.

Cr Kennedy stated that she really enjoyed Legally Blonde and spoke of the benefits afforded to young people when involved in these type of shows.

Cr O'Connor stated that he is pleased to see the group is to become a Charitable Trust as this is a positive step forward.

Ms Costley stated that the Legally Blonde show was amazing.

COMMITTEE RESOLUTION CCS 24/05/014

Moved: Ms Kay Costley
Seconded: Mrs Penny Kirk

That Superbrain ProductionNZ - "Into the Woods Music Festival" be awarded \$7,000.00

.Carried Unanimously

Greymouth High School "Performing Arts Classes for Young Society" \$2,200.00

Refer page 126 of the agenda.

Susan and Wendy addressed the meeting. They recently sent five children to Napier to learn about drama and they are now ready to share their skills and talents to others. They would like to offer this to years 7 – 10. Cr Mora asked if it was extracurricular and this was confirmed. Cr O'Connor stated that it is great to see new pathways being created.

COMMITTEE RESOLUTION CCS 24/05/015

Moved: Cr Kate Kennedy

Seconded: Ms Kay Costley

That Greymouth High School "Performing Arts Classes for Young Society" be awarded \$2,200.00

Carried Unanimously

It was confirmed that there is \$1,171.24 to be rolled over for next year. It was also confirmed that all funding applications were fully funded for round two.

The meeting concluded at 5.18 pm.

Confirmed

T Mora

Chairperson

____/____/____

Date

UNCONFIRMED

MINUTES OF THE SPORT NEW ZEALAND RURAL TRAVEL FUND SUB-COMMITTEE MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth
on Wednesday 22 May 2024 commencing at 5.21pm

PRESENT: Cr Tim Mora (Chair)
Councillor Jack O'Connor, Councillor Kate Kennedy, Josh Komen, Anna-Marie Thompson

IN ATTENDANCE: Neil Engelbrecht (Finance Manager), Gerhard Roux (Group Manager Support), Marina Tomasi (Engagement & Communications Officer), Trish Jellyman (Democracy Advisor)

Cr Mora welcomed the new committee members to the meeting.

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

APOLOGY

COMMITTEE RESOLUTION SRTF 24/05/001

Moved: Cr Jack O'Connor

Seconded: Cr Kate Kennedy

That the apology received from Ms Maddison Crawford 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

Cr O'Connor stated that he is the vice President of West Coast Hockey.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE SPORT NEW ZEALAND RURAL TRAVEL FUND SUB-COMMITTEE MEETING HELD ON 18 OCTOBER 2023

COMMITTEE RESOLUTION SRTF 24/05/002

Moved: Cr Kate Kennedy

Seconded: Cr Jack O'Connor

That the minutes of the Sport New Zealand Rural Travel Fund Sub-Committee Meeting held on 18 October 2023 be confirmed as true and correct.

Carried Unanimously

3 AGENDA ITEMS

3.1 SPORT NEW ZEALAND RURAL TRAVEL FUND 2023-24 FUNDING ROUND 1 (OCTOBER 2023)

Refer to page 10 of the agenda.

There is \$9,162.00 of funding available and \$18,700 has been applied for. The Chairman advised that the amount that has been applied for is almost double what is available to give out. He advised that applicants will not be granted the amount they have applied for, therefore the amounts will be adjusted to what is available.

COMMITTEE RESOLUTION SRTF 24/05/003

Moved: Cr Kate Kennedy

Seconded: Mrs Anna-Marie Thompson

1. That the report be received.
2. That the Sport New Zealand Rural Travel Fund Sub-Committee Meeting notes and receives the above eight funding applications.

Carried Unanimously

COMMITTEE RESOLUTION SRTF 24/05/004

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That the Sub Committee approves the applications from the applicants below and confirm the grant for each applicant.

1. Paroa Junior Soccer Club \$1,312.00
2. Blaketown RFC \$1000.00
3. Greymouth Junior Football Club \$1,145.00
4. Grey Valley Hockey Club \$1,600.00
5. Lake Brunner School \$1000.00
6. Karoro Hockey Club \$500
7. Greymouth Hockey Club \$1,005.00
8. Waro Rakau Rugby League Juniors \$1,600.00

Carried Unanimously

Paroa Junior Soccer Club

Refer page 15 of the agenda.

Charles Bechtel addressed the meeting. He stated that funding allows the club to continue to grow and to maintain its standing on the West Coast. He stated that the club travels to Hokitika four times a year.

COMMITTEE RESOLUTION SRTF 24/05/005

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That Paroa Junior Soccer Club be awarded a grant of \$1,312.00

Carried Unanimously

Blaketown RFC

Refer page 20 of the agenda.

Tracy Mullally spoke to this application. She stated that the club travels around the West Coast for games and they would appreciate any funding. She stated that the club carpools as much as possible.

COMMITTEE RESOLUTION SRTF 24/05/006

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That Blaketown Rugby Football Club be awarded a grant of \$1000.00.

Carried Unanimously

Greymouth Junior Football Club

Refer page 32 of the agenda.

Darryl Sweetman spoke to this application. He spoke of the impact that sport has on communities and the costs to families these days especially with the high fuel costs. He stated that every sport on the West Coast is struggling and it is important to keep kids in sport.

COMMITTEE RESOLUTION SRTF 24/05/007

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That Greymouth Junior Football Club be awarded a grant of \$1,145.00.

Carried Unanimously

Grey Valley Hockey Club

Refer page 42 of the agenda.

Alison Kyd spoke to this application. She thanked the committee for the opportunity to apply for funding. They currently have four teams this year and are very happy that so many children are taking up the opportunity of sport. She stated that the club has sold raffles and firewood to raise funds.

COMMITTEE RESOLUTION SRTF 24/05/008

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That the Grey Valley Hockey Club be awarded a grant of \$1,600.00

Carried Unanimously

Lake Brunner School

Refer page 48 of the agenda.

Amanda Bailey spoke to this application. She advised that she is the Principal of Lake Brunner School. She stated that her students are in an isolated area and are spread out around the area. She said that some children live in Otira and are on the bus for an hour a day.

Two students addressed the meeting and spoke of their love of sport.

COMMITTEE RESOLUTION SRTF 24/05/009

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That Lake Brunner School be awarded a grant of \$1000.00.

Carried Unanimously

Karoro Hockey Club

Refer page 59 of the agenda.

Suzi Taylor addressed the meeting. She stated that there are three families that travel for games. She spoke of the high costs of fuel which is unaffordable for some families.

COMMITTEE RESOLUTION SRTF 24/05/010

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That Karoro Hockey Club be awarded a grant of \$500.00

Carried Unanimously

Greymouth Hockey Club

Refer page 68 of the agenda.

Nobody was present to speak to this application.

COMMITTEE RESOLUTION SRTF 24/05/011

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That Greymouth Hockey Club be awarded a grant of \$1,005.00

Carried Unanimously

Waro Rakau Rugby League Juniors

Refer page 83 of the agenda.

Kaela Timpson addressed the meeting. She stated that the club has 81 members. She advised that coaches and managers have asked parents if they don't need fuel voucher, not to accept them and to leave them for families who need them. She stated that the club carpool often to save on fuel.

She confirmed that families are spread all over the district.

COMMITTEE RESOLUTION SRTF 24/05/012

Moved: Member Anna-Marie Thompson

Seconded: Cr Kate Kennedy

That Waro Rakau Rugby League Juniors be awarded a grant of \$1,600.00

Carried Unanimously

Cr Mora thanked everyone for attending the meeting.

He stated that applicants will be notified as to the status of their funding applications by the end of the week.

The meeting concluded at 6.15pm

Confirmed

T Mora
Chairperson

____/____/____

Date

UNCONFIRMED

MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 29 July 2024 commencing at 2:00 pm****PRESENT:**

Cr Rex MacDonald (Chair)

Mayor Tania Gibson, Councillor Allan Gibson, Councillor John Canning, Councillor Peter Davy, Councillor Kate Kennedy, Councillor Robert Mallinson, Councillor Jack O'Connor (via Zoom), Councillor Tim Mora

IN ATTENDANCE:

Paul Pretorius (Acting Chief Executive), Neil Engelbrecht (Finance Manager), Trish Jellyman (Democracy Advisor), Shannon Beynon (Communication & Engagement Manager)

1 APOLOGIES AND DECLARATIONS OF INTEREST**1.1 APOLOGIES****COMMITTEE RESOLUTION FRABS 24/07/001****Moved: Mayor Tania Gibson****Seconded: Cr John Canning**

That the apology from Kw Francois Tumahai be accepted and a 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 FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD ON 17 JUNE 2024****COMMITTEE RESOLUTION FRABS 24/07/002****Moved: Cr Robert Mallinson****Seconded: Cr Tim Mora**

That the minutes of the Finance Regulatory and Business Support Committee held on 17 June 2024 be confirmed as true and correct.

Carried Unanimously

3 AGENDA ITEMS

3.1 REGULATORY, RECREATION, BUSINESS SUPPORT AND CUSTOMER SERVICES REPORT

Refer page 15 of the agenda.

The Acting CE advised that the format of the report aims to give Council as much information as possible, he welcomed feedback as to whether or not Councillors feel it gives enough information.

Cr Canning asked when the TiGA Minerals appeal might be heard. The Acting CE undertook to follow up on this.

Cr Mora asked when the Animal Control bylaw is likely to be reviewed. The Acting CE stated that this is in progress.

The Acting CE agreed to provide a full breakdown of costs for dog registration to a constituent of Cr Kennedy's who has requested this.

Cr Mora asked about the comment in the report regarding the maximum number of memberships at the WRC being reached and asked if this means there is a software issue. The Acting CE offered to follow up on this and to report back to all Councillors.

Cr Mora asked about a problem with the roof at the WRC. It was confirmed that this problem relates to a small area around the pool entrance.

Cr Mora asked why the security audit for IT is going to take a year. The Acting CE offered to provide a full report on this matter once the ICT Manager returns from leave. It was agreed that the ICT Manager would present to the next meeting.

The Chairman spoke of some Snap Send Solve requests that have been handed over to the Utilities Team. It was agreed that these would be followed up with the CRSM.

Cr Mallinson pointed out that he had before asked that the IT vulnerabilities section of this report be moved to the In Committee section of the meeting. The Acting CE agreed with this request and advised that the ICT Manager would be made aware of this request.

Cr Kennedy commented that it is good to see that the owners of the Honey Café at Kumara are now the operators of the new café at the WRC. Her Worship confirmed that the new café opens today.

Cr Mora asked what the \$1.6M overdue debt relates to. The Acting CE confirmed this amount includes all monies owed to Council, not only rates.

The FM confirmed that the \$1.6M relates to rates, and fees and charges. He agreed that going forward, rates debt would be kept separate from other debt. It was also agreed that a list of debtors would be provided to Councillors for the next meeting.

COMMITTEE RESOLUTION FRABS 24/07/003

Moved: Cr Allan Gibson

Seconded: Cr John Canning

That the Finance Regulatory and Business Support Committee:

- a) Receives the report and notes the contents.

Carried Unanimously

3.2 FINANCE REPORT FOR THE PERIOD ENDING 30 JUNE 2024

Refer page 40 of the agenda.

Her Worship pointed to the provisional shortfall and confirmed that measures are being put in place that will provide Council with the ability to manage its finances better into the future.

The FM spoke to this report. He stated that Council budgeted a shortfall of \$3.439M but was in fact further overspent by another \$800,000. The final position will only be known once the final year end wash up is done.

He stated that cashflows are running a bit lower than expected. He is working on what controls can be put in place going forward. He is also working on overruns. He advised that he will be working closely with managers to ensure that budgets are kept on track.

Cr Mallinson asked when is the first draft of the Annual Report expected.

The FM confirmed that this is an interim result and the final number is likely to be included in the first draft of the Annual Report which is expected around the middle of September.

Cr Mallinson indicated that he would have expected this earlier.

The Acting CE reminded Councillors that Council is functioning without a manager and a consultant is being used in the finance area. He offered to talk this process through with Cr Mallinson should he have any concerns.

In response to a question from Cr Mora, the FM confirmed that the majority of subsidies and grants relate to NZTA claims.

Her Worship stated there will be no cost overruns with budgets without Council approval from hereon in, there will be some tightening and changes which is what Council has been asking for.

It was confirmed that Mr Murray Staite is assisting in the financial area.

COMMITTEE RESOLUTION FRABS 24/07/004

Moved: Cr Rex MacDonald

Seconded: Cr Allan Gibson

That the Finance Regulatory and Business Support Committee:

- a) Receives the report and notes the contents.

Carried Unanimously

3.3 ACTIVITY BASED MANAGEMENT ACCOUNTS FOR THE PERIOD ENDING 30 JUNE 2024

Refer page 45 of the agenda.

The FM spoke to this report and advised that going forward he will be providing a lot more detail to Council especially with regard to any budget overspending which will now require Council approval.

Cr Mallinson stated that he had asked previously if staff could look at totalling some of the big revenue expenditure items in each activity statement. He stated that he would still like to see this.

The Chairman stated that he would also like to see this information.

The Acting CE stated that he would like to sit with Cr Mallinson to discuss what format he would like to see in this report.

The Acting CE confirmed his commitment to reduce the amount spent on consultants but at the moment he has no other option. He confirmed that the GMO position will not be filled until the new CE is on board and that he is acting in this role too. He stated that due to the staffing situation he has no option but to use finance consultants as Council has to provide an Annual Report.

The Chairman stated that this is a very prudent approach as Council cannot be exposed during this time.

Cr Gibson asked for further clarification on insurance variance. The FM advised that this is a classification between the various statements. He agreed to circulate further insurance information to Council.

COMMITTEE RESOLUTION FRABS 24/07/005

Moved: Cr Tim Mora

Seconded: Cr Kate Kennedy

That the Finance Regulatory and Business Support Committee:

- (a) Receive the report and note the contents.

