

MINUTES OF THE ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth
on Thursday 31 October 2024 commencing at 4.04 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, Kaiwhakahaere Francois Tumahai

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kurtis Perrin-Smith (Acting Group Manager Operations), Neil Engelbrecht (Finance Manager), Megan Bourke (Communications Officer), Catriona Bayliss (Minutes Secretary); members of public (for part)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

APOLOGY

RESOLUTION OCM 24/10/046

Moved: Her Worship Tania Gibson

Seconded: Cr Allan Gibson

That the apology received from Cr 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 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 23 SEPTEMBER 2024

RESOLUTION OCM 24/10/047

Moved: Cr Tim Mora

Seconded: Cr Jack O'Connor

That the minutes of the Ordinary Council Meeting held on 23 September 2024 be confirmed as true and correct.

Pg 28 should be a 3.2 that the finance report should have read July/Aug to be submitted to this meeting.

Carried Unanimously

2.2 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 22 OCTOBER 2024

RESOLUTION OCM 24/10/048

Moved: Cr Tim Mora

Seconded: Cr Jack O'Connor

That the minutes of the Extraordinary Council Meeting held on 22 October 2024 be confirmed as true and correct.

Carried Unanimously

2.3 RECEIPT OF MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 OCTOBER 2024

RESOLUTION OCM 24/10/049

Moved: Cr Tim Mora

Seconded: Cr Jack O'Connor

That the minutes of the Finance Regulatory and Business Support Committee held on 22 October 2024 be received and noted.

Carried Unanimously

2.4 RECEIPT OF MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 OCTOBER 2024

RESOLUTION OCM 24/10/050

Moved: Cr Tim Mora

Seconded: Cr Jack O'Connor

That the minutes of the Operations and Capital Programme Delivery Committee held on 22 October 2024 be received and noted.

Carried Unanimously

3 LIST OF ACRONYMS USED

4 MATTERS UNDER ACTION

4.1 MATTERS UNDER ACTION

Refer page 37 of the agenda.

There were no comments.

5 AGENDA ITEMS

5.1 APPRECIATION AWARD: MEMBER OF THE PUBLIC

An Award of Appreciation was presented by Her Worship the Mayor to Mr Leigh Sullivan in recognition of his voluntary work and dedication to making Arnott Heights a better place for the community and in particular, those living in the area.

Her Worship acknowledged Leigh and also his wife Linda and community members who have worked extremely hard to make the upgrade to the Arnott Heights playground and park area come to fruition. Many hours of work in the background has been spent applying for funding, arranging working bees etc.

Mr Sullivan was also acknowledged for his assistance to Council during times when the accessway to Arnott Heights has been impacted by slips. He communicated with the community and also helped to source and allocate additional assistance to those who needed it.

Mr Sullivan thanked Council for the acknowledgement and said that he gets the ball rolling but it is the team that gets behind things to make it all happen.

5.3 MAYOR'S UPDATE

Refer page 40 of the agenda

Cr Kennedy acknowledged the achievement by MTFJ, well exceeding their target for placement of job seekers.

RESOLUTION OCM 24/10/051

Moved: Cr Kate Kennedy

Seconded: Cr Jack O'Connor

3.1 That the Mayor's activity report for the period 16 September to 20 October 2024 be received.

Carried Unanimously

5.4 CHIEF EXECUTIVE'S UPDATE: 16 SEPTEMBER TO 20 OCTOBER 2024

Refer page 44 of the agenda.

RESOLUTION OCM 24/10/052

Moved: Her Worship Tania Gibson

Seconded: Cr Allan Gibson

3.1. That the Chief Executive's update for the period 16 September to 20 October 2024 be received.

Carried Unanimously

5.5 DELEGATIONS

Refer page 47 of the agenda.

RESOLUTION OCM 24/10/053

Moved: Her Worship Tania Gibson

Seconded: Cr Tim Mora

That Council

- 1. Receives the report “Delegations”.**
- 2. Adopts the Grey District Council Delegations Manual Part One – Council and Finance (attached under separate cover), to take effect from 31 October 2024.**
- 3. Revokes the Grey District Council’s Delegations Manual 2021 (as amended on 13 May 2024), to take effect from 31 October 2024.**
- 4. Notes that Part One of the Delegations Manual will be placed on the Council’s website after adoption.**

Carried Unanimously

5.6 HIGH LEVEL RATE REVIEW FOR IMPLEMENTATION 2025/26

Refer page 51 of the agenda

Her Worship noted there has been considerable discussion over the last couple of years about undertaking a rates review and it was decided last year not to proceed at that time. Property valuations will be redone in 2025 and a rates review now may not therefore make a difference to ratepayers. The increase in property values in Blackball several years ago really only brought them in line with other areas in the district. She advised that because of the tremendous amount of work involved and current staff resourcing issues, a rates review won't proceed at this time. The Acting Chief Executive did carry out significant work on this though and there are some areas that do need a review, as noted in the following resolution.