Carried Unanimously

4 IN COMMITTEE ITEMS

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

Agenda item 4.1

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 FRABS 24/07/006

Moved: Cr Rex MacDonald

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
4.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD ON 17 JUNE 2024	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

Carried Unanimously

5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 2.28pm.

Confirmed

R MacDonald

Chairperson

____/____/____

Date

UNCONFIRMED

MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Monday 29 July 2024 commencing at 2.50pm**

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 (via Zoom)

IN ATTENDANCE: Aaron Haymes (Group Manager Operations), Neil Engelbrecht (Finance Manager) via Zoom, Kurtis Perrin-Smith (Utilities Infrastructure Manager), Paddy Blanchfield (Transport Infrastructure Manager), Kaia Beal (Solid Waste Officer), Trish Jellyman (Democracy Advisor), Shannon Beynon (Communication & Engagement Manager)

1 APOLOGIES AND DECLARATIONS OF INTEREST**1.1 APOLOGIES****APOLOGY****COMMITTEE RESOLUTION OACPD 24/07/001****Moved: Mayor Tania Gibson****Seconded: Cr John Canning**

That the apology received from Kw Francois Tumahai be accepted and leave of absence granted.

Carried Unanimously

logies.

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 17 JUNE 2024****COMMITTEE RESOLUTION OACPD 24/07/002****Moved: Mayor Tania Gibson****Seconded: Cr Rex MacDonald**

That the minutes of the Operations and Capital Programme Delivery Committee held on 17 June 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 27 JUNE 2024****COMMITTEE RESOLUTION OACPD 24/07/003****Moved: Mayor Tania Gibson****Seconded: Cr Rex MacDonald**

That the minutes of the Tenders Subcommittee Meeting held on 27 June 2024 be received and noted.

Carried Unanimously**2.3 RECEIPT OF MINUTES OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 11 JULY 2024****COMMITTEE RESOLUTION OACPD 24/07/004****Moved: Mayor Tania Gibson****Seconded: Cr Rex MacDonald**

That the minutes of the Extraordinary Tenders Subcommittee Meeting held on 11 July 2024 be received and noted.

Carried Unanimously**3 AGENDA ITEMS****3.1 OPERATIONS AND CAPITAL PROGRAMME REPORT**

Refer page 19 of the agenda.

In response to question from Cr MacDonald regarding the Arnott's Height slip, the TIM advised that the geotech report was received today and will be circulated to Councillors.

Cr MacDonald acknowledged that this is not an easy fix and is a bit more technical than what was thought. He stated that he would pass this information on to the constituents that he had been dealing with as he is unsure that they are aware of the complexities around this.

The GMO advised that there are a lot of services (piping etc) around this area and the slip is still moving.

The UIM provided an update on the raw sewage problem in Cobden. He advised that a property on Nelson Quay was affected. A reflux valve has now been put in place on this property and an issue at the wastewater plant in Cobden has been repaired with the alarm system and level control systems also repaired.

Her Worship stated that this problem was not reported to Council and Council's Communications staff were alerted to the problem via Facebook. She stated that if people don't contact Council directly then Council does not know and are then unable to act promptly.

Cr Kennedy asked for a progress report on the main water line at Rapahoe.

The UIM advised that staff are looking at cost estimates to replace the line which will be dealt with via the Long Term Plan process. He stated that the design is being worked through with other agencies such as Waka Kotahi (NZTA) and KiwiRail. He is meeting with local residents tomorrow.

Her Worship stated that it is good to see the number of building consents has gone up again this month.

Cr Mora asked the Solid Waste Officer (SWO) how the public is responding to wheelie bins being audited. The SWO responded that last month was the first full month of auditing with around 474 bins audited and 80% of bins audited for contamination were classified as a failure. He advised that the data will be released in the next couple of days.

Cr MacDonald asked the GMO if the implementation of Smartsheet is up and running yet.

The GMO advised that this system is designed to help manage the Capital Programme efficiently, to reduce carryforwards at the end of the year and to deliver what has been promised to the community. He stated that Smartsheet enables monitoring and delivery of projects. He stated that currently staff are loading financial information into it and the Teams are already using it. Once it is fully implemented monthly capital project management meetings will be held and this will assist with the formation of a monthly report.

Her Worship stated that a meeting is about to held for Keith Road Playground project. A submission was received via the Annual Plan process for an upgrade of this playground and good progress is being made with the community group.

Mitchells Toilet Block Project: The GMO advised that the project is going well and is almost complete. Landscaping is yet to be finished. Panels are yet to be added which will provide screening of the shelter / toilet block. A decorative wrap with a landscape design is to be placed on the building. The parking area near the boat ramp has been reformed and the roadway to the boat ramp is close to being finished. The speed restriction may be altered to 50 km through the settlement as well as a 30 km speed restriction down to the boat ramp, which was requested by the residents during community engagement.

Kotare Domain Skatepark: The GMO advised this is looking very good and is close to completion.

Cr Kennedy stated that the next fine weather window should allow for work to be finished. She stated that the community is looking forward to the finishing touches being made to the dog park area.

The WMO advised that a new bin for the Domain is expected to arrive this week.

Her Worship spoke of planned communications due to go out outlining the work involved with sorting line for rubbish at McLeans Pit. She commented that there is a lot involved with this work.

COMMITTEE RESOLUTION OACPD 24/07/005

Moved: Cr John Canning

Seconded: Cr Kate Kennedy

That the Operations and Capital Programme Delivery Committee:

1. Receives the Operations and Capital Programme Delivery Report and notes the information contained herein.

Carried Unanimously

4 IN COMMITTEE ITEMS

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

Agenda item 4.1

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 OACPD 24/07/006**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 17 JUNE 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 27 JUNE 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
4.3 - RECEIPT OF IN COMMITTEE MINUTES OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 11 JULY 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 commercial position of the person who supplied or who is the subject of the information	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

Carried Unanimously**5 SUB-COMMITTEE RESUMES IN OPEN MEETING****CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.**

The meeting concluded at 3.08 pm.

Confirmed_____
T Gibson**Chairperson**_____/_____/_____
Date

3 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

4 MATTERS UNDER ACTION

4.1 MATTERS UNDER ACTION

File Number:

Report Author: Democracy Advisor

Report Authoriser: Acting Chief Executive

Appendices: Nil

Meeting Date	Reference	Subject	Update
12 November 2018	18/11/443	P/16: Port – Transfer of responsibilities, powers and duties relating to navigation safety from West Coast Regional Council	2/10/23: Acting CE will discuss with WCRC CE this week.
11 February 2019	19/02/484	R9/1: Application for Road Closure and purchase of road reserve: LINZ Parcel ID 3701440 adjoining Section 1 SO11661 Nelson Creek	Prior to presenting a follow up report to Council, the next step is to meet with the submitters to explore whether the submitters concerns can be resolved. Waiting on applicant to agree to pay all associated costs.
11 December 2024	11/12/015	Runanga Reserve Land Classification	Submissions have closed and none received. Legal have been advised. A meeting is arranged for later in September once the Trust’s lawyer returns from leave.
25 March 2024	24/03/033	Town Centre Digital Displays	Digital displays are in progress

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"> (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. <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>

5 AGENDA ITEMS

5.1 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL

File Number:

Report Author: Democracy Advisor

Report Authoriser: Acting Chief Executive

Appendices: Nil

1. PURPOSE

The following documents have been prepared in accordance with previous resolutions of the Council and/or the provisions of the Local Government Act, 2002 and other relevant statutes.

It is now proposed that the Council authorise the signing and sealing of these documents.

2. OFFICER RECOMMENDATION

That the following documents be executed under the Common Seal of the Council:

1. Deed of Ground Lease between Grey District Council and Marcia Pere for all of the land at 8 Coakley Street, Blaketown in Lot 5 Deposited Plan 3326 being 508m² (more or less) and contained in Record of Title WS8B/963.
2. Deed of Ground Lease between Grey District Council and Leslie Frederick Thomas and Karen Thomas for all that piece of land situated at 176 Preston Road, Greymouth, containing 645 square metres be the same a little more or less being Lot 5 DP 1746 Borough of Greymouth and being part of the land comprised in Record of Title WS1A/834 Westland Registry subject to K1078 (hereinafter referred to as "the said land").
3. Private Development Agreement between Grey District Council and Ball Developments Limited. Subdivision at Kaiata Park, involves Lot 200 vesting in Council as reserve land. The Reserve is currently contained in Record of Title 433119 (Reserve Title).
4. Deed of Ground Lease between Grey District Council and Sandra Lee Davison for all of the land at 6 Pitt Street, Cobden, Greymouth 7802 in Lot 5 Deposited Plan 1010 being 974 square metres (more or less) and contained in Record of Title 398499.

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.

5.2 MAYOR'S UPDATE

File Number:**Report Author:** Mayor Tania Gibson**Report Authoriser:** Acting Chief Executive**Appendices:** Nil

1. REPORT PURPOSE

- 1.1. To provide an update of the Mayor's activity for the period 17 June to 31 July 2024.

2. EXECUTIVE SUMMARY

- 2.1. The winter months of June and July have been quieter on the event front but in addition to regular meetings there have been several extraordinary meetings for Council, concerning the Annual Plan and also the new library. There have also been additional meetings with the Mayors, Chairs and Iwi group and also Te Tai o Poutini (TTPP).
- 2.2. In June I attended Exercise Rū Whenua in Wellington. The purpose of this was for community leaders to get together and have strategic discussions involving the scale and diversity of needs New Zealand faces following a Magnitude 8 Alpine Fault earthquake, and to understand about meeting the complexities and cascading interdependencies of these needs. The discussions were based on the exercise situation about eight days after the initial earthquake.
- 2.3. A new "Two minutes with the Mayor" video is now being released each week to update the community with key messages, Council decisions and upcoming points of interest. This also includes a questions segment where the community are encouraged to send us their questions and we will answer these.
- 2.4. West Coast leaders had the opportunity to meet with Minister Simeon Brown, Minister for Local Government and also portfolio holder for Transport and Energy. Although our time with him was not long this did provide an opportunity to discuss some key issues including Three Waters, local government funding constraints, West Coast Regional Infrastructure projects and resilience of our transport networks – roads, rail and ports.
- 2.5. With the previous Government's "Three Waters" now being replaced with "Local Water Done Well" there is work underway to look at the viability of councils working together in the management of the three waters area. Ngai Tahu recently arranged a workshop for Councils in the Canterbury, West Coast and southern regions and Councillor Gibson, GM Operations and I joined this on-line.
- 2.6. With Council now having formally confirmed to proceed with the new library/community hub and arrangements of the partnership with DWC this project is progressing well. Library Governance Group meetings are held regularly and these provide valuable updates. This will be an exciting project for all involved.
- 2.7. There has been changes to the TTPP in regard to the Grey District's stance on SNAs which was alerted to us by our Regulatory Manager. We have been working extensively advocating with Ministers and putting forward our recommendations to the TTPP Committee that the Indigenous Biodiversity hearing scheduled for the end of August be delayed as the Government have announced their intention to change the legislation. If the hearing proceeds prior to the legislation changes, this is likely to mean this section of the Plan will need to be revisited.

3. OFFICER RECOMMENDATION

- 3.1 That the Mayor's activity report for the period 17 June to 31 July 2024 be received.

4. MAYORAL ACTIVITY SUMMARY

- 4.1. 17 June: Extraordinary Council Meeting for appointment of new Chief Executive; Finance, Regulatory & Business Support Committee; Operations & Capital Programme Delivery Committee.
- 4.2. 18 June: Mayors Taskforce for Jobs (MTFJ) meeting to discuss filming for Real Futures Campaign and the people in employment who we have recruited to be involved in this initiative; meeting to discuss the Spring into Summer event; Life Education Trust.
- 4.3. 19 June: The CE and I travelled to Westport for a meeting of the Te Tai o Poutini committee meeting. We stayed on in Westport to attend an Extraordinary Mayors, Chairs & Iwi meeting.
- 4.4. 20 June: The GM Operations and I met with a local resident who had some queries to discuss; catch-up meeting with the CE; Elder Abuse lunch; Bowel Cancer Walk along the Greymouth floodwall; New Library project Governance Group update with an update to Council following.
- 4.5. 21 June: Morning meeting with the ACE; coffee meeting; meeting with representative from the Ministry for the Environment; relevant staff and I met with a local resident about the TTPP issues.
- 4.6. 24 June: Catch-up with Councils' DWC representative; MTFJ co-ordinators and I made employer/employee visits; regular catch-up with the ACE; Council received a six-monthly update from Development West Coast and the June Council Meeting followed.
- 4.7. 25 June: Takiwā Poutini Locality Governance meeting; meeting with a resident to discuss various matters. The Greymouth Star took a photo of Cr Davy and I at the proposed location for the Menz Shed. This group have been searching for some time for a building from which they can operate and it is great news that a base for them has finally been found.
- 4.8. 26 June: Attended Exercise Rū Whenua in Wellington.
- 4.9. 27 June: A representative from the Federation Mountain Club, who is also a journalist, met with me to talk about a story she is writing about mining on the West Coast; Extraordinary Council Meeting for adoption of the Annual Plan; Tenders Sub Committee meeting.
- 4.10. 28 June: Matariki Celebrations in the Town Square.
- 4.11. 1 July: Weekly recording of "two minutes with the Mayor"; visit from a local resident; online meeting with other West Coast Mayors.
- 4.12. 2 July: The ACE, Managers and I met to discuss the Regional Infrastructure Fund and potential applications.
- 4.13. 3 July: Regular morning meeting with ACE; Te Tai o Poutini West Coast Housing Meeting; Mayors Chairs and Iwi short on-line meeting; Menz Shed meeting.
- 4.14. 4 July: The ACE and I met with DOC's new Regional Director and Greymouth Operations Manager; Greymouth Business & Promotion Association meeting.
- 4.15. 5 July: Regional Transport Committee meeting.
- 4.16. 11 July: Catch-up with ACE and Chair of Council's Risk & Assurance Committee; Mawhera Library Project Governance Group; A representative met with me around future training opportunities and education within the mining sector and potential opportunities re Government announcements; Extraordinary Council Meeting followed by an Extraordinary Tenders Sub Committee meeting.

- 4.17. 12 July: Regular catch-up with ACE; ROCC (Resilience to Organised Crime in Communities) leadership update.
- 4.18. 15 July: Opening of the South Island Greenkeeper for Lawn Bowls Conference. Weekly recording “two minutes with the Mayor”; meeting with a representative from Mawhera Inc; discussion regarding the formation of a Housing Trust.
- 4.19. 16 July: Pre-briefing with West Coast Mayors and Chairs ahead of Minister Brown’s visit so we could make the most of our time with him; Grey Power mid-winter lunch.
- 4.20. 17 July: Morning catch-up with ACE; a local developer met with me to provide an update on his projects; media interview at the new library site; representatives from a local organisation met with me to discuss various issues.
- 4.21. 18 July: Meeting with Hon Simeon Brown and Maureen Pugh; the ACE, Cr Gibson and I met with the Regulatory Manager for a discussion on the Te Tai o Poutini District Plan and SNAs.
- 4.22. 19 July: Morning catch-up with ACE; meeting with local resident; Extraordinary Council Meeting with the item being Re-setting of the Rates Strike.
- 4.23. 22 July: WR Kettle Trust 2024 Funding Application meeting.
- 4.24. 23 July: Councillors Gibson and Mora and I had a meeting with the ACE and relevant staff to prepare for the Joint Floodwall Committee Meeting; I attended the Blessing of the new Mental Health Facility site, Hon Matt Doocey and MP Maureen Pugh were also in attendance for this occasion. Phone meeting with Chair of the Te Whanaketanga Steering Group as I had missed his presentation to the Mayors, Chairs and Iwi group; Methcon presentation about methamphetamine education, held at the Regent Theatre.
- 4.25. 24 July: Morning catch-up with ACE; Christmas Carnival committee meeting; weekly update with the MTFJ Co-ordinator; Life Education Trust.
- 4.26. 25 July: Regional Land Transport meeting; Cr Gibson, GM Operations and I attended, via zoom, a workshop organised by Ngāi Tahu for Council Mayors and CEs to join with them in discussing “Local Water Done Well”; WCRC Chair and I met with a local resident; Guest Speaker at the Lions Club meeting.
- 4.27. 26 July: TTPP Emergency Meeting for approval to extend Proposed TTPP Variation 2 submission period (Coastal Natural Hazards Mapping); catch-up with ACE.
- 4.28. 29 July: Weekly recording “two minutes with Mayor”; Toko Pounamu meeting; catch-up with DWC Chair; presentation “Innovation and Improvement” to Council by West Coast Health Hauora Tai Poutini; Finance, Regulatory & Business Support meeting followed by Operations & Capital Programme Delivery meeting.
- 4.29. 30 July: Meeting with relevant staff and community members to discuss improvements to the Keith Road playground; a representative from the CARE group met with me regarding Civil Defence planning; visit from a Rapahoe community member; I was invited to speak to the local Girl Guides about leadership and helped them with topics in the Grey District they could use for their Advocation Badge.
- 4.30. 31 July: Morning catch-up with ACE; Christmas Carnival planning; weekly update with the MTFJ Coordinator.

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.

5.3 CHIEF EXECUTIVE'S UPDATE: 17 JUNE - 31 JULY 2024**File Number:****Report Author:** Acting Chief Executive**Report Authoriser:** Acting Chief Executive**Appendices:** Nil**1. REPORT PURPOSE**

- 1.1. To provide an update of the Chief Executive's activity for the period 17 June to 31 July 2024.

2. EXECUTIVE SUMMARY

- 2.1. A summary of the Acting CE's work programme during the report period follows.

3. OFFICER RECOMMENDATION

- 3.1. That the Chief Executive's update for the period 17 June to 31 July 2024 be received.

4. SUMMARY

- 4.1. There have been a number of important meetings during the period of this report that the Mayor and I have attended. These include meeting with Minister Simeon Brown, Minister for Local Government and also holder of Transport and Energy portfolios. We also attended a "Local Water Done Well" workshop, looking at the viability of councils working together in the management of the three waters area. We also met with Regional and local DOC managers and the Mayors, Chairs and Iwi group.
- 4.2. Following the adoption of the Enhanced Annual Plan on 27 June 2024 an error in the setting of rates was detected and it was determined that further work and re-setting of the rates was required. I have met regularly with members of the Finance team for progress reports and to ensure we are on track for the meeting scheduled on 13 August for the rates re-setting.
- 4.3. A meeting of the Joint Floodwall Committee has been held and the Mayor, Crs Gibson and Mora, GM Operations and I attended this. A review of the Floodwall Agreement is underway as the ownership of the floodwalls has been transferred to WCRC.
- 4.4. Local Mayors and CEs had the opportunity for a short meeting with Minister Simeon Brown in Hokitika. The Partnerships Director, Department of Internal Affairs (DIA) was visiting with the Minister and while here he met with me. This was a good opportunity to discuss current DIA matters and express to him Council's focus is on being responsible and serving in the best interests of the community. There was also quite a discussion on SNAs and further advice he provided to me following the meeting triggered our response to the Te Tai o Poutini Plan Committee, in seeking a delay in hearings while awaiting Government's legislation changes. To date this request has been challenged by the Committee.
- 4.5. I have been focussing on report writing and Council meeting minutes to ensure these are accurate and of a high standard.
- 4.6. I have met with a number of staff and am working to resolve various issues that are being brought to my attention, with the aim of having the organisation in good order when the new Chief Executive begins on 1 October.

4.7. I have also dealt with various Planning, Regulatory and other matters in my role as Acting Group Manager Support.

5. LOCAL GOVERNMENT OFFICIAL INFORMATION ACT (LGOIMA) REQUESTS

5.1. Summary of requests received for the period 17 June to 31 July 2024

Received	Requested By	Subject	Referred To
04/07/2024	Grey Star	Unplanned water shutdowns and pipe age	Utilities Mgr
15/07/2024	Grey Star	Taylorville Resource Park: Drinking Water	GMO
15/07/2024	Resident	Overdue Accounts	Acting CE
16/07/2024	Hokitika Guardian	Staff numbers	People & Capability
19/07/2024	Grey Star	Rates Strike	Acting CE
22/07/2024	Free Speech Union	Access to Council's property, venues, public spaces	Acting CE
26/07/2024	Grey Star	Liquor Licensing	Regulatory
31/07/2024	Tax Payers Union	Ways Council will make savings	Acting CE
Total requests received for period 1 May to 15 June 2024			8
Total requests received YTD			50
Total requests received previous YTD			80
Requests completed YTD			42
Requests not completed within 20 working days			2

5.2. LGOIMA requests continue to occupy considerable staff time.

6. MEDIA REQUESTS

Received	Requested By	Subject	Total
26/06/2024	Grey Star	WRC roof repairs	
27/06/2024	Grey Star	Carbon auction and follow up	
02/07/2024	Grey Star	Town Square Canopy costs	
03/07/2024	Grey Star	Staff Resignation	
03/07/2024	Grey Star	Debt and GST	
03/07/2024	Grey Star	CE Handshake	
05/07/2024	Grey Star	Conserve Water Notice	
08/07/2024	Grey Star	Sewerage in Cobden	
08/07/2024	Grey Star	WRC Coffee Kiosk	
08/07/2024	Grey Star	Resident Satisfaction Survey	
09/07/2024	Grey Star	Stillwater Dog	
09/07/2024	Grey Star	WRC Boiler	
16/07/2024	Grey Star	Rates query	
16/07/2024	Grey Star	Fountain	
16/07/2024	Grey Star	Boat Ramp Fines	
16/07/2024	Grey Star	Cobden Bridge: Seismic Strength	
16/07/2024	Grey Star	Sewer Separation	
22/07/2024	Grey Star	Dunollie Rooster	

25/07/2024	Grey Star	Library Costs	
31/07/2024	Grey Star	Consent Request	
Total			20

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.

5.4 LANDFILL FINANCIAL ASSISTANCE FUND 2024-2025 FINANCIAL YEAR

File Number:

Report Author: Solid Waste Officer

Report Authoriser: Utilities Infrastructure Manager

Appendices: Nil

1. REPORT PURPOSE

1.1. For Council to consider the 2024-2025 Landfill Funding Assistance applications and to decide on the allocation of funding.

2. EXECUTIVE SUMMARY

2.1. Council approved an amount of \$10,000 as a support fund for landfill fees for sporting, community, and welfare organisations. The \$10,000 budget equates to a mass of solid waste of approximately 19.04 tonnes able to be allocated within budget.

2.2. Applications for funding were received from 12 organisations, for a total of 48.40 tonnes. The table in 4.6 below details how the budgeted allocation of 19.04 tonnes is recommended to be distributed.

3. OFFICER RECOMMENDATION

That Council

1. Receives the report Landfill Funding Assistance Grant 2024-2025 Financial Year.
2. Approves and distributes the below funds.

Organisation	Tonnes applied for	Recommended allocation (Tn)	Recommended Funding Allocation (\$)
Uniting Church Op Shop	3.45	1.53	803.25
Cobden-Runanga Anglican Church – Sharing Shed	3.00	1.43	750.75
The Shed Youth Project	1.00	1.00	525.00
Family Start West Coast	3.00	1.43	750.75
Cobden Kohinoor Rugby League Club	0.50	0.50	262.50
Kaiata Community Centre Incorporated	0.50	0.50	262.50
Cobden Bowling Club	1.50	1.11	582.75
Nelson Creek Community Incorporated	5.00	1.87	981.75
Camerons Community Club Incorporated	1.50	1.11	582.75
The Salvation Army Family Store	25.00	6.19	3,249.75
Greymouth Community Corrections	3.00	1.43	749.50
Presbyterian Support	0.95	0.95	498.75
TOTAL	48.40	19.50	10,000.00

4. BACKGROUND

4.1. Council approved an amount of \$10,000 as a support fund for landfill fees for sporting, community, and welfare organisations. The \$10,000 budget equates to a mass of solid waste of approximately 19.04 tonnes able to be allocated within budget.

4.2. The Landfill Assistance Funding was advertised on Council’s website and Facebook and application forms were also sent to organisations who had applied in previous years.

- 4.3. Applications for funding were received from 12 organisations, for a total of 48.40 tones, as detailed in the table below.
- 4.4. The application process requires applicants to break down the volume of waste into different categories and emphasises that some materials can be disposed of for no charge to the user i.e., recyclables. The intention is to encourage applicants to think about the alternatives that are available and, as with all users, reduce the volume of waste into the landfill.
- 4.5. It is intended to provide all who receive funding with a ‘voucher’ which must then be presented to the landfill. Their waste will be weighed in the normal manner and the cost, together with the voucher will then be sent through to Council’s Business & Contracts team who will apply the allocation made. Any shortfalls will then be recovered from the applicant and any balance will be retained for their credit. Any money unspent will not be transferable to the next financial year.

5. OPTIONS

- 5.1. **Option 1 (Preferred Option)** – Council would provide a guarantee that applicants would receive up to one tonne of funding. For requests that exceed one tonne, the additional amount will be prorated based on the remaining available funds and the total excess tonnage requests. This ensures that all applicants receive some level of support, with larger requests receiving a proportional share of the remaining budget.

Organisation	Tonnes applied for	Recommended allocation (Tn)	Recommended Funding Allocation (\$)
Uniting Church Op Shop	3.45	1.53	803.25
Cobden-Runanga Anglican Church – Sharing Shed	3.00	1.43	750.75
The Shed Youth Project	1.00	1.00	525.00
Family Start West Coast	3.00	1.43	750.75
Cobden Kohinoor Rugby League Club	0.50	0.50	262.50
Kaiata Community Centre Incorporated	0.50	0.50	262.50
Cobden Bowling Club	1.50	1.11	582.75
Nelson Creek Community Incorporated	5.00	1.87	981.75
Camerons Community Club Incorporated	1.50	1.11	582.75
The Salvation Army Family Store	25.00	6.19	3,249.75
Greymouth Community Corrections	3.00	1.43	749.50
Presbyterian Support	0.95	0.95	498.75
TOTAL	48.40	19.50	10,000.00

Advantages

- Ensures all applicants receive a minimum level of support, providing a safety net for smaller organisations.
- Balance the need to support all applicants with the limited budget available, giving larger requests a proportional share.

Disadvantages

- May still not fully address the needs of different organisations potentially those with larger waste volumes.
- Organisations with waste volumes significantly above one tonne may find the funding allocation inadequate,

- 5.2. **Option 2** – Council would distribute the funds proportionally based on the amount on the tonnage amount requested by each organisation (prorated). Each application would be reviewed to determine the total requested tonnage and then the available funds would be

divided accordingly, providing each applicant with a percentage of their request based on the available budget.

Organisation	Tonnes applied for	Recommended allocation (Tn)	Recommended Funding Allocation (\$)
Uniting Church Op Shop	3.45	1.36	713.00
Cobden-Runanga Anglican Church – Sharing Shed	3.00	1.18	619.00
The Shed Youth Project	1.00	0.39	204.00
Family Start West Coast	3.00	1.18	619.00
Cobden Kohinoor Rugby League Club	0.50	0.20	105.00
Kaiata Community Centre Incorporated	0.50	0.20	105.00
Cobden Bowling Club	1.50	0.59	309.00
Nelson Creek Community Incorporated	5.00	1.98	1,038.00
Camerons Community Club Incorporated	1.50	0.59	309.00
The Salvation Army Family Store	25.00	9.84	5,166
Greymouth Community Corrections	3.00	1.18	619.50
Presbyterian Support	0.95	0.37	194.000
TOTAL	48.40	19.50	10,000.00

Advantages

- Provides a clear straightforward method of allocating the funds based on a proportion system.
- Simplifies the process, making it quicker and easier to distribute the funds.