Cr Mallinson advised that he had found the report that had been provided quite challenging to understand and queried what a “high level rates review” is. He also noted he had serious concerns about ad hoc changes being made to the rating model. He understood now how rating differentials changes meant that rates went up by different amounts in different areas. Blackball is 25km from Greymouth, a more isolated community where many ratepayers struggled to accommodate the significant rates increase following the last property revaluations. There is a high expectation from that community that a rates review will be undertaken and there will be disappointment if this doesn't go ahead. Cr Mallinson advised that he would like the recommendation amended to state “a rating review take place as soon as staffing resources allow and not delayed until 25/26”. He suggested also that a high level review include whether rating maps are still fit for purpose.

In response to Cr Mallinson, the CE advised that she has had some discussion about a rates review and believes this will be done as soon as resourcing allows but is conscious that the next LTP will only be two years away also.

Crs Davy and Mora both advised they agreed with Cr Mallinson's comments and Cr Mora also pointed out that the TTPP process underway may also have an impact and suggested a review should wait until this process is complete.

Cr Gibson acknowledged this is a difficult situation and queried whether next year's property revaluation is likely to impact other areas in the way Blackball was by the last revaluation.

Cr O'Connor suggested the comment that a rates review would be undertaken “as we are able” was too broad but agreed the organisation doesn't have capacity to do this at this stage.

The Mayor expressed to any members of the public watching the livestream that although property values may change she believed changes are likely to be a similar level across all areas of the district.

Cr Mallinson noted again his concern about using rating differentials to try and manage rating revaluations and said this must be done with caution.

Cr Kennedy acknowledged Cr Mallinson's comment regarding making ad hoc changes to differentials. She referred to the economic development levy and requested there be a discussion on this prior to next year's Long Term Plan to discuss what this is used for and if the amount being rated is in line with what we are spending in this area. The Mayor noted Cr Kennedy's comment and advised that point 3.1 of the resolution refers to undertaking a review before rates are set for next year.

The Finance Manager advised that the rating allocations and model can be complicated and distorted because the differentials accounts for the availability of the service to the area of ratepayers (rating zones) (% of an activity allocated to various rating zones), which then in turn gets multiplied by the land value of the rating unit. Thus, movements in the land value can distort rates in certain areas.

Cr MacDonald said he believes rating revaluations balance out over the years but believes the differentials do need attention.

RESOLUTION OCM 24/10/054

Moved: Cr Allan Gibson

Seconded: Cr Tim Mora

That Council:

- 1. Notes the contents of the report.**
- 2. Council confirms the reality that it is unable to undertake a full Rate Review as part of the 2025/2034 LTP as earlier committed to, given the fact that the administrative capacity to do so does not exist, as a result of the LTP and Annual Report processes representing a significant challenge to existing resources.**
- 3. Council, as part of a high level rate review for 2025/26 consider implementing the following:**
 - 1. To undertake a critical review of its Economic Development function as basis for recovering the costs thereof as the Economic Development rate.**
 - 2. To reinstate the full pan charge plus 25% per additional pan for multi-pan establishments with the exception of schools where a full pan charge and 10% of the full charge per additional pan will apply.**
 - 3. To undertake a critical review of its charges to recreational users of the Airport as basis for a decision to recover the balance of airport costs against the UAGC.**

Carried

Cr Mallinson voted against the resolution noting 2025/26 is too long to wait for a rates review to be undertaken.

5.7 LEFT BANK ART GALLERY: REVIEW OF LEASE RENTAL

Cassandra Struve addressed the meeting.

Ms Struve spoke on behalf of the West Coast Society of Arts and referred to historical information when the Left Bank Art Gallery was first established, at which time money had been raised for the purchase of the building and Council had agreed what a valuable asset the gallery was for the community. The organisation has been paying a peppercorn rent to occupy the building and although Council has recently calculated

annual costs on the building at \$28,000, Ms Struve stressed that this is a bargain to Council for the service provided to the community, and which no input is needed from Council to manage.

The Arts Society worked on behalf of Council last year to prepare an arts strategy and believe they generally work in partnership with Council. Ms Struve referred to letters provided from three local businesses in support of the Arts Gallery.

Her Worship thanked Ms Struve for speaking and advised that Council really do appreciate the work the Society does.

Cr O'Connor referred to Council's Vision and noted the Arts Society definitely fits within the Cultural aspect. He noted that Council is also under financial pressure and asked whether the Arts Centre have considered funding streams from the Lotteries Foundation etc. Ms Struve advised all possible revenue sources are explored and if more funding was available this would go towards paying the two staff who work many voluntary hours.

Cr Mallinson pointed out that in many areas of NZ arts is considered part of Council core business and before any motion is put forward he queried whether the Society could provide full financial reports for the last two years, including whether there is any governance oversight etc.

Cr MacDonald referred to the recommended motion noting this does not contain an end date for any rental increase determined and asked if there is an end date?

Her Worship suggested the report be received and further discussion could then take place.