Disadvantages

- May not adequately address the specific needs of organisations with smaller or larger waste volumes, leading to potential disparities.
- Organisations who have applied for a larger amount would receive a significant percentage of the available budget, leaving organisations that have requested smaller amount disadvantaged by receiving minimal proportions of their requests. Considerations

5.3. Legal and Legislative Implications

5.3.1. No implications.

5.4. Financial

5.4.1. An amount of \$10,000 is included within the budget. Any amount over this, if considered, would need to be funded by way of an over expenditure (and rated for in future years).

5.5. Existing Policy and Strategy Implications

5.5.1. Nil.

5.6. Fit with Purpose of Local Government Statement

5.6.1. Funding this meets the purpose of Local Government and there are no known issues outside of the purpose.

5.7. Effects on Mana whenua

5.7.1. N/A

5.8. Significance and Engagement

5.8.1. This matter and decision is considered as Low Significance from the Council’s Significance and Engagement Policy and therefore there is no need for Council to engage with the wider community regarding this decision.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	Limited to the organisations that have requested funding support.
Is there a significant impact arising from duration of the effects from the decision?	No	Material to be taken to the consented landfill.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	Solid Waste is a strategic asset as per Schedule 3 of the LTP.
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	\$10,000.00 allowed for in the Enhanced Annual Plan.
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

5.9. Community Wellbeings and Outcomes

5.9.1. This funding assist organisations, many of whom have very limited financial resources and through the service they provide to the community, often get left to dispose of others unwanted items.

5.10. Other

5.10.1. N/A

6. CONCLUSIONS

6.1. Option 1 is recommended as it provides a more equitable and tailored approach to fund distribution. Council can ensure that smaller organisations receive necessary support while larger requests are still proportionally distributed.

7. NEXT STEPS

- 7.1. Applicants are to be advised of the outcome in writing and provided a voucher for the allocation amount.

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.

5.5 REPRESENTATION REVIEW: ARRANGEMENTS FOR 2025 LOCAL ELECTIONS**File Number:****Report Author:** Acting Chief Executive**Report Authoriser:** Acting Chief Executive**Appendices:** 1. Arrangements for the 2025 Local Elections: Final Proposal**1. REPORT PURPOSE**

1.1. To confirm representation arrangements for the 2025 local elections.

2. EXECUTIVE SUMMARY

- 2.1. Council, per S. 19H of the Local Electoral Act 2001 must undertake a review of representation arrangements once every period of 6 years. The last review was for the 2019 and 2022 elections.
- 2.2. A draft Representation Proposal was presented, and approved by Council at its meeting held on 13 May 2024.
- 2.3. In accordance with legislative requirements the Proposal was publicly notified and feedback invited. When the feedback period closed on 26 June 2024, no submissions were received.
- 2.4. On the basis that no submissions were received, the draft Representation Proposal should now be confirmed as the Final Proposal for arrangements for the 2025 local elections.

3. OFFICER RECOMMENDATION

That Council:

1. Takes note that a draft Representation Proposal was publicly notified in accordance with Section 19M(1) of the Local Electoral Act 2001.
2. Acknowledges no submissions were received.
3. Approves the Representation Proposal attached hereto as Annexure A and confirm this will be the Final Proposal for arrangements for the 2025 local elections.

4. BACKGROUND

- 4.1. S. 4 of the local Electoral Act 2001 defines the principles of the Act as:
 - 4.1.1. Fair and effective representation for individuals and communities. This is based on three factors, namely identification of communities of interest, effective representation of such communities of interest and fair representation of electors based on the +/- 10% rule for wards.
 - 4.1.2. All persons have a reasonable and equal opportunity to cast an informed vote, nominate candidate(s) and accept nomination as candidate.
 - 4.1.3. Public understanding of and confidence in the electoral process through:
 - a regular election cycle
 - elections managed independently
 - freedom of choice and secrecy of vote

- transparent processes and systems pertaining to election results
 - impartial dispute resolution
- 4.2. S. 19H of the Local Electoral Act 2001 requires territorial authorities to undertake a review of their representation arrangements at least once every period of 6 years. The period of this review will be for the 2025 and 2028 election.
- 4.3. In reviewing the representation, Council considered the following:
- What is its understanding of “fair and effective representation for individuals and communities” as it applies to Grey District?
 - What distinct communities can be identified in the Grey District?
 - What are the advantages/disadvantages of the three forms of representation being “election at large”, in ward context or a mixture of at large and wards in achieving “fair and effective” representation.
 - Should Māori be directly represented around the Council table? The view of Te Rūnanga o Ngāti Waewae is that this is not required.
 - Should we have secondary structures across the District on a uniform basis, i.e. a Community Board or advisory boards in each ward.
 - How many wards/Councillors?
- 4.4. A draft Representation Proposal was presented and approved by Council at its meeting held on 13 May 2024.
- 4.5. In accordance with legislative requirements the Proposal was publicly notified, and feedback invited. When the feedback period closed on 26 June 2024, no submissions were received.
- 4.6. On the basis that no submissions were received, the draft Representation Proposal should now be confirmed as the Final Proposal for arrangements for the 2025 local elections.

5. CONSIDERATIONS

- 5.1. Legal and Legislative Implications
- 5.1.1. The Local Electoral Act 2001 is the main piece of legislation with notably S.14 of the Local Government Act 2002 also involved. The Local Government (Electoral Legislation and Māori Wards and Constituencies) Amendment Bill to reinstate Polls as basis for Māori Wards became law on 30 July. This does not impact the proposed Representation arrangements for the 2025 local elections.
- 5.2. Financial
- 5.2.1. The Indicative Remuneration Pool as determined by the Remuneration Authority will be the “static”.
- 5.3. Existing Policy and Strategy Implications
- 5.3.1. Each Review is new. However, it is difficult to overlook systems and processes that have proven effective in the past. It is important to decide on systems that the electors will understand. Council has, for some years now, used a very similar approach which has become understood by our community.
- 5.3.2. Another important issue to provide for is the stance of the New Zealand Government re the Polls on the principle of Māori Wards.
- 5.4. Fit with Purpose of Local Government Statement
- 5.4.1. Council’s focus remains on our community and its best interests.

5.5. Effects on Mana whenua

5.5.1. Based on the views of local Iwi, Council has determined that a Māori Ward or wards should not be created. Kaiwhakahaere of Te Rūnanga O Ngāti Waewae enjoys a seat and full voting rights on Council's committees and the right to attend and participate (but not vote) at Council meetings and the Rūnanga does not want a seat on Council. In accordance with The Local Government (Electoral Legislation and Māori Wards and Constituencies) Amendment Bill recently becoming law, this arrangement would need to be reviewed if requested by 5% of the population.

5.6. Significance and Engagement

5.6.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	No feedback received during submission period
Is there a significant impact arising from duration of the effects from the decision?	Yes	It sets the scene for democratic representation in the District
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	
Does the decision create a substantial change in the level of service provided by Council?	No	
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	Status quo remains
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	
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	
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	

5.7. Community Wellbeings and Outcomes

5.7.1. Important for democracy to work.

5.8. Other

5.8.1. NA

6. CONCLUSIONS

6.1. No submissions were received on the draft proposal which suggests that the community are satisfied with the proposed arrangements and this should now become the Final Proposal for the 2025 local elections

7. NEXT STEPS

7.1. Council confirm the attached Final Proposal and then publicly notify this.

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.



GREY DISTRICT COUNCIL 2024 REPRESENTATION REVIEW FINAL PROPOSAL

Final Proposal for representation arrangements for the 2025 local elections

On 13 May 2024 the Grey District Council reviewed its representation arrangements and resolved that the following proposal apply for the Council for the elections to be held on 11 October 2025.

Issues relating to fair and effective representation

The Local Electoral Act 2001 requires Councils to implement “fair and effective representation for individuals and communities” In its discussions, it was concluded that “fair representation” focuses on individuals, i.e. one-person-one-vote-one-value, whilst “effective representation” focuses more on representation of communities.

Council confirmed the following as distinct “communities of interest”.

- The **Northern Ward** including primarily Runanga, Rapahoe and Barrytown as historically coal mining settlements.
- The **Eastern Ward** including settlements like Blackball, Stillwater, Dobson, Nelson Creek, Ngahere and Moana as traditionally farming and farming related areas. Moana is perhaps not quite aligned but with a mostly weekend population and its distance away from other more residential settlements, a change of Ward boundaries has not been deemed as productive at this point.
- The **Southern Ward** including Karoro, South Beach, Gladstone, Camerons, and the new residential areas in the Paroa area, as the more modern, residential development area with a predominantly young, white-collar population.
- The **Central Ward** being Greymouth, Blaketown and Cobden as the original Greymouth area housing an established and slightly older population with a long-established social cohesion.

Does the ward system provide for “fair and effective representation”? Council has been using the ward system for all the Representation Review cycles up to now and deem it effective in that:

- Ward sizes are small enough to provide for easy and productive contact between Councillor and resident and between resident and full Council.
- It is a well proven system.
- It is simple and easily understandable to the public.
- Communities of interest is well served by current ward boundaries.

The current ward system and existing ward boundaries as an option

In accordance with section 19V(2), Local Electoral Act 2001 the population that each member represents must be within the range of 1783 +/- 10%, unless particular community of interest considerations justify otherwise.

Statistics NZ population estimates: 2023

Ward	Population	Councillor / Population	10% Range	Outside/Inside Range
Northern	1,690	(1) 1690/1,783	-93	-5.19% OK
Central	5,110	(3) 1703/1783	-79	-4.44% OK
Southern	3,670	(2) 1,835/1783	53	2.95% OK
Eastern	3,790	(2) 1,895/1783	113	6.31% OK
Totals	14,260	(8) 1,783		

All wards are within the +/- variation

Maps showing ward boundaries are attached hereto (Attachment 2)

A mixture of Ward and “at large” or an only “at large” system of representation

Council does not believe that:

- Any change in a simple ward representation will have benefits over status quo, neither on the basis of fairness and efficiency nor in relation to providing for communities of interest.
- A reduction in the number of wards will certainly impact on effective representation whilst an increase in wards will not improve current efficiency and fairness.

A purely “at large” system is numerically easy but introduces difficulties which, in the opinion of Council introduces important challenges to representation.

Representation of Māori

Council recognises the political and cultural importance of the “Māori seat” debate. Based on the formula provided in Cl.2 of Schedule 1A of the Local Elections Act 2002 Māori will qualify for one seat, elected “at large”. New legislation has recently been enacted by the Crown restoring a public Poll as basis for any decision to provide for a Māori seat on Council.

Council is being led by the direction provided to it by the local Iwi on this question. Te Rūnanga o Ngāti Waewae advise that its attendance on Council Committees is deemed most valuable and, for that reason it does not support a Māori seat on Council. On that basis, Council is **not** proposing to create a Māori seat.

Creation of Community Boards

Council deems the Ward system in place as providing most efficiently for specific communities of interest within the District. Historically, the Northern Ward as a separate local authority prior to the 1989 Reorganisation had a Community Board, but this has since been abandoned some years ago.

5.6 RE-DESIGNATION OF CARPARKING FOR POLICE USE

File Number:**Report Author:** Regulatory Manager**Report Authoriser:** Group Manager Operations**Appendices:** 1. Appendix A - Parking Space Locations

1. REPORT PURPOSE

- 1.1. To resolve to re-designate existing parking spaces in the CBD (Mackay & Tarapuhi Streets) for the sole use of the NZ Police for a three year period.

2. OFFICER RECOMMENDATION

That Council

1. Approves the re-designation of nine parking spaces (2 Mackay Street & 7 Tarapuhi Street) for the sole use of the NZ Police for a three year period.
2. Recoup costs from NZ Police associated with the re-designation of parking spaces. This includes but not being limited to the purchasing of signage and road marking.

3. BACKGROUND

- 3.1. The Greymouth Police Station has been deemed not fit for purpose and as a result staff will have to vacate within a specified timeframe. As a result, police staff will be housed in offices spread throughout the Greymouth CBD and also in temporary (Portacoms) offices located in the police station car park.
- 3.2. To accommodate this, strategic parking for marked vehicles is required. The locations are Mackay and Tarapuhi Street (see attached map). The relevant staff housed at these locations are required to have quick and unimpeded access to vehicles for emergency situations.
- 3.3. NZ Police have advised that the timeframe for the use of these spaces is three years. This will allow for further investigations and implementation of a new station.
- 3.4. A total of two parking spaces on Mackay Street outside number 58 have been requested. These two spaces are at the western end chain of parks totalling 12. The parks are considered to have a low level of importance for parking in the CBD. This is due to there being a large number of parks in the immediate vicinity and the immediately adjacent building being un-occupied (for a considerable period of time).
- 3.5. A total of seven parking spaces on Tarapuhi Street outside the Police Station has also been requested. As the internal car park for the station is to house temporary offices the vehicles must be located elsewhere. These parks are also considered to have a low level of importance for parking in the CBD. This is due to there being a large number of parks in the immediate vicinity namely the Council owned "Duke" car park area.
- 3.6. In accordance with section 6.1 of the *Grey District Council Traffic and Parking Enforcement Bylaw 2015* a resolution needs to be passed to allow the designation of these parking spaces for the sole use of the NZ Police.
- 3.7. In addition and in accordance with the *Land Transport Act 1998* and the *Traffic control devices manual Part 7 Parking control* road markings and signage will need to be installed advertising that these spaces are reserved for the NZ Police.

4. OPTIONS

- 4.1. Council has been liaising with Police representatives for the past few months regarding their parking requirements. A number of options have been explored during that time and what is in this report has been confirmed by both Council and Police as being the most practical and suitable solution. As a result, there are no other viable options other than to decline the request.

5. CONSIDERATIONS

- 5.1. Legal and Legislative Implications
 - 5.1.1. In accordance with the Land Transport Act 1998
- 5.2. Financial
 - 5.2.1. Nil. No cost to Council.
- 5.3. Existing Policy and Strategy Implications
 - 5.3.1. In accordance with the Council Traffic and Parking Enforcement Bylaw 2015
- 5.4. Fit with Purpose of Local Government Statement
 - 5.4.1. N/A
- 5.5. Effects on Mana whenua
 - 5.5.1. N/A

5.6. Significance and Engagement

5.6.1. The overall level of significance with the proposal is considered to be low. It is also assessed that the proposal will have a positive effect on community wellbeing.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	The decision is considered to be for the betterment of the community. Council is supportive of a fully functioning Police force as it will have/retain positive community wellbeing.
Is there a significant impact arising from duration of the effects from the decision?	Low	The effect of the loss of parking spaces for the general public is considered low. There are other parking spaces in the immediate vicinity.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Low	The proposal centres on the re-designation of existing car parks in the CBD.
Does the decision create a substantial change in the level of service provided by Council?	Low	A total of 9 parks in two separate locations will be re-designated. The loss of these parks is considered as a very minor change in service (loss of parks for general public use). The parks are either in low use areas or other parking is available very close by.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Low	There will be no costs passed onto Council as a result of the decision
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	Low	The proposal centres on the re-designation of existing car parks in the CBD.
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	The proposal centres on the re-designation of existing car parks in the CBD.
Does the proposal or decision involve Council exiting from or entering into a group of activities?	Low	The proposal centres on the re-designation of existing car parks in the CBD.

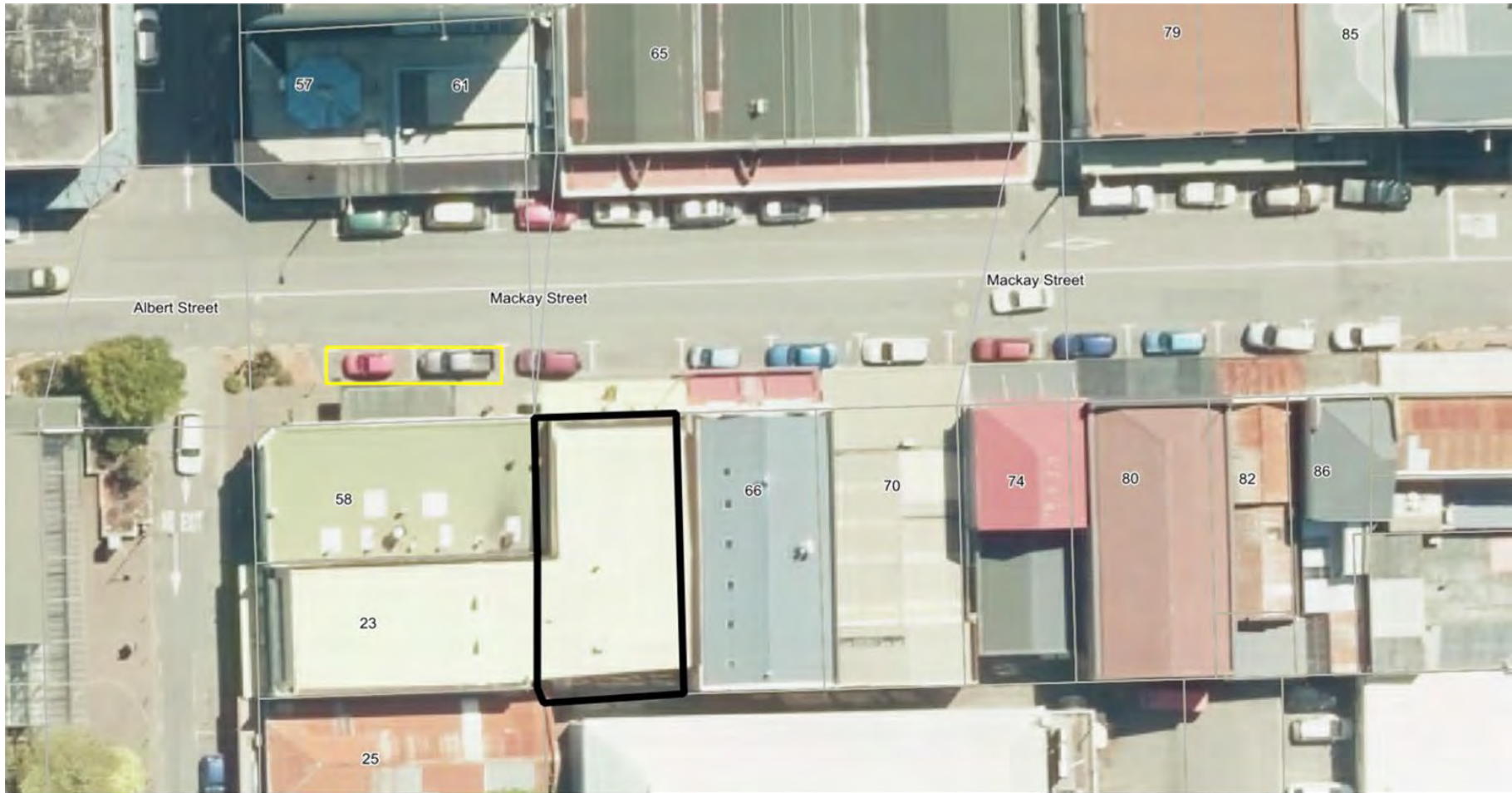
5.7. Community Wellbeings and Outcomes

- 5.7.1. A fully functioning strategically located police force is considered to provide significant positive wellbeing and outcomes for the community.

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.





5.7 OUTCOME OF PUBLIC CONSULTATION: KAIATA-STILLWATER AREA INFRASTRUCTURE FUNDS - APPLICATION FOR DOBSON COMMUNITY HALL UPGRADE**File Number:****Report Author:** Executive Officer**Report Authoriser:** Acting Chief Executive**Appendices:**

1. Use of Kaiata-Stillwater Infrastructure Fund for Upgrade of Hall: Comments from Consultation
2. Consultation Letter and Feedback Form

1. REPORT PURPOSE

1.1. A decision from Council, based on recent consultation with ratepayers in the Kaiata-Stillwater census area, on whether to approve the application from the Dobson Reserve Board (DRB) for \$93,000.00 from the Kaiata-Stillwater Area Infrastructure Reserve Fund.

2. EXECUTIVE SUMMARY

2.1. Council received a request from the DRB applying for funds amounting to \$93,000.00 from the Kaiata-Stillwater Area Infrastructure Reserve Fund.

2.2. The proposed use of the funds is to carry out some renovations and upgrade work to the Dobson Community Hall.

2.3. A letter outlining the proposed work was sent to ratepayers in the Kaiata-Stillwater census area. Approximately 700 letters were sent out and 142 responses were received. 75% of responses support approving the application for funding from the Kaiata-Stillwater Area Infrastructure Reserve Fund; 10% are against and 15% were incorrectly completed and therefore invalid.

3. OFFICER RECOMMENDATION

That Council considers the submissions received and;

1. Council approves the Dobson Reserve Board's request for \$93,000.00 from the Kaiata-Stillwater Area Infrastructure Reserve Fund.
2. Payment of the money to be transferred to the Dobson Reserve Board upon receipt of invoices for work carried out on the Hall.

OR

3. Council declines the Dobson Reserve Board's request for funding of \$93,000.00 from the Kaiata-Stillwater Area Infrastructure Reserve Fund.

4. BACKGROUND

4.1. Some years ago, Council allocated \$1 million of the \$7 million economic development fund received from the Crown as part of the indigenous logging settlement towards promoting economic development. The balance, plus interest, was divided up amongst different areas of our district (this was done based on population using the Statistics New Zealand census areas (area units). This request relates to the reserve fund for the Kaiata-Stillwater Area.

- 4.2. Earlier this year Council received a request from the DRB asking for \$93,000.00 from the Kaiata-Stillwater Area Infrastructure Reserve Fund, which is available for community infrastructure projects. The current balance of the fund is approximately \$187,000, with interest yet to be allocated.
- 4.3. The DRB advised that they are in charge of the general maintenance and upkeep of the Dobson Community Hall, sports field, playground and BMX track. The Board acts on behalf of the District Council looking after the Hall and raise any monies themselves when required to fund requirements. Now, due to its age, the Hall requires substantial work to upgrade it to keep it at a standard that is desirable and safe for the community to continue to use.
- 4.4. The hall is used for community events and is available to hire for private use such as weddings and birthday celebrations and in the event of an emergency, can be a base for Civil Defence.
- 4.5. Funding from the Infrastructure Reserve Fund would enable substantial work to be undertaken, including:
 - Replacement of rotting barge boards, windows and trims
 - Repair of porch roof
 - New spouting
 - Repair damaged cladding
 - New floor coverings in toilets and kitchen
- 4.6. A letter outlining the proposed work was sent to ratepayers in the Kaiata-Stillwater census area. Approximately 700 letters were sent out and 142 responses were received. 75% of responses support approving the application for funding from the Kaiata-Stillwater Area Infrastructure Reserve Fund; 10% are against and 15% were incorrectly completed and therefore invalid.
- 4.7. None of the submitters wish to speak to their submission.
- 4.8. The majority of responses supported using the funds to upgrade the hall but some commented that The Dobson Reserve Board should contribute some funding towards the costs also. Some also considered the amount applied for was too much as this was approximately half of the total Fund available.

A full list of the comments received is attached as Appendix One.

The consultation letter and feedback form are attached as Appendix Two.

5. OPTIONS

- 5.1. There are essentially two options, namely to:
 - 5.1.1. Approve the DRB request for \$93,000.00 from the Kaiata-Stillwater Infrastructure Reserve fund, for use as detailed in the consultation letter.
 - 5.1.2. Decline the DRB request for funding of \$93,000.00 from the Kaiata-Stillwater Area Infrastructure Reserve fund.

6. CONSIDERATIONS

- 6.1. Legal and Legislative Implications
 - 6.1.1. None of note.
- 6.2. Financial
 - 6.2.1. The Infrastructure Reserve Fund is held by Council for the community's use. It is not available for Council projects and therefore will not affect Council's financial position.

- 6.3. Existing Policy and Strategy Implications
 - 6.3.1. N/A
- 6.4. Fit with Purpose of Local Government Statement
 - 6.4.1. N/A
- 6.5. Effects on Manawhenua
 - 6.5.1. N/A

6.6. Significance and Engagement

6.6.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	Relates only to the ratepayers in the Kaiata-Stillwater Area
Is there a significant impact arising from duration of the effects from the decision?	Low	Refer report
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

6.7. Community Wellbeings and Outcomes

6.7.1. It is important to keep this facility well-maintained so it can be available for the community to use and enjoy. It could also be available as a Civil Defence base in the event of an emergency.

6.8. Other

6.8.1. N/A

7. CONCLUSIONS

7.1. Refer report above.

8. NEXT STEPS

8.1. Advise the DRB of Council’s decision and further requirements from them, as relevant.

- 8.2. Report back to the submissions requiring response.

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.

Renovation and Improvement Work to Dobson Community Hall: Response Form Comments	
In favour	Comments
Yes	Support community activities and improvements made for the good of the community.
No	It is our households view that the fund not be used for the dobson community hall. This is a large hall that will require ongoing maintenance and upkeep. The hall to our knowledge is not regularly used, and with the hall in Kaiata only being used a couple of times a week we do not see the need for another hall. The land where the building sits could be better suited for other uses that would benefit the community and this should be explored. We feel the fund would best serve the community if it is left and used for more pressing community needs if they arise.
Neither	Neither of the boxes above support our response. We elect that a portion of the funds required for the Dobson Hall renovations be paid for from the fund e.g. one third of fund balance. The balance of costs for renovations to be raised by communities.
No	I feel that the money in the Infrastructure Fund would be better spent on establishing a footpath in Kaiata along SH7 which would improve safety to walkers/children and cyclists.
No	We are happy for Dobson Hall to get some money from this fund but there are other community projects that would also benefit from the fund. Dobson Hall need to show the fundraising they have done and the contribution they are making towards the funds needed for this maintenance project.
Yes	Dobson community to raise more funds to finish and continue maintenance as it belongs to Council they (Grey District Council) must put input into maintaining the hall, sports field and BMX tracks. The rented house must be maintained or sold and used for the hall upkeep.
Yes	In supporting the Dobson Community Hall renovation I would hope, going forward new Councils would duly note the grant and attempt to balance future applications in favour of Kaiata.
No	Not enough information.
Yes	They do a good job.
Yes	I feel it should be used to fund renovations and improvements because as a child growing up in Dobson it had many uses e.g. cubs, rollerskating, school plays and events. Would be good to see it tidied up for future generations. Thank you
Yes	The hall is an asset to the community. A great place for all to meet (wet or fine) in the event of an emergency, earthquake etc. Get the repairs done. Keep the hall in good condition and keep on hiring it out.
Yes	All good with me.
Yes	Please upgrade the BMX track. Thank you for the seat near it.
Yes	Whether the hall is used for sports activities, social gatherings or an emergency centre, it must be kept open.
Yes	These are great facilities for the community and should be retained.
Yes	Great facility for the community and lucky to have it. This work will ensure it remains a usable and valuable asset to the community for now and future generations, and open it up to potential new users both in the immediate community and wider district.
Yes	Definitely needing a revamp. Used by the community and school and is run down. Very much in support of this as in a disaster or emergency I'm assuming this is where we will all be meeting so would be great if it was in better condition.
Yes	My only reservation is that I am unsure how much use the hall gets throughout the year. If utilising this money means that it will benefit local groups and the community then yes, I would like to see the renovations taking place but if it is just putting money into a building which is in need of ongoing financial assistance then I would be hesitant for this amount to be spent.
Yes	What would the funds be used for otherwise?
Yes	How often does the hall get used? Is it hired out at cost to cover power etc? Three builders quotes would be good to compare pricing.
No	I could consent to half this amount. This is not a defence headquarters. I have lived in Dobson 20 years and never set foot in the hall. Look what Kaiata have done for their hall without any infrastructure funds used. I would like a public toilet funded instead. How many other quotes have they got?
No	1. The quote supplied expired 6 months ago so will have increased by at least 10%. 2. In this day and age I would have thought at least 2 quotes would have been acquired. 3. The hall is under-used, over-sized, old (there will be more repairs required). Let it go the way of Stillwater and Ngahere Halls and concentrate on the BWMC Hall and the Kaiata Hall - smaller and in better condition.
Yes	The hall is a well-used asset by the community. This work will assist our school to continue to use this facility.
Yes	The Dobson Community Hall desperately needs this work done so that our community will continue to have the use of the wonderful asset that it is.
Yes	Our Council is appreciated. Yes please keep our community resources available for all. I live right next door so please keep BMX track tidy and the drain clear of rubbish. Also the surrounding paper road on regular weed spraying.
Yes	We need it for our community and school.