RESOLUTION OCM 24/10/055

Moved: Her Worship Tania Gibson

Seconded: Cr Robert Mallinson

That the report "Left Bank Art Gallery: Review of Lease Rental" be received.

Carried Unanimously

Further discussion was invited and Her Worship advised that making a decision on this matter is difficult and she stressed to those present from the Arts Society that the work done by the Society is very valued.

Cr MacDonald said that based on the information provided he believes Council is getting a bargain for the service provided to the community. However he would like to know how long Council would be committing to for any decision made today and the Finance Manager advised it would likely be seven years in line with the term of the lease.

Cr Gibson expressed his agreement with Crs Mallinson and MacDonald saying the provision of the Art Gallery is similar to libraries and swimming pools and is something that needs to continue.

Cr Kennedy confirmed she is in full support of maintaining the peppercorn rental. The Gallery is an awesome service and a focal point in the town square. Council has a responsibility for oversight of the CBD and she sees the Left Bank Art Gallery having a key role in the revitalising and vibrancy of this area.

Cr O'Connor advised he totally agreed with the comments made and with the new library going ahead as well it is important to retain this service in the CBD. However to ease the burden on the ratepayer he would like to see if Council can provide support by means other than the rate-take, for example having a major sponsor.

As a member of the Creative Communities Committee Cr Kennedy said she is aware that the Arts Society tap into as many funding avenues as they can but it is never enough to help with wages and the core service they provide. She believes the organisation is very financially prudent.

Cr Mora noted that if Council set the rental at market rate this would kill it. Previous Councils have made a decision to maintain a low rental and to change this would be rolling previous Council decisions. To continue with a peppercorn rental wouldn't really cost Council more than it is now. He queried what a new subsidised

rent would be and the CE advised this would be set in accordance with CPI, with a CPI increase added annually for the next seven years.

Cr Davy advised that he fully supports the work the Arts Society does and considers the provision of a peppercorn rental is fair as Council does provide support to other organisations, sports groups etc.

RESOLUTION OCM 24/10/056

Moved: Her Worship Tania Gibson

Seconded: Cr Allan Gibson

That Council:

- 1. Notes the written input from West Coast Society of the Arts and thanked them for their work in doing this.**
- 2. Agrees a subsidised rental be determined by CPI adjustment based on the level set in 2015 with yearly adjustments to CPI.**
- 3. Determines staff should align the Mawhera Inc land lease with the decision under 1-2 above.**

Carried Unanimously

5.8 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL**RESOLUTION OCM 24/10/057**

Moved: Cr Robert Mallinson

Seconded: Cr Rex MacDonald

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

- 1. Agreement for Sale and Purchase between Grey District Council and Colville Developments Ltd being 156 Preston Road, Greymouth (Lot17 DP 514) - Freehold.**
- 2. Agreement for Sale and Purchase between Grey District Council and Holly Racquel Stark being 7 Wainui Street, Dobson (Lot Section 204) – Freehold.**

Carried Unanimously

0.0 LATE ITEM: FINANCIAL REPORT 1 JULY 2024 - 31 AUGUST 2024**FINANCIAL REPORT FOR THE PERIOD ENDING 31 AUGUST 2024**

A financial report in a new format had been circulated as a late item.

The Finance Manager explained that revenue currently showed as being over budget but this was because rates collected covered the quarter and were not limited to the period of the report.

Capex also showed as being behind budget but this needs to be allocated across the year.

Cr Mallinson acknowledged the work done in getting this report finalised and the improved format. He did query why personnel costs were substantially under budget for the two month period.

Action: Finance Manager to report back advising why personnel costs appear substantially under budget.

The Finance Manager advised the report required some further work and in future would also include variances.

Cr Gibson referred to the net operating activities and asked if the difference was due to work not being done.
Action: The Finance Manager advised he would report back why this showed a negative balance.

RESOLUTION OCM 24/10/058

Moved: Cr Robert Mallinson

Seconded: Cr Peter Davy

That Council:

- a) **Receives the report and notes the contents.**

Carried Unanimously

6 MISCELLANEOUS ITEMS

7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

RESOLUTION OCM 24/10/059

Moved: Her Worship Tania Gibson

Seconded: Cr Kate Kennedy

“that

The Minutes of the following outside organisation be received:

1. **Minutes of the Te Tai o Poutini Plan Committee Meeting held on 29 August 2024.**

Carried Unanimously

8 IN COMMITTEE ITEMS

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

Agenda item(s)

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 24/10/060

Moved: Her Worship 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
<p>8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 23 SEPTEMBER 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>8.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 OCTOBER 2024</p>	<p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p>	<p>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>8.3 - RECEIPT OF IN COMMITTEE MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 22 OCTOBER 2024</p>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the</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>

	information would be likely otherwise to damage the public interest	
8.4 - IN COMMITTE 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

Carried Unanimously

9 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 5.11 PM

Confirmed

T Gibson
Chairperson

_____/_____/_____
Date