Yes	It will be great to see the great old hall restored to its former state. Not many town halls remaining we cannot lose any more!
No	Use our Brunner Club. It caters for all town events.
No	Personally I have been to one event at the hall in Dobson in the last 10 years. I don't think there is necessarily bang for the buck in having the hall.
Yes	As a well-used community asset the hall repairs should be completed so the community can continue to use the hall for many more years and as the area is growing population wise it will be very beneficial to all residents and community groups.
Yes	As the person responsible for saving the hall when the Dobson mine closed, and the Grey County Council were trying to get rid of District Halls Taylorville - Stillwater, Wallsend and Dobson I am pleased to see that there are people still around interested in having a decent hall. I think perhaps you should look at a tender process i.e. 3 prices.
No	Asking for half of the fund i.e. \$93,000 from a total of \$187,000 is too much for one building. Why repair the porch roof? It is not work the cost associated since roof iron needs to be removed to do the windows (set up scaffolding?). Over \$2000 for door hardware seems excessive! I am certain there are suitable alternatives - if there is a good reason to replace the present ones! I built my house with 4 bags of rubbish - much can be recycled and interior wood burnt?
Yes	Please get three quotes to complete the work. Only a single quote is attached.
Yes	This is an asset to the communities in which it serves and should be maintained. In considering the vote of YES, from a business point of view the quote should be a fixed price with a 10% contingency added and the quote should be updated in the first instance as it expired on the 30th of November 2023. I also ask that the scope of works be defined in better text to reflect the works undertaken, 600 hours is a well above average hours against the cost of materials as a ratio and such should be reviewed against the defined scope of works.
Yes	I note the builders quote is dated Nov 23. It would be prudent to get written confirmation that this quote is still valid prior to commencement of works. Also, the subcontractor sums of Coastwide Flooring and Electrical look to be just "sums". I would like to see these formally quoted by these sub-trades (if they haven't already) to ensure works quoted fall within these sums and subtrades scopes are listed.
No	Cost is too high. The fund only has \$187,000 - they want half of that. Suggest they scale down to absolutely essential work. Have locals donate time, skills to reduce huge labour cost then reapply for a much lower amount.
No	I believe necessary work can be done at a cheaper cost and omit work that is "nice" but not essential. Have volunteer community people assist with clean up and wherever skilled labour not essential. \$2000 for door fixings is ridiculous. If a local contractor, why 25 hours of travel? 600 hours labour (excluding 3 subcontractors) = 15 weeks of labour?? Why piles, concrete, subfloor - not in description of work? I am against the proposal on the principle that one building should not utilise half the total Infrastructure Fund.



27 May 2024

REQUEST FOR FEEDBACK:

USE OF KAIATA-STILLWATER AREA INFRASTRUCTURE FUND MONIES TO FUND IMPROVEMENT WORKS TO DOBSON COMMUNITY HALL

NOTE: This letter has been sent to you as the ratepayer of the following property in the *Kaiata-Dobson-Stillwater census area* (one letter sent per rates assessment):

Rates Assessment Number:
 Property Address:

Background *

Council has been approached by the Dobson Reserve Board for funds from the Kaiata-Stillwater Area Infrastructure Fund. They are requesting funding to cover improvement works and renovations to the hall to the value of approximately \$93,000.00.

The Dobson Reserve Board is in charge of the general maintenance and upkeep of the Dobson Community Hall, sports field, playground and BMX track. General maintenance and improvements are funded by monies raised by the Board however now due to its age, the hall requires substantial work to secure it for the future and bring it back to its "former glory".

The improvements the hall requires are:

- Replace rotting barge boards, windows and trims
- Repair porch roof
- New spouting
- Repair damaged cladding
- Remove and replace internal stairs
- New floor coverings in toilets and kitchen
- Minor repairs in other areas

Funding to the value of \$93,000.00 is requested. A copy of the request and quote obtained from a local builder is attached as Appendix One.

Council's current policy states projects which develop/improve infrastructure in the Kaiata-Stillwater area can be considered for funding and the community asked for their preference. Therefore, the purpose of this letter is to ask the Kaiata-Stillwater community if they are in approval of money from the Kaiata-Stillwater Area Infrastructure Fund being used for this project.

Infrastructure Fund History

Some years ago, Council allocated \$1 million of the \$7 million economic development fund received from the Crown as part of the indigenous logging settlement towards promoting economic development. The balance, plus interest, was divided up amongst different areas of our district (this was done based on population using the Statistics New Zealand census areas (area units).

The current balance of the **Kaiata-Stillwater Area Infrastructure Fund** is approximately **\$187,000**.

Reason for Consultation

Council will not release funds from the Kaiata-Stillwater Area Infrastructure Fund unless there is sufficient community support. Council has decided that the **majority of ratepayers that vote** must be in favour of the funds being spent on this project.

What is the Project?

Project	Funds Requested	Funded From
Renovations and improvements to Dobson Community Hall	\$93,000.00	Kaiata-Stillwater Area Infrastructure Fund

Further information about the works and the ability to provide feedback electronically can be found on our website: <https://haveyoursay.greydc.govt.nz/>.

Options

1. Not use the **Kaiata-Stillwater Area Infrastructure Fund** to pay for costs associated with renovations and improvements to the Dobson Community Hall.
- OR*
2. Use \$93,000.00 from the **Kaiata-Stillwater Area Infrastructure Fund** to pay for renovations and improvements of Dobson Community Hall.

Timeline

The funds cannot be released unless there is the required community support. Please complete the attached form and return it to Council no later than **4pm on Monday 1 July 2024** (using the enclosed post-paid envelope; scan or photo of the form to info@greydc.govt.nz or <https://haveyoursay.greydc.govt.nz/>).

Thank you – we look forward to receiving your feedback.



Paul Pretorius
Acting Chief Executive Officer

APPENDIX ONE

Mrs T Gibson
Mayor
Grey District Council
mayor@greydc.govt.nz
Greymouth

30 March 2024

Dear Mrs Gibson

I am writing on behalf of the Dobson Reserve Board. As you probably know the Board is in charge of the general maintenance and upkeep of the Dobson Community Hall, sports field, playground and BMX track. The board acts on behalf of the District Council looking after the Hall and raise any monies required ourselves.

The hall is now, due to its age, requiring substantial work done to upgrade a number of areas of the hall. We need to:

- replace rotting barge boards, windows and trims
- Repair porch roof
- New spouting
- Repair damaged cladding
- Remove and replace internal stairs
- New floor coverings in toilets and kitchen
- And a few other areas of work needed.

A quote from our builder is attached, showing the work required would cost approximately \$93,000.00.

We believe this work is required to ensure our local Community Hall is up to a standard for our community to continue to use safely and bring the Hall back to its "former glory".

The Dobson Reserve Board request that the Council allow the work be funded from the Kaiata Stillwater Infrastructure Fund.

We hope the Council will look favourably upon our request and, if so, would ask our builder to begin the work at his earliest convenience.

Looking forward to hearing from you in the near future.

Regards
Linda Aynsley
Secretary/Treasurer
Dobson Reserve Board

QUOTE

Dobson Reserve Board (Linda)

Date
31 Oct 2023

Expiry
00 Nov 2023

Quote Number
QU-0022

Reference
Hall

GST Number
135-720-895

Description	Quantity	Unit Price	Amount NZD
Carpeting	200.00	70.00	14,000.00
Employee hours x2 Staff	400.00	55.00	22,000.00
Materials	1.00	19,958.24	19,958.24
Framing timber \$2803.45			
Flooring ply \$1304.4			
Pipes \$440.03			
Subfloor framing \$1171.4			
Hold down fixing \$124			
Concrete \$700			
8mm ply lining 20 sheets \$2095.44			
Large boards \$803.85			
Flashings \$1084.58			
Fixings and glue \$1000			
Soffit board \$940.56			
Spooling \$1403.5			
Trims \$732.44			
Door trims \$357.05			
Skirtings \$573.56			
Door hardware \$2100			
Paint \$ 233			
Colours/foed \$736			
Rubbish fee \$650			
Plant and equipment hire Scaffold hire	1.00	2,500.00	2,500.00
Preliminary and general Health and safety costs Administrative cost Planning and specifications	1.00	4,403.30	4,403.30
Subcontractor Coast wide	1.00	1,200.00	1,200.00
Subcontractor Flooring	1.00	4,000.00	4,000.00

Description	Quantity	Unit Price	Amount NZD
Materials Windows \$5647.52	1.00	5,647.52	5,647.52
Subcontractor Electrician	1.00	2,500.00	2,500.00
Travel	25.00	35.00	875.00
		Subtotal	90,984.00
		TOTAL GST 15%	12,147.52
		TOTAL NZD	93,131.68

Dobson Hall

Itemized list of work to be done to match what's in the quote.

External –

- Replacement of rotten barge boards , barge flashings and soffit where needed.
- Replacement of rotten windows and trims.
- Fix the porch roof , new barge boards and soffit, and replacement of roofing iron.(have to remove old iron and soffit board to install scaffold to replace windows and trims.)
- New spouting in areas where damaged.
- Fix damaged cladding.
- Replace fire door hardware and fix/replace door frames.

Internal –

- Remove and install new linings and trims on league clubroom wall. Replace any wiring and lighting that is in need of replacement.
- Internal stairs , remove lining and flooring in general area. Replace framing that has too much borer damage and rot. Reinstate lining and flooring.
- Replacement of door hardware and trims through bathrooms, kitchen and where has borer damage.
- New floor coverings in women's toilets and kitchens.

RESPONSE FORM

CONSULTATION ON USE OF KAIATA-STILLWATER AREA INFRASTRUCTURE FUND FOR COSTS ASSOCIATED WITH RENOVATIONS AND IMPROVEMENTS OF DOBSON COMMUNITY HALL

I/WE elect the following (please **tick** the box for either option 1 or 2)

1. The Kaiata-Stillwater Area Infrastructure Fund **NOT BE USED** to fund *renovations and improvements of Dobson Community Hall.*

OR

2. The Kaiata-Stillwater Area Infrastructure Fund **BE USED** to fund *renovations and improvements of Dobson Community Hall* – **an amount of approximately \$93,000.00.**

Further Comment:

I wish to speak at the Council meeting in support of this submission (<i>tick</i>)	YES	<input type="checkbox"/>
--	------------	--------------------------

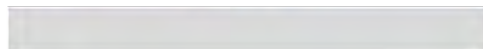
SIGNED _____

NAME _____

PHONE _____

EMAIL _____

**Please return this form in the envelope provided
CLOSING DATE: [MONDAY 1 JULY 2024] AT 4PM**



5.8 COBDEN BOAT RAMP: UNINTENDED CONSEQUENCES.**File Number:****Report Author:** Acting Chief Executive**Report Authoriser:** Acting Chief Executive**Appendices:** Nil**1. REPORT PURPOSE**

- 1.1. Council notes the potential implications of a sharp increase in the number of boats using the Cobden Boat ramp and the fact that staff will, in consultation with boat ramp users present a list of recommendations to Council, probably at the end of October 2024.

2. EXECUTIVE SUMMARY

- 2.1. The number of users at the Cobden Boat Ramp has seen a significant increase which, not only creates issues relating to parking on the adjacent informal campervan site/sewer dumping station, but has other implications for Council as owner of the Port.
- 2.2. It appears to be a seasonal problem as it is linked to the “running” of Southern Bluefin Tuna off our Coast.
- 2.3. This report outlines the unintended consequences and advises Council that staff will liaise with users of the Boat ramp in order to formulate a set of recommendations to Council.

3. OFFICER RECOMMENDATION

That Council:

1. Notes the increase in the number of users of the Cobden Boat ramp and the unintended consequences that require Council management and the fact that staff will, in consultation with users of the Boat Ramp present formal recommendations to Council, likely at the end of October 2024.

4. BACKGROUND

- 4.1. It would appear as if the “running” of Southern Bluefin Tuna off our Coast is resulting in large groups of boats “chasing” these fish. They seem to organise themselves. The first such group comprised 44 boats which resulted in 12 being infringed for parking violations. Given our on-site signage not being clear, these infringements had to be withdrawn.
- 4.2. A second group comprising 77 boats came over the weekend of 3 August 2024. Whilst the economic benefits for our District are indisputable, the following unintended consequences have to be managed:
 - There is inadequate parking on the adjacent informal campervan site which means that towing vehicles, overflow trailers etc park in Bright Street and along the back alley leading into the site.
 - There are no toilets on site and it is believed that most will overnight in their boats which may not be self-contained.
 - The hustle and bustle may impact on the adjoining residential properties.
 - The large number of boats enters the Port (river up to Cobden Bridge is Port) and go over the bar out to sea. This increases the risk level amidst Council not having a Harbourmaster and the Coastguard’s ability to respond is heavily compromised.

- There are issues with Council's Bylaws.
 - The tariff structure for the Port provides for payment of a bar crossing fee, which probably was not the intention for these recreational boats.
 - their visit is normally over weekends when we do not have staff on duty.
- 4.3. It is suggested that the matter be discussed with the boat user "group" and that a recommendation be put to Council afterwards.

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.

5.9 DANGEROUS, AFFECTED AND INSANITARY BUILDINGS POLICY REVIEW**File Number:****Report Author:** Group Manager Operations**Report Authoriser:** Acting Chief Executive**Appendices:** 1. Grey District Council's Dangerous Affected and Insanitary Buildings Policy V1.03**1. REPORT PURPOSE**

- 1.1. For Council to consider adoption of an updated version of Council's Dangerous, Affected and Insanitary Buildings Policy.

2. EXECUTIVE SUMMARY

- 2.1. Section 132 of the Building Act requires that a Territorial Authority must complete a review of a policy on Dangerous, Affected and Insanitary Buildings within 5 years after the policy is adopted and then at intervals of not more than 5 years.
- 2.2. A review was recently conducted by Council staff in the Building Control Department, some minor changes were made that do not materially affect building owners and members of the community.
- 2.3. Councils' adoption of any changes made to the policy are required before it can supersede the current version with lawful effect.

3. OFFICER RECOMMENDATION

That Council

1. Notes the contents of this report, and
2. Adopts the updated version of the Grey District Council Dangerous, Affected and Insanitary Buildings Policy V1.03, updated in July 2024 and attached to this report.
3. Notes that the next policy review date is on or before July 2029.
4. Confirms its belief that the changes made are of a cosmetic nature only and that there would be no need to undertake the S132 (2) consultation.

4. BACKGROUND

- 4.1. Council staff have reviewed Grey District Council's Dangerous, Affected and Insanitary Buildings Policy to fulfil the statutory obligations required of the Territorial Authority under Section 132 of the Building Act.
- 4.2. Minor changes were made as corrections and to ensure that the policy is up to date, incorporating changes to relevant Acts and Regulations, Compliance Documents and Ministry of Business, Innovation, and Employment Guidance, and to ensure all references remain correct.
 - Removed typo error on Page 9 of the Policy.
 - Clarified specifically what Act was being referenced where "the Act" was used.
 - Expanded Section 8 "Economic Impact of Policy" to acknowledge that Dangerous, Affected and Insanitary buildings do impact individual property owners, but that overall economic impacts are minor in Grey District in the context of the district wide economy.

- Updated the Policy look to Councils latest document style.

4.3. Section 132 (2) of the Building Act states that a policy may be amended or replaced only in accordance with the special consultative procedure outlined in the Local Government Act, and this section applies to that amendment or replacement.

4.4. Published MBIE guidance on developing policies for dangerous, affected and insanitary buildings states,

The consultation process helps ensure policies are open, transparent and understood by those who will be affected by them. It will assist councils with developing policies that balance the threats dangerous, affected and insanitary buildings may present, and other factors within the district such as the broader economic issues of implementing the policy.

4.5. The changes made following this review are corrections and updates and are not material changes to the aspects that affect those who the policy applies to. It is therefore considered that consulting on the minor corrections would not be meaningful and is not necessary but would be required in the future if a new policy is proposed or if changes are made that have implications on the effects of the policy on members of the community.

4.6. Section 132 (3) of the Building Act requires that a Territorial Authority must, as soon as practicable after adopting or amending a policy, provide a copy of the policy to the Chief Executive of MBIE.

5. OPTIONS

5.1. Option One – Recommended – That changes to the policy are accepted and the updated version adopted by Council.

5.2. Option two – Council does not adopt the updated policy.

6. CONSIDERATIONS

6.1. Legal and Legislative Implications

6.1.1. Council will fall short of meeting its regulatory obligations if a review is not undertaken and if a current policy is not adopted.

6.2. Financial

6.2.1. None

6.3. Existing Policy and Strategy Implications

6.3.1. The existing policy required review under legislative requirements. This review does not affect other policy or strategy, other than to support an ongoing commitment to policies and strategies that help the organisation achieve community outcomes.

6.4. Fit with Purpose of Local Government Statement

6.4.1. The decision is consistent with the Purpose of Local Government.

6.5. Effects on Mana whenua

6.5.1. Nil in the context of the changes made to the policy.

6.6. Significance and Engagement

6.6.1. Refer to comments in sections 4.3 to 4.6.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	No	Minor changes only that are not material to those that the policy applies to.
Is there a significant impact arising from duration of the effects from the decision?	No	NA
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	NA
Does the decision create a substantial change in the level of service provided by Council?	No	NA
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	NA
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	NA
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	NA
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	NA

6.7. Community Wellbeings and Outcomes

6.7.1. The decision supports the Commercial, Economic, Social and Cultural outcomes by ensuring that Council maintains up to date, compliant and fit for purpose policies.

7. NEXT STEPS

7.1. If Council agree to the staff recommendations the Building Control team will notify the Chief Executive of MBIE, update Councils web information and official records and advise the community in conjunction with Communications staff.

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> <p>(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and</p>

- (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.



External Policy

Grey District Council Dangerous, Affected and Insanitary Buildings Policy

This policy sets out the approach Grey District Council will take in performing its functions under the Building Act 2004, including how the policy will apply to heritage buildings.

Approved:	July 2024
Approved by:	Executive Leadership Team (ELT)
Next review:	July 2029
Version number:	V1.03
Who is responsible:	Operations (Building Control)
Council Wellbeing:	Economic Environment



We are one exceptional team, providing outstanding customer service to our community, Grey District

Table of Contents

1. Introduction and Background	4
2. Building Act Principles	4
3. Definitions of Buildings Covered by this Policy	5
4. Overall Approach	6
4.1 <i>Policy Principles</i>	6
4.2 <i>District Characteristics</i>	7
4.3 <i>Enforcement</i>	7
5. Dangerous, Affected and Insanitary Buildings Policy	8
5.1 <i>Policy Approach</i>	8
5.2 <i>Identifying Dangerous, Affected or Insanitary Buildings</i>	8
5.3 <i>Assessment/Prioritisation Criteria</i>	8
5.4 <i>Investigation and Enforcement Process</i>	9
5.5 <i>Interaction between this Policy and Related Sections of the Act</i>	10
5.6 <i>Record Keeping</i>	10
6. Heritage Buildings	10
7. Objections	11
7.1 <i>Determinations</i>	11
8. Economic Impact of Policy	11
9. Lifetime of Policy	11



This policy was adopted by the Grey District Council on 14 February 2011 and amended on 13 May 2013 and again on 11 February 2019 following consideration of submissions received as part of the Special Consultative procedure.

Version	Update Log	Date
1.0	First adopted	14 February 2011
1.01	Amended	13 May 2013
1.02	Amended	14 February 2019
1.03	Amended	30 July 2024
Next review	In accordance with section 132 of the Building Act 2004, this policy is required to be reviewed at intervals of not more than five years.	30 July 2025



1. Introduction and Background

Section 131 of the Building Act, 2004 required territorial authorities to adopt a policy on earthquake-prone, dangerous and insanitary buildings by 31 May 2006.

This policy has been amended to exclude earthquake-prone buildings as required by the Building (Earthquake-prone Buildings) Amendment Act 2016 and include affected buildings as required by the Building Amendment Act 2013.

This document sets out the policy adopted by Grey District Council in accordance with the requirements of the Building Act 2004.

The purpose of this policy is to set out:

1. The approach that Grey District Council will take in performing its functions under the Building Act 2004;
2. Grey District Council's priorities in performing those functions; and
3. How the policy will apply to heritage buildings.

Section 132(4) requires "A territorial authority must complete a review of a policy within 5 years after the policy is adopted and then at intervals of not more than 5 years."

The policy applies to all buildings within the Grey District. Requirements for Earthquake-prone Buildings are covered separately by sections 133AG – 131AY of the Building Act 2004.

In preparing this policy, Grey District Council has made use of MBIE (Ministry of Building, Innovation and Employment) guidance document and has also consulted policies prepared by a number of other councils.

Relevant legislation:

- >> Building Act 2004
- >> Health Act 1956
- >> Heritage New Zealand Pouhere Taonga Act 2014
- >> Local Government Act 2002

This policy shall come into force on 14 February 2011 and any subsequent amendment or review, on the date of its confirmation by Council.

2. Building Act Principles

Section 4 of the Building Act lays down the principles to be applied in performing functions or duties or exercising powers under the Building Act. The sub clauses appropriate to this policy are as follows.

- (2) *"In achieving the purpose of this Act, a person to whom this section applies must take into account the following principles that are relevant to the performance of functions or duties imposed, or the exercise of powers conferred, on that person by this Act:*
 - a) *when dealing with any matter relating to 1 or more household units*



- (i) *the role that household units play in the lives of the people who use them, and the importance of —*
 - A) *the building code as it relates to household units; and*
 - B) *the need to ensure that household units comply with the building code:*
 - (ii) *the need to ensure that maintenance requirements of household units are reasonable:*
 - (iii) *the desirability of ensuring that owners of household units are aware of the maintenance requirements of their household units:*
- b) *the need to ensure that any harmful effect on human health resulting from the use of particular building methods or products or of a particular building design, or from building work, is prevented or minimised:*
- (c) *the importance of ensuring that each building is durable for its intended use:*
- (d) *the importance of recognising any special traditional and cultural aspects of the intended use of a building:*
- (e) *the costs of a building (including maintenance) over the whole of its life:*
- (f) *the importance of standards of building design and construction in achieving compliance with the building code:*
- (g) *the importance of allowing for continuing innovation in methods of building design and construction:*
- (h) *the reasonable expectations of a person who is authorised by law to enter a building to undertake rescue operations or firefighting to be protected from injury or illness when doing so:*
 - (i) *the need to provide protection to limit the extent and effects of the spread of fire, particularly with regard to —*
 - (i) *household units (whether on the same land or on other property); and*
 - (ii) *other property:*
 - (j) *the need to provide for the protection of other property from physical damage resulting from the construction, use, and demolition of a building:*
- (l) *the need to facilitate the preservation of buildings of significant cultural, historical, or heritage value.”*

3. Definitions of Buildings Covered by this Policy

For the purposes of this Policy the definitions below shall apply

The definitions of dangerous, affected and insanitary buildings are set out in Sections 121, 121A and 123 of the Building Act 2004 as follows.

121 Meaning of dangerous building

- 1) *A building is dangerous for the purposes of this Act if, -*



(a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause –

(i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or

(ii) damage to other property; or

(b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely because of fire hazard or the occupancy of the building.

2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority –

(a) may seek advice from members of the Fire and Emergency New Zealand (FENZ) who have been notified to the territorial authority by the FENZ National Commander as being competent to give advice; and

(b) if the advice is sought, must have due regard to the advice.

121A Meaning of affected building

“A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby –

(a) a dangerous building as defined in section 121; or

(b) a dangerous dam within the meaning of section 153.”

123 Meaning of insanitary building

*“A building is **insanitary** for the purposes of this Act if the building –*

(a) is offensive or likely to be injurious to health because –

(i) of how it is situated or constructed; or

(ii) it is in a state of disrepair; or

(b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or

(c) does not have a supply of potable water that is adequate for its intended use; or

(d) does not have sanitary facilities that are adequate for its intended use.”

4. Overall Approach

4.1 Policy Principles

Grey District Council has noted that provisions of the Building Act 2004 in regard to dangerous, affected and insanitary buildings reflect the government’s broader concern with the health and life safety of the public in buildings.

Grey District Council will not proactively inspect all buildings within the district but will make it a priority to quickly and efficiently respond to information received regarding potentially dangerous, affected or insanitary buildings to ascertain the extent of any issues.

Grey District Council is committed to ensuring that Grey District is a safe and healthy place to live and work while also ensuring that the District continues to develop and thrive. This policy supports the following outcomes from the Grey District Long Term Community Outcomes Plan:



- **Outcome Two** – A thriving, resilient and innovative economy creating opportunities for growth and employment.
- **Outcome Five** – A District that is a safe place to live.

Grey District Council has also noted that the development of a dangerous, affected and insanitary building policy is up to each territorial authority to determine and has responded accordingly.

This policy has been developed after due consultation with Grey District Council ratepayers and stakeholders in accordance with section 83 of the Local Government Act 2002.

4.2 District Characteristics

Grey District and the West Coast in general have developed on a boom/bust cycle over the past 150 years. In boom times, the population has expanded substantially over a short space of time, with new buildings constructed according to the standards and styles of the period. In the alternating bust periods, the population has declined as significantly and quickly and settlements have, on occasion, been abandoned. During periods of economic downturn, the tendency has been to limit building maintenance to essentials at best, leading to a gradual degradation in the state of some building stock.

Local buildings comprise a range of types and ages with construction techniques ranging from wood and unreinforced masonry buildings to a few modern multi-storey steel and concrete buildings. The great majority of buildings are one or two-storey only. Much of the district's housing stock was constructed in the first half of the twentieth century, as were the majority of the commercial buildings.

Following strong economic times with a period of steady growth driven by new investment in mining, dairying, tourism and other ventures, global economic factors have undermined our economy. Average incomes for the West Coast are significantly lower than the rest of New Zealand. In late 2005, Housing New Zealand began the West Coast Sub-Standard Housing Project in recognition that the West Coast region contains some of the poorest housing stock in the country.

In developing this policy, the Grey District Council must balance the need to protect public health and safety against the economic implications of requiring significant remedial building work and the community's desire to protect historic structures and the West Coast heritage.

4.3 Enforcement

Nothing in this policy shall override any ability to take enforcement action under the Building Act 2004, where such action is considered necessary. Such action may include, but is not limited to, issuing Notices and taking any other action under Sections 124 – 130 and issuing Infringement Notices or instigating prosecution.

Enforcement action is likely to occur if the strategies in this Policy have failed to produce results in that the risk has not been removed or reduced, or if the risk is such that immediate action is required.



5. Dangerous, Affected and Insanitary Buildings Policy

5.1 Policy Approach

Conversions of existing buildings, lack of maintenance, lack of appropriate facilities, overcrowding and un-consented alterations can cause serious health and safety problems.

The failure to obtain a building consent or the use of buildings for unauthorised purposes can pose a danger to the occupants as well as users. Dangers may include danger of collapse, or inadequate fire protection or means of escape.

The development of the New Zealand Building Code and associated standards creates, over time, an effective raising of the bar on the standards which buildings must meet. Existing buildings must be maintained appropriately in order to continue to meet standards.

The Council is actively involved in educating the public on Building Act matters with a view to encourage owners to obtain building consent where necessary. Council currently follows the NZ Society of Local Government Managers Legal Guidance Documents in initiating enforcement action under the Building Act when dealing with dangerous, affected or insanitary buildings. This is expected to provide a strong message to the public that Council is taking building safety matters seriously. Such corrective action is likely to have a deterrent effect on those building owners who fail to maintain their buildings in a safe or sanitary condition.

Notices issued by the Territorial Authority pursuant to Section 124 shall be signed by the Chief Executive Officer or his/her Deputy.

5.2 Identifying Dangerous, Affected or Insanitary Buildings

The Council will identify potentially dangerous, affected or insanitary buildings on the basis of:

1. Complaints from members of the public.
2. Advice received from Council staff on the condition of buildings inspected from time to time.
3. Complaints or advice from other agencies (eg local health providers, Fire and Emergency New Zealand (FENZ), Police etc).
4. Observation of Council staff in the vicinity of the building for purposes other than inspection of that building.

5.3 Assessment/Prioritisation Criteria

The Council will assess dangerous, affected or insanitary buildings in accordance with s121(1), s121A or s123 of the Building Act as appropriate and in terms of the level of risk to public health or safety that is presented.

A building is less likely to be classed as dangerous, affected or insanitary if it is unoccupied; however, the risk to the public and other properties must still be considered. Council will consider these issues and determine whether they warrant immediate action to prevent injury or death. Each case will be considered on its own merits.

The Council will give priority to buildings that have been determined to present such a high level of risk as to warrant immediate action to remove the risk.



Options for such immediate action include:

- Prohibiting any person from occupying or using the building;
- If necessary, securing the building to prevent entry until such time as remedial action can be taken;
- Undertaking remedial action under s129 of the Building Act.

Note that in the case of insanitary buildings, the Council reserves the right to use its powers available under s34 of the Health Act 1956.

Where the Council undertakes remedial action under either s129 of the Building Act or s34 of the Health Act, costs will be recoverable from the building owner(s) as provided for in the relevant legislation.

Buildings that are determined to present a risk which is not immediate will be subject to the minimum timeframes for reduction or removal of the danger (being not less than 10 days) as set out in s124(1) (c) of the Building Act.

5.4 Investigation and Enforcement Process

The Council will:

1. Respond to and investigate all building complaints received.
2. Identify from these investigations any buildings that are dangerous, affected or insanitary.
3. Assess the level of risk presented by the building and, if required, take immediate action.
4. Inform the owner and occupier of the building to take action to reduce or remove the danger or insanitary condition, as required by s124 and s125 of the Building Act.
5. Liaise with Fire and Emergency New Zealand (FENZ) when Council deems it appropriate, in accordance with s121(2) of the Building Act.

“For the purpose of determining whether a building is dangerous or affected in terms of s121 subsection (1) (b) or s121A, a territorial authority-

(a) May seek advice from [employees, volunteers, and contractors of Fire and Emergency New Zealand] who have been notified to the territorial authority by the [board of Fire and Emergency New Zealand] as being competent to give advice; and

(b) If the advice is sought, must have due regard to the advice.”

6. Where the building is a heritage building listed in Council’s District Plan, a Marae or building listed in the Heritage New Zealand Pouhere Taonga Register, Heritage New Zealand Pouhere Taonga shall also be advised and consulted.

If the building is found to be dangerous, affected or insanitary but does not present an immediate risk the Council will:

7. Attach written notice to the building requiring work to be carried out on the building, within a time stated in the notice being not less than 10 days, to reduce or remove the danger or insanitary condition.
8. Give copies of that notice to the building owner, occupier and every person who has an interest in the land, or is claiming an interest in the land, as well as Heritage New Zealand Pouhere Taonga, if the building is a registered heritage building.



9. Contact the owner at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with.
10. Where the danger or insanitary state is the result of non-consented building work, the owner will formally be requested to provide an explanation as to how the work occurred and who carried it out and under whose instructions.
11. Pursue enforcement action under the Building Act if the requirements of the notice are not met within a reasonable period of time as well as any other non-compliance matters.

All owners have a right of objection as defined in the Building Act, which can include applying to the chief executive of MBIE for a determination under s 177(3)(f) of the Building Act.

5.5 Interaction between this Policy and Related Sections of the Building Act

Section 41 of the Building Act provides for situations where, because of the urgency of the work to be done, it is not practical to apply for a building consent before the work is undertaken.

In cases where a building is assessed as being immediately dangerous the Council may not require a building consent to be obtained for any building work considered to be immediately necessary to remove the danger. However, prior to any action being taken it is essential that building owners provide a written proposal of any proposed works to the Council.

5.6 Record Keeping

Any buildings identified as being dangerous, affected or insanitary will have a requisition placed on the Council's records for the property on which the building is situated until the danger or insanitary condition is remedied.

In addition, the following information will be placed on any Land Information Memorandum (LIM):

- Copies of any notices issued where a building is dangerous, affected or insanitary and requires evacuation of the building.
- Copies of any letters sent to the owner, occupier and any other person where a building is dangerous, affected or insanitary.
- Copies of any notices given under section 124(1) which identifies the work to be carried out on a building and the timeframe given to reduce or remove the danger or insanitary condition.

6. Heritage Buildings

Heritage buildings are those listed in Council's District Plan Schedule, Marae and buildings listed in the Heritage New Zealand Pouhere Taonga Register and the Building Act recognises that special provision may be made for such buildings.

Heritage buildings will be assessed in the same manner as other dangerous, affected or insanitary buildings and as per s121-123 of the Building Act and discussions will be entered into with the owner and Heritage New Zealand Pouhere Taonga (pursuant to s125(2)(f) where the building is contained in their Register) to identify a mutually acceptable way forward which meets heritage objectives and Building Act requirements as near as is reasonably practicable in the circumstances.

Council will serve notices requiring upgrading or demolition within specified timeframes, in



consultation with building owners. A copy of any notice issued under s124 of the Building Act will be sent to Heritage New Zealand Pouhere Taonga in the case of all heritage buildings.

Any upgrading work must take into account the principles of the International Council on Monuments and Sites (ICOMOS) NZ Charter, any advice from Council's heritage staff or other heritage professionals or organisations, where applicable, and should be designed to involve minimal loss to heritage fabric.

Waivers of modifications of the building code will be considered on a case-by-case basis. Methods that respect heritage values will be supported.

Demolition is an option of last resort for heritage buildings.

7. Objections

In the first instance, building owners or other directly affected parties who wish to object to a building being declared dangerous, affected or insanitary should record their objections in writing to the CEO of Grey District Council. The CEO will undertake, within the timescales specified in the Council's policy on written communications, an investigation of the circumstances of the building and the reasons behind the declaration. The outcome of this investigation will be provided to the objector(s).

Priority will be given to objections where the building has been declared to be of such a risk as to require immediate remedial action so that no undue delays are caused.

7.1 Determinations

Building owners and a variety of other interested parties can formally object to the Council's decision through the right to apply to the Chief Executive of MBIE for a determination. Determinations can be applied for concerning the Council's decisions to issue or not issue a consent or code compliance certificate, or to exercise its powers concerning dangerous, affected or insanitary buildings.

Sections 176 – 190 of the Building Act lay out the requirements for determinations.

8. Economic Impact of Policy

It is to be noted that Council recognises that in some circumstances the economic impact of this policy may cause individual hardship for building owner(s) whose building(s) have been identified as being dangerous and/or affected. Council will convey its duty under the Building Act through implementation of this policy in a fair and reasonable manner with the intent of improving health and safety of people who use or are affected by buildings.

The district wide economic impact of this policy is assessed as being minor, since there are relatively few such issues each year.

9. Lifetime of Policy

This policy shall be reviewed at least every five (5) years, as required by section 132(4) of the Building Act 2004. If, following the review, or at any other time, Grey District Council decides to amend or replace the Policy it must do so by using the special consultative procedure in section 83 of the Local Government Act 2002.



If and when this Policy is amended a copy is to be provided to MBIE as specified by section 132(d) of the Building Act 2004.

The policy does not cease to have effect because it is due for review or is being reviewed.

6 MISCELLANEOUS ITEMS

7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

File Number:

Report Author: Democracy Advisor

Report Authoriser: Acting Chief Executive

Appendices: 1. Minutes of the AGM of the Cobden-Aromahana Sanctuary and Recreation Areas held on 23 July 2024

1. REPORT PURPOSE

1.1. To receive the minutes from Outside Organisations.

2. EXECUTIVE SUMMARY

2.1. Receipt of minutes.

3. OFFICER RECOMMENDATION

“that

The Minutes of the following outside organisation be received:

1. Minutes of the AGM of the Cobden-Aromahana Sanctuary and Recreation Areas held on 23 July 2024.

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.

Minutes of the annual general meeting and ordinary meeting of the Cobden Aromahana Sanctuary and Recreation Areas Inc. held on 23 July 2024 at the Ark 47 Richmond Street, Cobden, Greymouth

Present: Rob and Ailsa Harrison, Daniel Lowe, Denis Skates, Henk Stengs, Kurtis-Perrin Smith (Grey District Council) and Michelle de Vries.

Apologies: Nil

The annual general meeting

The minutes of the previous AGM, 19 July 2023 were confirmed as correct (Moved:Ailsa/Rob).

Matters arising. Nil

Election of officers. Rob was re-elected as convenor and Henk as secretary (Moved: Denis/Michelle). Michelle advised that she would like to maintain a social media account on behalf of the Society. This was agreed to.

Rob tabled his annual report, a brief summary of which is:

- Ongoing predator control and bird counts are taking place by Denis and Ailsa respectively. Total rats and mustelids killed since 2014 to 30 June 2014 were 1003 and 106 respectively.
- Wetland bird numbers are unchanged since the previous year.
- Very good plant growth has occurred around the lagoon and on Cobden Island.
- Hand releasing and spraying around the lagoon have enabled smaller plants to become self sustaining. Regular weeding and tidying up around the entrance sign has also been undertaken.
- Isaacs Contracting have constructed half of the paths on the former dump with the balance likely to be completed later this year.
- Volunteers have contributed > 500 hours work in the recreation and sanctuary areas.

(Moved Denis/Michelle)

Denis gave a verbal report, saying that 129 rats and 7 stoats were caught during the year ending 30 June 2024. The traps are working well and in good condition, no vandalism has occurred since February. Rob thanked him for the 250 hours of work he does per annum, which includes trap maintenance and repairs.

Henk reinforced Rob's earlier comment about plant growth saying that plantings on Cobden Island were faring really well, with dense flax growth. Kowhai and cabbage tree that were planted between 2013 and 2017 were at least 4 m. tall.

Kurtis on behalf of Grey District Council thanked the society for the work it has done during the year.

Financial: Rob tabled his report for the financial year ending 31 March 2024, when the balance of the Society's account was \$21,894.02. Total expenses for the year were \$4053.18 (Moved Rob/Denis).

Other business. Nil.

The AGM ended at 5:53 pm.

8 IN COMMITTEE ITEMS

COUNCIL IN-COMMITTEE

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

Agenda items: 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13, & 8.14

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
8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 24 JUNE 2024	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
8.2 - CONFIRMATION OF IN COMMITTEE MINUTES OF EXTRAORDINARY COUNCIL MEETING HELD ON 17 JUNE 2024	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	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
8.3 - RECEIPT OF IN COMMITTEE MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024	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
8.4 - RECEIPT OF IN COMMITTEE MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the

<p>UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 2024</p>	<p>disadvantage, commercial activities</p>	<p>disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
<p>8.5 - RECEIPT OF IN COMMITTEE MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 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>
<p>8.6 - RECEIPT OF IN COMMITTEE MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JULY 2024</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>8.7 - RECEIPT OF IN COMMITTEE MINUTES OF THE COMMERCIAL ECONOMIC DEVELOPMENT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 17 JUNE 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>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>8.8 - IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE</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>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>8.9 - PROPOSED LEASE OF HARBOUR LAND (KOROMIKO BLOCK)</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>
<p>8.10 - LAKE BRUNNER MOTOR CAMP - REQUEST FOR LEASE DECREASE</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>
<p>8.11 - COUNCIL BUILDING IN TARAPUHI STREET LEASED TO GREYMOUTH MITSUBISHI: ROOF REPLACEMENT</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)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, 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>

	(including commercial and industrial negotiations)	
8.12 - VARIATION OF LEASE - GREYMOUTH PORT COMPANY (WESTLAND MINERAL SANDS) AND RELOCATION OF PART OF THE WILDERNESS TRAIL CYCLEWAY	<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>	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
8.13 - PORT: LEASE OF PART OF THE NEW PORT OFFICE BUILDING TO COMMERCIAL BOAT BUILDER.	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</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>	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
8.14 - NOTICE OF MOTION: ACTING CHIEF EXECUTIVE REMUNERATION ADJUSTMENT	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	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

9 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING