

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

Date: Thursday 31 October 2024
Time: 4:00pm
Venue: Council Chambers, 105 Tainui Street, Greymouth

Joanne Soderlund
Chief Executive

ORDINARY COUNCIL MEETING

AGENDA

Members:

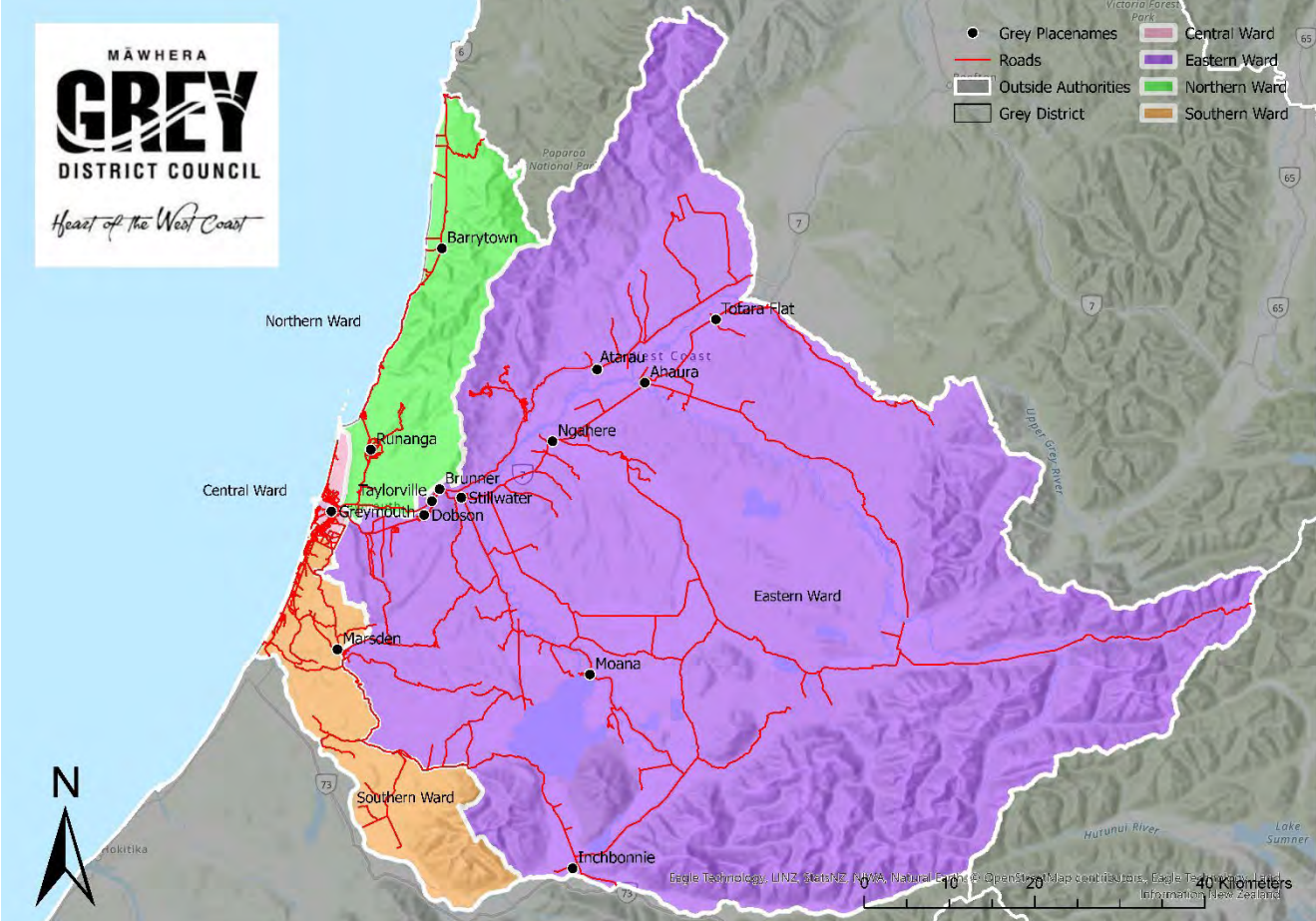
Mayor: Mayor Tania Gibson
Deputy Mayor: Councillor Allan Gibson
Members: Councillor John Canning
Councillor Peter Davy
Councillor Kate Kennedy
Councillor Rex MacDonald
Councillor Robert Mallinson
Councillor Tim Mora
Councillor Jack O'Connor
Kaiwhakahaere Francois Tumahai

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 Thursday 31 October 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 23 SEPTEMBER 2024.....	7
2.2	CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 22 OCTOBER 2024	7
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	7
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	7
3	LIST OF ACRONYMS USED	36
4	MATTERS UNDER ACTION	37
4.1	MATTERS UNDER ACTION.....	37
5	AGENDA ITEMS.....	38
5.1	APPRECIATION AWARD: MEMBER OF THE PUBLIC	38
5.2	FINANCE REPORT 1 JULY 2024 - 31 AUGUST 2024 (LATE COVERING REPORT)	39
5.3	MAYOR'S UPDATE	40
5.4	CHIEF EXECUTIVE'S UPDATE: 16 SEPTEMBER TO 20 OCTOBER 2024	44
5.5	DELEGATIONS	47
5.6	HIGH LEVEL RATE REVIEW FOR IMPLEMENTATION 2025/26	51
5.7	LEFT BANK ART GALLERY: REVIEW OF LEASE RENTAL	61
5.8	DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL.....	81
6	MISCELLANEOUS ITEMS	82
7	REPORTS FROM OUTSIDE ORGANISATIONS	83
7.1	RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS	83
8	IN COMMITTEE ITEMS.....	86
8.1	CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 23 SEPTEMBER 2024	86
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.....	86
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	86
8.4	IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE	87

8.5 COUNCIL INSURANCE: IMPORTANT PRINCIPLES (LATE COVERING REPORT)87

9 COUNCIL RESUMES IN OPEN MEETING 89

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

Nil

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 23 SEPTEMBER 2024

SUGGESTED RECOMMENDATION

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

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

SUGGESTED RECOMMENDATION

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

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

SUGGESTED RECOMMENDATION

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

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

SUGGESTED RECOMMENDATION

That the minutes of the Operations and Capital Programme Delivery Committee held on 22 October 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 23 September 2024 commencing at 4.00 pm

PRESENT: Mayor Tania Gibson (Chair)
Councillor Allan Gibson (Deputy Mayor), Councillor John Canning, Councillor Peter Davy, Councillor Kate Kennedy, Councillor Rex MacDonald (via Zoom), Councillor Robert Mallinson, Councillor Tim Mora, 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), Kaia Beal (Solid Waste Officer), Shannon Beynon (Communication & Engagement Manager), Trish Jellyman (Democracy Advisor)

INFORMAL MOTION OF CONDOLENCE

A minutes silence was observed in memory of Mr Bruce Smith, former Mayor of Westland District who passed away.

Her Worship stated that Mr Smith had been a great mentor to her and they worked together for years with Mayors, Chairs and Iwi. She passed on condolences to the Smith family.

1 APOLOGIES AND DECLARATIONS OF INTEREST**APOLOGY**

RESOLUTION OCM 24/09/016

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

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

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 12 AUGUST 2024**

RESOLUTION OCM 24/09/017

Moved: Cr John Canning

Seconded: Cr Tim Mora

That the minutes of the Ordinary Council Meeting held on 12 August 2024 be confirmed as true and correct.

Carried Unanimously

2.2 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 13 AUGUST 2024

RESOLUTION OCM 24/09/018

Moved: Cr John Canning

Seconded: Cr Tim Mora

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

Carried Unanimously

2.3 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 27 AUGUST 2024

RESOLUTION OCM 24/09/019

Moved: Cr John Canning

Seconded: Cr Tim Mora

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

Carried Unanimously

2.4 RECEIPT OF MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 9 SEPTEMBER 2024

RESOLUTION OCM 24/09/020

Moved: Cr John Canning

Seconded: Cr Tim Mora

That the minutes of the Finance Regulatory and Business Support Committee held on 9 September 2024 be received and noted.

Carried Unanimously

2.5 RECEIPT OF MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 9 SEPTEMBER 2024

RESOLUTION OCM 24/09/021

Moved: Cr John Canning

Seconded: Cr Tim Mora

That the minutes of the Operations and Capital Programme Delivery Committee held on 9 September 2024 be received and noted.

Carried Unanimously

3 LIST OF ACRONYMS USED

Refer page 44 of the agenda.

4 MATTERS UNDER ACTION

4.1 MATTERS UNDER ACTION

Refer page 45 of the agenda.

Her Worship asked where things are at with the digital displays.

The GMO advised that they will be installed on 26 September 2024 and will be operational the week after.

5 AGENDA ITEMS

5.1 MAYOR'S UPDATE

Refer page 46 of the agenda.

Cr Kennedy asked if there are any projects underway to relive housing pressure.

Her Worship responded that working is progressing with the housing forum and meetings are ongoing. Kāinga Ora still have some projects that are going to head but some have been cut. She is hopeful that something may come out of the Regional Deals but as yet there is nothing substantial to report.

RESOLUTION OCM 24/09/022

Moved: Cr Kate Kennedy

Seconded: Cr Jack O'Connor

1. That the Mayor's activity report for the period 1 August to 15 September 2024 be received.

Carried Unanimously

5.2 CHIEF EXECUTIVE'S UPDATE: 1 AUGUST - 15 SEPTEMBER 2024

Refer page 50 of the agenda.

RESOLUTION OCM 24/09/023

Moved: Cr Allan Gibson

Seconded: Cr Robert Mallinson

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

Carried Unanimously

5.3 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL

Refer page 53 of the agenda.

RESOLUTION OCM 24/09/024

Moved: Cr Tim Mora

Seconded: Cr Robert Mallinson

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

1. Deed of Ground Lease between Grey District Council and Raymond Kwan and Michelle Kwan (as to a ½ share) and Geoffry Banks (as to a ½ share) for all of the land at 28 Blake Street, Blaketown, Greymouth, containing 1012 square metres more or less being in Lot 1 Section 12 Deposited Plan 415 be the same a little more or less being the whole of the land comprised in Record of Title WSSA/1161 Westland Registry.

Carried Unanimously

5.4 DELEGATION TO NEW CHIEF EXECUTIVE - SIGNING OF ALL DOCUMENTS ON BEHALF OF COUNCIL

Refer page 54 of the agenda.

Her Worship commented that the new Chief Executive starts with Council on 1 October 2024.

RESOLUTION OCM 24/09/025

Moved: Cr John Canning

Seconded: Cr Peter Davy

That the authority to sign contracts other legal documents and reports on behalf of Council as CE, be delegated to the new Chief Executive Joanne Soderlund.

Carried Unanimously

5.5 ANNUAL REPORT: POSTPONEMENT OF.

Refer page 56 of the agenda.

Her Worship stated that the Annual Plan has been a huge task and now that the LTP has started it creates an impossible situation. She stated that the Acting CE, Finance Manager, and Mr Murray Staite would not have brought this report to Council if they had have been able to complete the Annual Report on time. She stated that due to the upheaval in the finance and administration departments it leaves Council with little choice. She thanked all staff for their efforts to date with both the Annual Plan and LTP and acknowledged the huge amount of work involved.

The Acting CE spoke of concerns raised by Cr Mallinson that Council may be delayed by Auditors. He confirmed that the Auditors are already booked for mid January.

Cr Kennedy asked if the postponement will have any impact on Council getting on the list for Regional Deals.

The Acting CE confirmed that there will be no impact, but that the non-compliance is a not a minor matter.

RESOLUTION OCM 24/09/026

Moved: Cr Allan Gibson

Seconded: Cr Robert Mallinson

That Council:

1. Notes the contents of the report.
2. Notes the circumstances that resulted in a decision to delay finalising the 2023/4 Annual Report and the implications thereof and supports such decision.
3. Notes the intentions in relation to a high level review of the Rating System and supports this approach noting that the rating valuations coming into effect on 1 July 2025 may well create new rating "anomalies".

4. Notes the comment in relation to securing Accounting resources already contracted and yet to contract.
5. Notes the intention to consult Council members on key aspects of the Long Term Plan in early October 2024.

Carried Unanimously

5.6 RESIDENT SATISFACTION SURVEY 2024

Refer page 59 of the agenda.

Her Worship stated that the results are in places disappointing but not unexpected. She stated that one area that is always a struggle is rates and this year is one of the worst although Council still has one of the lowest rates around the country. She is concerned this is a struggle for people in our district due to the current model being unsustainable. She confirmed that Council has written to the Minister and will continue to advocate for the current funding model to be changed. She acknowledged the work of staff working through hot spots with footpaths and stormwater as well as aging infrastructure and is hopeful that Council will secure more resourcing. She noted a 22% rate rise for roading alone was needed as costs have spiralled but Council had managed to cut down to 13.6% for everything. She stated that having to continue to drop service levels is disappointing.

She thanked the community for their comments, and her fellow Councillors for their work. She is hoping to see continued improvements in the communications and customer service areas where there have been improvements since the last survey was taken. She stated that the survey method has been looked at and that direct surveying with HappyOrNot may not be the answer.

Cr O'Connor noted 362 responders is quite small as those who do respond often have issues. He feels that Council needs to come up with better ways of capturing more people. He would like the survey to come through quicker so that Council can react quicker. He stated that communications have improved especially the videos, and said that the "Two Minutes with the Mayor" has been really successful.

He is disappointed it took six months to get the survey in front of council.

Cr Mora stated that he thinks that the results are turning around and there is improvement. He is in favour of random surveys by phone as people are contacted personally and thinks that this would be a better method as those who contribute usually are unhappy about something. He agreed that the videos have been great and he suggested that Councillors might front some of them. He stated that it is hard to get younger people to vote, this has always been a problem. If Councillors got involved in presenting to youth this might be a good way to get in front of young voters.

Her Worship agreed. She would like videos on Council facilities and places like water treatment facilities to show viewers how water is tested and to be able to inform the community of costs of services across to the community. She suggested that this could be done at other Council owned facilities like the McLeans Landfill.

She stated that Councillors are approachable and are easy to get in touch with.

Cr Mora spoke of the benefits of explaining costs to the community and stated that Council needs to have talking points and information to get the message across.

Cr Gibson commented that everyone has worked very hard to get costs down as much as possible.

Cr Mallinson agreed with Cr Mora's comments. He stated that sometimes we learn more about what people don't like rather than what they do like with non-random surveys.

Cr O'Connor stated that Council is now doing a lot better with regard to Animal Control and it is great to see an improvement in this area. He passed on his congratulations to staff in this area.

Cr Kennedy agreed and advised that she has received feedback from constituents who have observed that there are a lot less roaming dogs around Runanga and Dunollie.

Her Worship stated that this issue still needs to be looked at via the Long Term Plan as there is still room for improvement. She acknowledged that staff resourcing has an impact in this area.

RESOLUTION OCM 24/09/027

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council:

1. Receives the report Resident Satisfaction Survey 2023.
2. Notes the outcome.
3. Records its thanks to all residents who have participated in the survey.

Carried Unanimously

5.7 DELEGATION MANUAL: REMOVAL OF DISCREPANCY RE DOG DESTRUCTION.

Refer page 63 of the agenda.

Cr O'Connor drew attention to section 4.3 and stated that he disagrees with the comment relating to different motivators as he does not believe that different motivators would lead to a different result.

The Acting CE apologised if this comment has created the wrong impression. He advised that the law governing dog and dog destruction is evolving all the time. Staff get special training to deal with the issue and public perceptions have changed. Decisions must be based on such training but it remains subject to legal oversight.

Her Worship stated that committee members are doing a very good job.

RESOLUTION OCM 24/09/028

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

That Council:

1. Notes the contents of the report.
2. Amends the Delegation Manual by removing the determination of dog destructions from the Terms of Reference of the Animal Committee.

Carried Unanimously

5.8 URGENT ELECTRONIC SERVICE UPGRADES: FUNDING.

Refer page 65 of the agenda.

Her Worship referred to the cost involved and stated this is another matter that the public does not always see. She noted that Council must keep up to date with technology to ensure that it is protected and to provide continuity of its services.

RESOLUTION OCM 24/09/029

Moved: Cr Tim Mora

Seconded: Cr Robert Mallinson

That Council:

1. Notes the contents of the report.
2. Approves funding of \$100,000 ex the Corporate Equipment and Furniture Reserve to fund the following by means of a loan funded over a 6 year period:

WAN upgrade	\$340,000
Network upgrade	\$200,000
3. Approves funding of \$60,000 ex the Corporate Equipment and Furniture Reserve to fund the following operational costs.

Cybersecurity tools/service/construction

Carried Unanimously

5.9 SUNSHINE COACH: FUTURE OF.

Refer page 67 of the agenda.

RESOLUTION OCM 24/09/030

Moved: Mayor Tania Gibson

Seconded: Cr Kate Kennedy

That Council:

1. Notes the contents of the report

Her Worship stated this is well used community asset that was gifted to Council by Variety. She stated it is consistently used throughout the community for sport and school events, but that the Government's expectation of Local Government may relegate it to a non-core service.

The Acting CE stated that the vehicle is currently in Murchison as it broke down over the weekend when petrol was accidentally put into the tank instead of diesel. He stated that this is most unfortunate and that the damage to the engine may be catastrophic.

Cr Gibson advised that this is not good and the vehicle is unlikely to be functional going forward.

Cr Mallinson queried the maintenance and running costs and said it is low.

The Acting CE responded that Council's cost is mostly in maintenance and Road User charges.

It was agreed that the status of insurance would be checked to try hard to get it back on the road.

It was confirmed upon a question from Cr MacDonald that it is the second vehicle provided by Variety. He stated that he feels Council cannot afford to lose this for the youth of the town as everyone is struggling and he is in favour of keeping it.

Cr Kennedy commented that on the Coast we don't have public transport and Sunshine Coach is the least we do for transport. She is in favour of trying to keep it.

Cr Mora stated that he has used the vehicle a lot over the years. He spoke of the costs of hiring buses and suggested that services like these are invaluable for youth and sports clubs.

Cr O'Connor stated that coming from a sport and recreation background, it is an essential tool for sport and volunteer groups. He stated that if car useage is required this increases the number of volunteers required. The rural isolation aspect and the fact that under 18's cannot carry passengers must be considered. He suggested that a community group could be supported to put a funding application in, and crowd funding could be an option.

It was confirmed that fuel costs are covered by the users and that the Sunshine Coach is a critical infrastructure item for our community.

Cr Canning stated that the vehicle does around 20,000 kms per year and this is an investment in youth around the district. He supports option 2.

Cr MacDonald would like a fall back position for replacement of the vehicle in the LTP.

RESOLUTION OCM 24/09/031

Moved: Cr John Canning

Seconded: Cr Kate Kennedy

That Council:

2. Notes the signs that the vehicle may be nearing the end of its useful life because of age.
3. Launches a campaign to seek sponsorships for a replacement vehicle as a means of continuing the service.
4. Notes that the vehicle is currently incapacitated and that its motor may have to be replaced.
5. Be kept informed as to the status of the vehicle given 4 above.
6. Refers that matter to the LTP in the event that the sponsorship initiative proves unsuccessful.

Carried Unanimously

5.10 RE-ADOPTION OF THE DRAFT WASTE ASSESSMENT & ADOPTION OF THE DRAFT WEST COAST WASTE MANAGEMENT & MINIMISATION PLAN FOR PUBLIC CONSULTATION

Refer page 71 of the agenda.

The Solid Waste Officer (SWO) spoke to this report.

He advised that the main comment from the Medical Officer of Health was around the lack of information regarding the Taylorville Resource Park (TRP). Staff included an update advising that the TRP had been served with an Abatement Notice from the Environmental Protection Authority. He advised that at the time of writing the strategy the investigation was ongoing.

Her Worship stated that together with WDC and BDC, Council is working together to try to make improvements.

The Acting CE stated this is a regional approach rather than district only.

Cr Kennedy spoke of the recent media article where volunteers are retrieving reusable parts from electronic devices. She stated that there are a lot of community initiatives that Council could get ideas for and support initiatives such as community repair shops and recycling bins at supermarkets. She would like to see an education campaign for tourists about safe drinking water to avoid the use of plastic drink bottles to avoid waste. She feels it is time to dig into community networks for ways to start turning around the amount of waste being disposed at individual and traveller level.

The Acting CE advised that the Plan now goes out to public consultation and that inputs like that of Cr Kennedy would be received.

Cr Mora stated waste minimisation is very important. He stated we are a small district but this is an attempt to go across the whole region and we may see some improvements going forward.

It was confirmed that current bylaws around waste are to be reviewed.

Her Worship agreed with the comments and spoke of the need to tell the story of why waste management costs so much and to start showing the community what is being dealt with on a daily basis. She gave examples of dead animals and dirty nappies etc being placed in Council bins.

Cr O'Connor suggested documenting the building of the new cell at McLeans Pit so that the community can see what Council is going through in this area.

Her Worship requested that communications and education is put in place around this.

The GMO spoke of economies of scale and how this plan will lead Council in the right direction as it is an evolutionary project and Council will get better at this and opportunities will increase.

Cr Kennedy stated this is about reducing our footprint on the earth.

Cr Mora spoke of the importance of product stewardship.

RESOLUTION OCM 24/09/032

Moved: Cr Tim Mora

Seconded: Cr Jack O'Connor

That Council:

1. Receives this report.
2. Rescinds its previous decision on the 24th of June 2024 to adopt the draft waste assessment.
3. Adopts the revised draft waste assessment, including the Medical Officer of Health feedback and minor amendments (Appendix 2).
4. Approves the draft West Coast Regional Waste Management and Minimisation Plan to proceed to public consultation as required under the Local Government Act 2002, and to approve the summary of the proposal as part of the public consultation to be undertaken.

Carried Unanimously

5.11 NOTICE OF RESCISSION - ABBEYFIELD GREYMOUTH - REQUEST FOR LAND

Refer page 86 of the agenda.

Her Worship advised that in 2006 Abbeyfield was working with Council to build 12 units and a shared kitchen and land was donated for a housing development. She advised that Abbeyfield have since had Geotech reports done on the land and have found that there are some levels of land contamination and therefore they no longer want the land as it is a risk for them to proceed.

She stated she is a patron for Abbeyfield, they are working hard but have been unable to obtain land. She asked if anyone has land available could they please approach her.

It was agreed that the Acting CE would check the status of land in the Doyle Street area.

RESOLUTION OCM 24/09/033

Moved: Mayor Tania Gibson

Seconded: Cr Kate Kennedy

That:

1. The resolution 1959 titled H/5: Abbeyfield Greymouth – Request for Land that was passed at the meeting of 11 December 2006 be rescinded.
2. Council rescind resolution 1959 titled H/5: Abbeyfield Greymouth – Request for Land that was passed at the meeting of 11 December 2006.

Carried Unanimously

5.12 REGIONAL DEALS: THE WAY FORWARD

Refer page 88 of the agenda.

Her Worship advised that she attended an online workshop with government last week but not much more was learnt than what is in the document. She attended a meeting in Wellington last week and is working closely with MCI on this with a workshop with MCI scheduled for October. She is hoping that we will be one of the regions that are selected for Regional Deals.

RESOLUTION OCM 24/09/034

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council at this point notes the contents of the report and associated literature on the Regional Plans concept in anticipation of more focused information becoming available in early October 2024.

Carried Unanimously

6 MISCELLANEOUS ITEMS

7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

Refer page 119 of the agenda.

Cr Mallinson commented that the minutes of the TTPP committee make very interesting reading.

Her Worship encouraged viewers online to access any reports or minutes via Council's website.

Cr Kennedy asked how is the hearing date for SNA's progressing.

Her Worship advised that Ministers have put through some options which the Acting CE is working through. A letter is being drafted to the Minister. She advised that the Minister will be here in October for the Minerals conference.

RESOLUTION OCM 24/09/035

Moved: Mayor Tania Gibson

Seconded: Cr Jack O'Connor

"that

The Minutes of the following outside organisation be received:

1. Minutes of the Extraordinary Meeting of the Te Tai o Poutini Plan Committee meeting held on 2 August 2024.
2. Minutes of the Meeting of the Te Tai o Poutini Plan Committee held on 7 August 2024.
3. Minutes of the meeting of the Joint Committee West Coast Civil Defence Emergency Management Committee held on 8 May 2024.

Carried Unanimously

8 IN COMMITTEE ITEMS

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

Agenda items: 8.1 – 8.10, including the late agenda item 1.12.

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 24/09/036

Moved: Mayor Tania Gibson

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
8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 12 AUGUST 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 13 AUGUST 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 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 - CONFIRMATION OF IN COMMITTEE MINUTES OF EXTRAORDINARY COUNCIL MEETING HELD ON 27 AUGUST 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

<p>8.4 - RECEIPT OF IN COMMITTEE MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 9 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>8.5 - RECEIPT OF IN COMMITTEE MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 9 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>1.11 - LATE ITEM: COBDEN NATURE BASED SOLUTIONS: NEGOTIATION ON SOLUTIONS</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 (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>8.6 - 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</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>

	otherwise to damage the public interest	
8.7 - LORD STREET LEASE: FUTURE OF	<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>	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
8.8 - SETTLEMENT OF DISPUTE: DAMAGE TO TANKER: CONDONING ACTIONS TAKEN BY ACTING CHIEF EXECUTIVE OFFICER UNDER URGENCY.	<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)(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
8.9 - STORMWATER/SEWER INTRUSION INTO PROPERTY: CARROL STREET, HALL JONES STREET, MILLS STREET, RUNANGA: POTENTIAL CLAIM: MR JOHN MCVICAR:	<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</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>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>8.10 - PROVISION OF RENT RELIEF TO VOLUNTARY AND OTHER ORGANISATIONS. REVIEW OF POLICY.</p>	<p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>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>1.12 - COBDEN NATURE BASED SOLUTIONS. NEGOTIATION ON SOLUTIONS</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 (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 6.42 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 Tuesday 22 October 2024 commencing at 2.30 pm

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 Tim Mora, Councillor Jack O'Connor

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Neil Engelbrecht (Finance Manager), Marina Tomasi (Community & Engagement Officer), Megan Bourke (Communications Officer), Trish Jellyman (Democracy Advisor)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1

RESOLUTION SCM 24/10/043

Moved: Mayor Tania Gibson

Seconded: Cr John Canning

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

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

Councillors declared conflicts of interest as appropriate and took no part in the discussion or decisions with regard to those particular funding applications .

2 LIST OF ACRONYMS USED

3 AGENDA ITEMS

3.1 CONTESTABLE GRANT FUND - APPLICATION INFORMATION

Refer page 7 of the report. 36 funding applications were received but a late withdrawal was received from The Te Tai Poutini West Coast Multicultural Council. Therefore the total number of applications was 35.

Her Worship stated that this will be a difficult day with more money requested than what is available. She outlined the process for the day and advised that once presentations are made by the applicants Councillors will then make their decisions.

She thanked those who have submitted funding applications and for taking the time to do so.

RESOLUTION SCM 24/10/044

Moved: Mayor Tania Gibson

Seconded: Cr Rex MacDonald

That Council

1. Receives the report Contestable Fund – Application Information.
2. Receives the reports and applications from the organisations listed below and the members declare conflicts of interests as appropriate.
3. Considers and determines each application noting an amount of \$24,750 + GST available for allocation.

Carried Unanimously

The organisations listed below spoke to their presentations in person.

Runanga Play Centre, Shantytown Heritage Park, Heritage West Coast, Lake Brunner Wilderness Trust, In Stitches, Youth town, The Royal NZ Society for the Prevention of Cruelty to Animals, Grey Pistol Club, Paroa Park Redevelopment Inc, Lake Brunner School, Greymouth Business and Promotions Association, Grey District Youth Trust and Westside Basketball Charitable Trust.

The meeting adjourned at 4.32 pm and reconvened at 4.38pm

RESOLUTION SCM 24/10/045

Moved: Mayor Tania Gibson

Seconded: Cr Tim Mora

That Council approves the requests for funding for the approved applications.

Carried Unanimously

	Applicant	Declared Conflicts	Approved / Declined	Amount Approved
1	Toki Pounamu Education Trust	Mayor Gibson	Approved	\$500
2	West Coast Penguin Trust	Cr Mora	Declined	\$3,199
3	Greymouth Anglican Church	Crs Mora, Mallinson	Approved	\$500
4	Poutini Waiora		Declined	\$10,000
5	Life Education Trust West Coast	Mayor Gibson	Approved	\$2,500
6	Greymouth Athletic Club	Cr O'Connor	Approved	\$750
7	West Coast Cricket Association	Cr O'Connor	Approved	\$1,000
8	Runanga Community Trust	Cr Kennedy	Approved	\$1,000
9	Cobden Sports Complex (Also known as Jellyman Park)		Approved	\$1,000

10	Marist Rugby Football Club		Approved	\$1,000
11	Canterbury Rugby League		Declined	\$12,845
12	Blackball District Community Centre Inc		Approved	\$1,000
13	Arnott Heights Community Group		Approved	\$1,000
14	Mawhera Menzshed	Cr Davy Mayor Gibson	Approved	\$500
15	Whenua Iti Trust		Declined	\$2,000
16	Moana Save Our Church Committee	Mayor Gibson Crs Mora & Mallinson	Approved	\$1,000
17	Taylorville Emergency Response Group		Declined	\$6,000
18	Camerons Community Club Inc		Approved	\$1,000
19	Lake Brunner Community Response Group	Cr Davy	Declined	\$6,566
20	Homebuilders West Coast Trust		Declined	\$2,850
21	Runanga Play Centre	Nil	Approved	\$1,000
22	Shantytown Heritage Park	Nil	Approved	\$1,000
23	Heritage West Coast Inc	Nil	Declined	\$10,000
24	Nelson Creek Community Inc	Cr Gibson	Approved	\$1,000
25	In Stitches Greymouth	Cr MacDonald & Cr Mallinson both Trustees on Regent Theatre	Approved	\$500
26	Youthtown	Nil	Declined	\$12,780
27	The Royal NZ Society for the prevention of cruelty to animals	Nil	Approved	\$1,500
28	Grey Pistol Club	Nil	Declined	\$1,500
29	Paroa Park Redevelopment Inc	Cr Gibson	Approved	\$2,000

30	Greymouth Business and Promotions Association	Nil	Approved	\$2,000
31	Lake Brunner Community Association	Crs Mallinson, Davy & Gibson	Approved	\$1,000
32	Grey District Youth Trust	Mayor Gibson Cr Mora	Approved	\$1,000
33	Lake Brunner School	Nil	Declined	\$3,000
34	Lake Brunner Wilderness Trail Charitable Trust	Nil	Approved	\$1,000
35	Westside Basketball Charitable Trust	Nil	Declined	\$5,000
Total				\$24,750.00

4 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 4.46 pm

Confirmed

T Gibson
Chairperson

____/____/____
Date

MINUTES OF THE FINANCE REGULATORY AND BUSINESS SUPPORT OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Tuesday 22 October 2024 commencing at 1:00 pm**

PRESENT: Mayor Tania Gibson (Chair)
Councillor Allan Gibson, Councillor John Canning, Councillor Peter Davy, Councillor Kate Kennedy, Councillor Robert Mallinson, Councillor Jack O'Connor, Councillor Tim Mora, Cr Rex MacDonald (arrived 1.03pm)

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Neil Engelbrecht (Finance Manager), Trish Jellyman (Democracy Advisor), Megan Bourke (Communications Officer)

Her Worship chaired the meeting due to Cr MacDonald being delayed.

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

COMMITTEE RESOLUTION FRABS 24/10/022

Moved: Mayor Tania Gibson

Seconded: Cr John Canning

1. That the apology from Cr MacDonald for lateness be accepted.
2. That the apology from Kaiwhakahaere 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 9 SEPTEMBER 2024

COMMITTEE RESOLUTION FRABS 24/10/023

Moved: Mayor Tania Gibson

Seconded: Cr Tim Mora

That the minutes of the Finance Regulatory and Business Support Committee held on 9 September 2024 be confirmed as true and correct.

Carried Unanimously

3 AGENDA ITEMS

3.1 MATTERS UNDER ACTION

Refer page 17 of the agenda.

Cr O'Connor noted that faecal incidents at WRC are costing around \$1,400 to \$1,500 an hour per incident. He wondered if it would be worth investigating the subsidising of "Little Swimmers" or offering free "Little Swimmers", to babies using this facility and whether or not this would be a viable option.

Her Worship stated that this could be looked into.

Cr Kennedy stated that dialling down the water temperature can help to reduce these type of incidents.

3.2 REGULATORY, RECREATION, BUSINESS SUPPORT AND CUSTOMER SERVICES REPORT

Refer page 18 of the agenda.

COMMITTEE RESOLUTION FRABS 24/10/024

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

COMMITTEE RESOLUTION FRABS 24/10/024

Moved: Cr Mallinson

Seconded: Cr Rex MacDonald

That the financial report for the July period be put to the 31 October Council meeting

Carried Unanimously

Cr Mora asked if recruitment is underway for the Systems and Cataloguing role at the Library.

The CE advised that there are budgetary constraints in this area, she agreed to follow up on the priority of replacing this role. She stated that modelling for staffing levels for the new library is now underway.

Cr Gibson noted that there is a high number of overdue debtors. He asked if there is something being put in place around this issue.

The CE advised that the Acting CE was actively working on ways to manage debt recovery, there are a few issues that are now being followed up on.

The FM advised that the Acting CE had written a debt recovery policy which is yet to be finalised. He stated that staff are now catching up in this area.

In response to a query from Cr Kennedy, the CE agreed to follow up on when the Economic Strategy Review is likely to be put to Council.

In response to a query from Cr MacDonald regarding the Health and Safety Plan for the Greymouth Street Races, Her Worship confirmed that this is in place. She stated that the committee works closely with Council's Health & Safety staff for this event.

Cr Kennedy spoke of issues she has experienced with Snap Send Solve and issues around the work Council Contractors are doing. It was agreed this matter would be raised at this afternoon's meeting of the Operations & Capital Programme Delivery Committee as the GMO will be able to assist with this.

Cr O'Connor commented that it is great to see the implementation of Procurement to Pay as this will assist with keeping projects to budget and will also allow for live updates.

Her Worship asked the FM for an update on pan rates for schools as schools were previously advised not to pay at the moment.

The FM responded that he is currently working through this process.

Discussion took place on communication issues with Snap Send Solve. The CE advised that ELT are working on ways to improve feedback and contractor involvement. She is looking forward to seeing improvements in this area.

Her Worship stated that those residents that will be required to carry out separation of onsite services (stormwater and foul water), and connection to the new sewer only system will need time to be able to engage plumbers to carry out this work and it is important that assistance is provided wherever possible to these residents.

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 24/10/025

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	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>BUSINESS SUPPORT COMMITTEE HELD ON 9 SEPTEMBER 2024</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>disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
--	--	---

Carried Unanimously

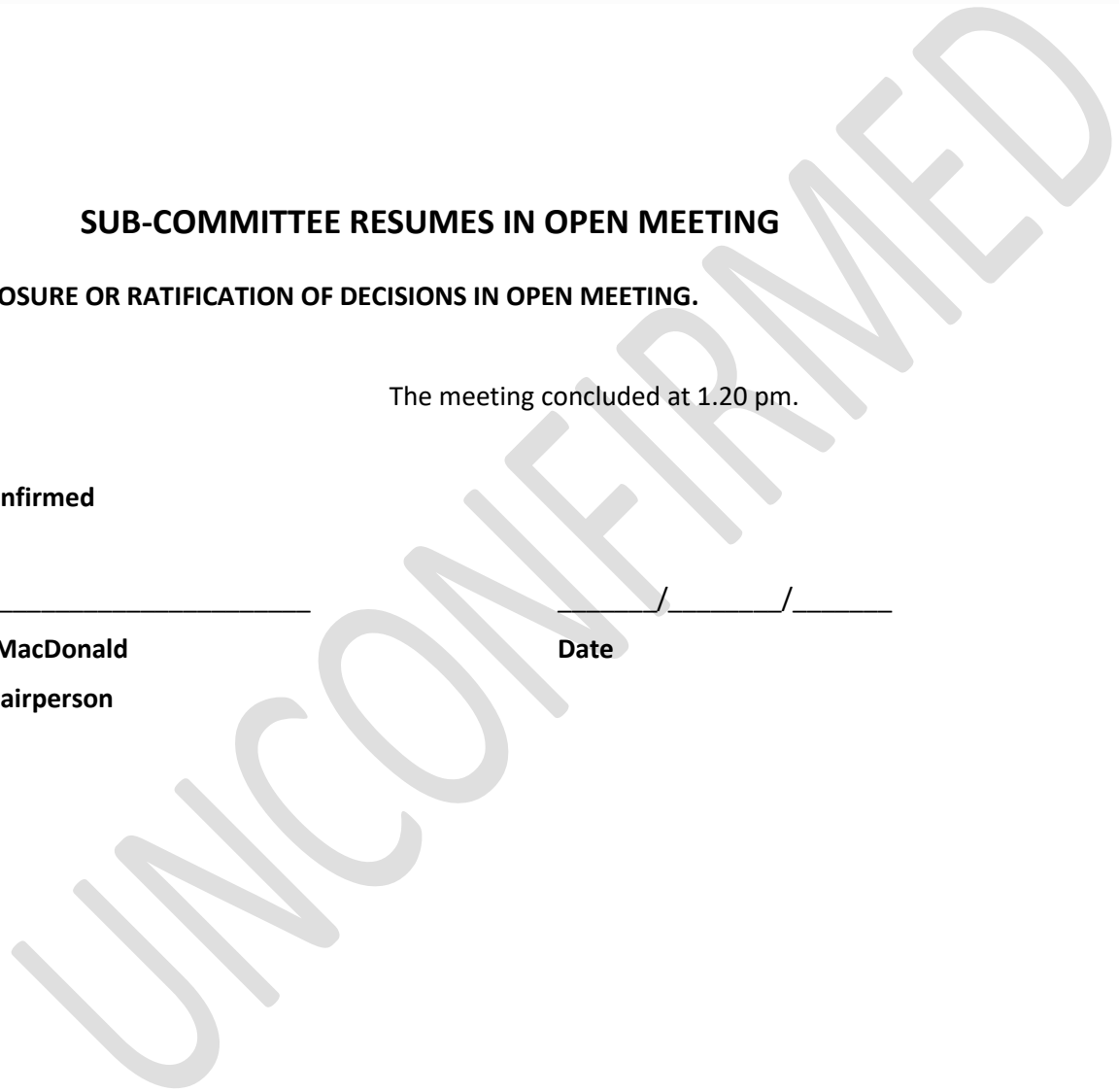
5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 1.20 pm.

Confirmed

_____ / _____ / _____
R MacDonald **Date**
Chairperson



MINUTES OF THE OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Tuesday 22 October 2024 commencing at**

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

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

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

COMMITTEE RESOLUTION OACPD 24/10/016

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

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

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

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

COMMITTEE RESOLUTION OACPD 24/10/017

Moved: Cr Rex MacDonald

Seconded: Cr Robert Mallinson

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

Carried Unanimously

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

COMMITTEE RESOLUTION OACPD 24/10/018

Moved: Cr Rex MacDonald

Seconded: Cr Robert Mallinson

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

Carried Unanimously

3 AGENDA ITEMS

3.1 OPERATIONS AND CAPITAL PROGRAMME REPORT

Refer page 16 of the agenda.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMITTEE RESOLUTION OACPD 24/10/019

Moved: Cr Jack O'Connor

Seconded: Cr Allan Gibson

That the Operations and Capital Programme Delivery Committee:

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

Carried Unanimously

4 IN COMMITTEE ITEMS

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

Agenda items 4.1 and 4.2.

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

COMMITTEE RESOLUTION OACPD 24/10/020

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution

<p>4.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF OPERATIONS AND CAPITAL PROGRAMME DELIVERY COMMITTEE HELD ON 9 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>4.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 19 SEPTEMBER 2024</p>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

Carried Unanimously

5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 1.57pm

Confirmed

_____/_____/_____

T Gibson

Date

Chairperson

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	17/09/24: WCRC CE taking the matter back to their Council
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	17/09/24: 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. 25/10/24: No update
25 March 2024	24/03/033	Town Centre Digital Displays	Digital displays are now in place. This item will be removed.
12 August 2024	24/08/037	Cobden Boat Ramp – Unintended Consequences	25/10/24: Revised to December Council meeting. GMO to provide report.
23 September 2024	24/09/032	Re-Adoption of the Draft Waste Assessment & Adoption of the Draft West Coast Waste Management & Minimisation Plan for Public Consultation	25/10/2024: Document is due to be released for consultation on 11 November 2024.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002). This report contains: sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and

- (i) 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 AGENDA ITEMS

5.1 APPRECIATION AWARD: MEMBER OF THE PUBLIC

File Number:

Report Author: Democracy Advisor

Report Authoriser: Chief Executive

Appendices: Nil

Her Worship the Mayor will be awarding a Certificate of Appreciation for outstanding services to 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.

5.2 FINANCE REPORT 1 JULY 2024 - 31 AUGUST 2024 (LATE COVERING REPORT)

This report will be distributed to elected members and published on Council’s website under separate cover.

5.3 MAYOR'S UPDATE

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

1. REPORT PURPOSE

- 1.1. To provide an update of the Mayor's activity for the period 16 September to 20 October 2024.

2. EXECUTIVE SUMMARY

- 2.1. At the beginning of October we welcomed to the Chief Executive role, Joanne Soderlund. We are thrilled to have Joanne finally join us and after a very busy first week which included attending the Growth Summit with Minister Shane Jones and also the West Coast Minerals Forum, Joanne is settling in very well. The arrival of Joanne also meant it was time to farewell Paul Pretorius who came out of retirement and "steered the ship" over the last seven months. Paul's experience and wealth of knowledge was invaluable in getting us through what could have otherwise been a difficult time and Council cannot express enough their appreciation to Paul for temporarily covering the role.
- 2.2. As noted above, the CE and I both attended the Growth Summit as well as the West Coast Minerals Forum which was held in Ross this year. The Minerals Forum was an informative day and it was very encouraging to hear about the exciting opportunities and projects in the pipeline for our region. Minister Jones and Hon Simon Court spoke about the Government's support and the RMA reform to enable our economy to support these projects so they can progress with minimal delay.
- 2.3. Councillor Gibson and I both attended the 150 years of Connection 'Coasters in Canterbury' event held in Christchurch. This event was well-supported by many of the Coasters living in Canterbury for various reasons and it was obvious their continuing links and interest and commitment to the West Coast continues on. The organisers of this event must be acknowledged for their efforts in arranging this which was enjoyed by all who attended.
- 2.4. The Annual Civic Awards presentation ceremony was held in September and once again, it was a privilege to be able to acknowledge those in our community who work so hard and usually go unnoticed behind the scenes where they just make things happen. Recipients of this year's Awards were Dave McMillan, Paul Schramm and John Torrance.
- 2.5. The West Coast Multi-cultural Council held its AGM on 28 September and Councillors Kennedy and Mora joined me in attending this. This organisation continues to grow, with a membership now of 95, and is very proactive in our community, providing support across the range of ethnicities we have in our region.
- 2.6. The West Coast Design Windows Sports Awards and the DWC Leading Light Business Excellence Awards were held during October. These annual functions are special occasions with the Sports Awards not only recognising outstanding sports achievement but also those who give their time off the field – the referees and administrators. The Business Excellence Awards also give recognition across multiple categories, highlighting the region's talent and entrepreneurial spirit.
- 2.7. The Mayors Taskforce for Jobs (MTFJ) has been acknowledged for the placement of 48 young people into jobs in the Grey District over the last twelve months. This exceeds their target and

the MTFJ team must be commended for their hard work and dedication in achieving this. I meet with the coordinator regularly and continue to enjoy visiting these young people in their workplaces and observe them developing their skills.

3. OFFICER RECOMMENDATION

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

4. MAYORAL ACTIVITY SUMMARY

- 4.1. 16 September: Morning meeting with Acting CE; Regional Deals Strategic Framework virtual information session, also attended by Executive Leadership Team members; Mayors Chairs & Iwi meeting.
- 4.2. 17 September: Council workshop on the Greymouth port.
- 4.3. 18 September: Morning catch up with Acting CE; resident meeting regarding various matters; the Mayors Taskforce for Jobs (MTFJ) Coordinators, Community & Recreation Services Manager (CRSM) met with the MTFJ Programme Advisor for a general discussion about the programme.
- 4.4. 19 September: West Coast Te Rito meeting; regular meeting with the Mawhera Library project governance group; Council workshop on waste minimisation management; meeting of the Tenders Sub-Committee.
- 4.5. 20 September: Housing Trust meeting.
- 4.6. 21 September: 150 years of Connection event, held in Christchurch.
- 4.7. 23 September: Morning meeting with Acting CE; Spring into Summer planning meeting; visit to the CARE group with a good discussion about projects underway in the district and various other matters and issues; Councillor Davy and I had a general catch-up; September Council meeting.
- 4.8. 24 September: Paroa Park redevelopment meeting with Council staff involved in the project as well as community representatives; Civil Defence catastrophic online planning meeting.
- 4.9. 25 September: Regular catch-up with Acting CE and we then both met with a local resident to discuss concerns relating to a resource consent; the Chair of the Greymouth BPA and I met for a discussion on upcoming events, the tourism sector and the Greymouth Street Racing; progress update with the MTFJ Coordinator; Life Education Trust meeting.
- 4.10. 26 September: Councillor Gibson and I travelled to Nelson to attend the funeral of Bruce Smith, ex-Mayor of Westland.
- 4.11. 27 September: Tree planting at Kotare Domain; Annual Civic Award presentation ceremony.
- 4.12. 28 September: Multi-cultural Council AGM.
- 4.13. 30 September: Morning meeting with the Acting CE; the CRSM met with me to discuss upcoming events and projects.
- 4.14. 1 October: Commencement of new Chief Executive, Joanne Soderlund; LTP workshop; Cobden community meeting in the evening.
- 4.15. 2 October: Morning catch-up with CE; the CE and I attended the Growth Summit with Minister Shane Jones, held at Pounamu Pathways; meeting with the Regional Commissioner for MSD for a general discussion on local issues.
- 4.16. 3 October: Minerals West Coast Forum.
- 4.17. 4 October: Morning catch-up with CE; Cr Mallinson and I met to discuss rates review matters; weekly update meeting with the MTFJ Coordinator.

- 4.18. 5 October: Arnott Heights Community BBQ.
- 4.19. 7 October: Morning meeting with the CE; Probus have an upcoming 50 year anniversary and the Communication & Engagement Manager and I attended to interview members for a video that is being put together to support their celebrations; the CRSM, Communication & Engagement Manager and I met to discuss the proposed community engagement plan to gather feedback from our residents on what they would like to see in the interior of the new library; online discussion with Mayors, CEs and facilitator about the agenda for an upcoming Regional Deals session with Mayors, Chairs and Iwi.
- 4.20. 8 October: Farewell morning tea for long-serving Council staff member (38.5 years); Christmas Carnival organisers meeting.
- 4.21. 9 October: Morning meeting with the CE; I joined the CE in a meeting with a local developer and project manager and heard about their plans and discussed issues and how these could be overcome to avoid delays. Our town needs housing development and it is important that Council streamline processes in order to help development work progress as smoothly as possible. Weekly update with the MTFJ Coordinator.
- 4.22. 10 October: TTPP Committee meeting; GDC Floodwall asset management meeting with WCRC Chair and CE. Runanga Village People October meeting.
- 4.23. 11 October: Morning meeting with CE; farewell morning tea for Paul Pretorius, Acting CE for the last seven months.
- 4.24. 12 October: Heritage Trust AGM; West Coast Sports Awards.
- 4.25. 13 October: Mayor and McDonald's Big Day Out held at the WRC, in partnership with CCS Disability Action.
- 4.26. 14 October: Breakfast meeting with Sam MacDonald, DWC Council appointed trustee; catch-up with CE; visit to residents to view a commercial activity taking place near their residence and hear their concerns regarding the consenting of this matter; weekly recording of "two minutes with the Mayor"; Risk & Assurance Sub-Committee meeting.
- 4.27. 15 October: Taylorville Resource Park personnel met with the CE and me, for an update on the situation; Spring into Summer organising meeting; phone call with Hon Simon Court re TTPP District Plan and a way forward in relation to SNAs and also Taylorville Resource Park.
- 4.28. 16 October: Morning meeting with CE; West Coast Youth Sector network meeting; Justices of the Peace AGM.
- 4.29. 17 October: Weekly catch-up with MTFJ Coordinator; WC Te Rito meeting.
- 4.30. 18 October: Awahono School Pet Day; meeting with resident representatives in relation to Taylorville Resource Park; Leading Light Business Awards function.
- 4.31. 20 October: Signing of Buller Health Declaration seeking unity for better health outcomes across New Zealand, prompted by recent announcement of cuts to GP services.

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 CHIEF EXECUTIVE'S UPDATE: 16 SEPTEMBER TO 20 OCTOBER 2024**File Number:****Report Author:** Chief Executive**Report Authoriser:** Chief Executive**Appendices:** Nil**1. REPORT PURPOSE**

- 1.1. To provide an update of the Chief Executive's activity for the period 16 September to 20 October 2024.

2. EXECUTIVE SUMMARY

- 2.1. A summary of the Chief Executive's programme during the report period follows.

3. OFFICER RECOMMENDATION

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

4. SUMMARY

- 4.1. I was fortunate to have a two week transition period with Paul Pretorius when I commenced on the 1st of October. This allowed for an extensive handover and for Paul to brief me on a number of matters.
- 4.2. During my first week I attended the Growth Summit and Minerals Forum with the Mayor which afforded me the opportunity to meet a number of stakeholders from the region.
- 4.3. I have been on a number of site visits with staff to various Council facilities and project areas.
- 4.4. A meeting with the West Coast Regional Council was attended by myself, the Mayor and GM Operations Aaron Haymes to discuss a number of items around the Joint Floodwall Committee, the review of the Joint Floodwall agreement, and a short term solutions to the Cobden Bund.
- 4.5. During the month I have met with two different developers to discuss subdivision projects for the district.
- 4.6. I attended my first TTPP Committee Meeting, Mayors, Chairs and Iwi Meeting, West Coast Coordinating Executive Group Meeting and West Coast CEO Meeting.
- 4.7. I have had meet and greet meetings with a number of stakeholders.
- 4.8. There has been a lot of work happening with the Long Term Plan and the Activity Management plans that will feed into the LTP.
- 4.9. The organisation structure review has been complete and recruitment is now underway for the GM Corporate Services position and GM Community and Regulatory Services.
- 4.10. I am working through having a one on one with each member of our executive and senior leadership team.

5. LOCAL GOVERNMENT OFFICIAL INFORMATION ACT (LGOIMA) REQUESTS

5.1. Summary of requests received for the period 16 September to 20 October 2024

Received	Requested By	Subject	Referred To
18/09/2024	Parliamentary Commissioner for the Environment	Waste Management	Solid Waste Officer
19/09/2024	Grey Star	Council Shared Services and Amalgamation	CE
02/10/2024	MBIE	Building Practitioner complaint	Building Control
08/10/2024	Volunteer Disability Assist Dog Advocate	Assist/Service Dog attacks; refused entry to shops	Regulatory
08/10/2024	Resident	Clean Fill Dumping Site	CE/Regulatory
11/10/2024	Member of Public	Ombudsman’s Report “Open for Business”	CE
14/10/2024	Environmental Law Researcher	District rules/policies/objectives to protect penguins; stats re dog attacks on penguins	Regulatory / Animal Control
15/10/2024	Grey Star	Damage to Tanker	GMO
16/10/2024	Member of Public	Freedom Camping Infringement Notice	Compliance
Total requests received for period 16 September to 20 October 2024			9
Total requests received YTD			68
Total requests received previous YTD			89
Requests completed YTD			61
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
20/09/2024	Grey Star	Pan charges discharge rates	
23/09/2024	Grey Star	Tyre Disposal Scheme	
26/09/2024	Grey Star	Freedom Camping	
26/09/2024	Grey Star	Annual Report – rates review	
27/09/2024	Grey Star	GDC Consents	
27/09/2024	Grey Star	Cameron Rubbish Bins	
30/09/2024	Stuff/The Press	Mitchell’s Subdivision	
01/10/2024	Grey Star	Riverbed Dumping Consents	
03/10/2024	Grey Star	Sunshine Coach	
09/10/2024	Grey Star	Sewer Separation Records	
15/10/2024	Grey Star	Workshops	
15/10/2024	Grey Star	Patchwork Seal	
16/10/2024	Grey Star	Fairy Lights	
17/10/2024	Grey Star	Interest accrued in reserves account	
18/10/2024	Grey Star	Water outage and contamination – Dunollie & Rapahoe	
Total			15

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 DELEGATIONS

File Number:

Report Author: Executive Officer

Report Authoriser: Chief Executive

Appendices: 1. Delegations Manual Part One (under separate cover)

1. REPORT PURPOSE

- 1.1. The purpose of this report is to confirm Council's approval for an updated Part One of the Delegations Manual, which incorporates delegations to Council committees and subcommittees, and financial delegations to staff. Council's approval to revoke the current Delegations Manual is also sought.

2. EXECUTIVE SUMMARY

- 2.1. The Delegations Manual is the record of the delegations of Council and the Chief Executive and, once approved, is the legal basis for which Council's standing subcommittees, other committees, elected members or staff are able to perform these duties. Council adopted the current version of its Delegations Manual in May 2024.
- 2.2. The Manual is split into two documents. Part One sets out the delegations' philosophy, current governance structure, and financial delegations delegated to staff directly by Council. Part Two contains the Chief Executive's sub-delegations to staff, both statutory and non-statutory.
- 2.3. Part One of the Manual has been updated in accordance with a Council resolution made at the meeting held on 23 September 2024 that Council *"amends the Delegation Manual by removing the determination of dog destructions from the Terms of Reference of the Animal Control Committee."*
- 2.4. Once adopted, the new Delegations Manual will be placed on the Council's website for information and transparency's sake.

3. OFFICER RECOMMENDATION

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.

4. BACKGROUND

- 4.1. The Delegations Manual is the record of the delegations of Council and the Chief Executive and, once approved, is the legal basis for which Council's standing subcommittees, other committees, elected members or staff are able to perform these duties.

- 4.2. Delegation means the assignment of a power, function or duty to another, together with the authority to carry out that duty or complete the action assigned with responsibility for the outcome.
- 4.3. Council adopted the current version of its Delegations Manual in May 2024.
- 4.4. An update has now been made to Part One of the Manual, **page 12**, to remove “the determination of dog destructions from the Terms of Reference of the Animal Control Committee”. The reason for this amendment was presented in a report to, and approved by, Council at its meeting held on 23 September 2024.

RESOLUTION OCM 24/09/028**Moved: Cr Robert Mallinson****Seconded: Cr Jack O'Connor**

That Council:

1. Notes the contents of the report.
2. Amends the Delegation Manual by removing the determination of dog destructions from the Terms of Reference of the Animal Committee.

Carried Unanimously

- 4.5. This report’s recommendations seek approval for Part One of the Manual to take effect from 31 October 2024.

5. OPTIONS

- 5.1. To accept the proposed changes to the Delegations Manual Part One.
- 5.2. To decline the proposed changes to the financial level of delegation.

6. CONSIDERATIONS

- 6.1. Legal and Legislative Implications
 - 6.1.1. Fully compliant with delegation provisions in the Local Government Act.

7. FINANCIAL

- 7.1.1. There are no financial or resourcing implications arising from adoption of the Delegations Manual Part One – Council and Finance.
- 7.2. Existing Policy and Strategy Implications
 - 7.2.1. There are statutory limitations on what can be delegated. These are outlined fully in the Delegations Manual Part One – Council and Finance (Appendix A).
 - 7.2.2. The Local Government Act also contains other provisions regarding delegations. The proposed Manual complies with these requirements. The Manual proposed fully complies.
- 7.3. Fit with Purpose of Local Government Statement
 - 7.3.1. The report’s recommendations comply with the purpose of local government.
- 7.4. Effects on Mana whenua
 - 7.4.1. N/A.

7.5. Significance and Engagement

7.5.1. The decision to adopt the new Delegations Manual is an important one, but not considered to be significant under the terms of the Council’s Significance and Engagement Policy. It deals with the operation of Council business, and this is not regarded as a significant decision under the Significance and Engagement Policy.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	N/A	N/A
Is there a significant impact arising from duration of the effects from the decision?	N/A	N/A
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	N/A	N/A
Does the decision create a substantial change in the level of service provided by Council?	N/A	N/A
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	N/A	N/A
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	N/A	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?	N/A	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	N/A	N/A

7.6. Community Wellbeings and Outcomes

7.6.1. The report’s recommendations do not contradict any of the community wellbeings and outcomes.

7.7. Other

7.7.1. N/A.

8. CONCLUSIONS

8.1. The proposed new Delegations Manual Part One – Council and Finance removes a discrepancy in the Terms of Reference for the Animal Control Committee and aligns it with the provisions of the Dog Control Act.

9. NEXT STEPS

- 9.1. The updated Delegations Manual Part One will be placed on the Council's website for information and transparency's sake.

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.

5.6 HIGH LEVEL RATE REVIEW FOR IMPLEMENTATION 2025/26**File Number:****Report Author:** Acting Chief Executive**Report Authoriser:** Chief Executive**Appendices:** 1. Rates Review**1. REPORT PURPOSE**

- 1.1. Council to note what is involved in a rate review.
- 1.2. Council to note how current cost allocation compare to the last full rate review undertaken in 2008.
- 1.3. Council to note the fact that circumstances have changed since and that a full review is both timely and justified.

2. EXECUTIVE SUMMARY

- 2.1. Council committed to a high level rate review for implementation in 2025/26 given the fact that the work programme for 2024/25 is full (LTP, Annual Report and revaluation) committing the available administrative capacity fully.
- 2.2. A report on a high level review is attached to this item.

3. OFFICER RECOMMENDATION

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.

4. BACKGROUND

- 4.1. Attention is drawn to the attached report which is hopefully, self-explanatory.
- 4.2. The last full Rate Review was undertaken in 2008. Since then, Council has been making an objective assessment that the circumstances have not changed sufficiently to warrant a new review. It is, however, suggested that circumstances since circa 2015 have changed following

the extensive infrastructure investment Council made in its satellite towns. Where the allocation % for 2005 and 2008 were done based on a defensible formula, the model was changed with ad hoc allocations having been applied as part of the last revaluation (probably in an effort to address the impact of rate spikes caused by higher land values).

- 4.3. The report does provide some insight in the complexity of a rate review and the reality that, however fair the model tries to be, it is then applied to an inherently unfair component being the land value of property, something that has only a casual relevance to access to service.
- 4.4. The report recommends that Council commits to a formal rate review to commence shortly after 1 July 2025 for implementation in 2026/27. It also recommends that Council considers applying the following changes
- 4.5.

1. Applying the full Economic Development Rate from 1 July 2025.

As Council will recall, the 50% reduction that Council allowed in COVID year has unfortunately been carried over to 2023/24 which cost Council approximately \$140,000. It was correctly rated for 2024/25 but because of the mistake the previous year Council resolved to rebate the additional 50% to the ratepayers at a loss of income of circa \$150,000.

The recommendation is that Council:

- Undertakes a critical review of the quantum of its Economic Development spending.
- Council signals its intention to recover such costs in full for 2025/6 by means of the Economic Development rate.

Notwithstanding, it is a potentially controversial issue.

2. Applying the full pan charge plus 25% of the full pan charge per pan in the case of multi-pan establishments with the exclusion of schools.

As Council will recall, the allowance made by Council to charge only one full pan charge per establishment in COVID year has unfortunately been carried over to 2023/4. It was corrected for 2024/25 for schools only but, because of the 2023/24 mistake, Council resolved to rebate the part charges for schools at a loss of \$150,000.

Not applying a per pan charge means that establishments like hotels, motels, backpackers etc. pay the same sewerage charge as a household. The same applies to schools but it can be said that the people attending school (students and teachers) are all from local households who would have their household facilities had they not been at school. The patrons frequenting motels etc are visitors who cannot claim already paying a household charge to Council.

The report recommends that Council signals its intention to reinstate the full pan charge plus 25% of such full charge per pan thereafter in relation to multi-pan establishment with the exception of schools where a lower charge per additional pan (say 10% of full pan charge) will apply.

Once again, a controversial issue.

3. Treating the airport cost net of fees and charges as a Uniform Annual General Charge.

It has to be accepted that Council may not have been involved in the Greymouth Airport, had it not been for the fact that it is the primary transport option for Te Nikau Hospital. The cost of doing so for the sake of the handful of small recreational aircraft using the airport would simply be too high. The relevance of the service lies in the fact that the Hospital and associated helicopter services are absolutely reliant on the facility remaining open and that the runway is kept in excellent condition. It is therefore clear that all residents have an interest in the airport being kept open for the Hospital.

There is a ceiling of no more than 30% of rates from the UAGC, but Council currently sits well below this.

The report recommends that Council undertakes a critical review of its fee structure on recreational users of the airport and funds the balance of the total budget against the UAGC.

5. SIGNIFICANCE AND ENGAGEMENT

5.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	MEDIUM TO HIGH	It will result in reinstating rates to pre COVID levels which represent increases on current rates.
Is there a significant impact arising from duration of the effects from the decision?	Yes	Rates for some will go up.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Partly	The Airport is a strategic asset.
Does the decision create a substantial change in the level of service provided by Council?	Low	N/A
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Medium to high	It will result in reinstating rates to pre COVID levels which represent increases on current rates.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	Low	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	Low	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	Low	N/A

Confirmation of Statutory Compliance

<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>

HIGH LEVEL RATES REVIEW: 2024/5**HISTORICAL OVERVIEW**

Council agreed to, given the challenging work programme ahead over the next 8-12 months, postpone a full rates review until 2025/26 and to concentrate on a high level review for 2024/25 only. This decision was not only based on manpower shortages but certainly also on the fact that rating revaluations come into force on 1 July 2025 and rating spikes may undo the good a rate review may promise.

Historically, rates reviews were undertaken in 2002, 2005 and 2008 with Council, given the similarities between the actual cost allocations between the different rates, rate categories and ratepayer categories, opting to not undertake further reviews until such time that circumstances change. The rating landscape has changed in recent years and Council some two years ago, committed to a review by a consultant. This process duly started but Council lost confidence in the contractor and the initiative did not proceed. Since then, the significant staff upheaval especially over the past 12 to 18 months put pay to any such review re-starting.

A SIMPLISTIC EXPLANATION OF A RATES REVIEW.

There are **two** parts to the process of a rate determination, namely:

Part 1: An objective process to allocate cost fairly within the District. Council has put a lot of effort into making sure that cost allocation for services is done as fairly as possible. In the case of **targeted rates**, it is pretty easy as the full cost of a service (i.e. water) benefiting a specific community or area is charged as part of total rates against the benefiting community/area only. Council deviated from this principle in 2008/09 when it removed operations and maintenance of such targeted services from targeted rates and, in the case of say water, made it a charge against all users/communities that enjoy access to Council water. This became known as the “club scheme.” The **UAGC** is also straight forward as Council makes an objective assessment of services to which all users/properties in the District have equal access, despite location. **General rates** are much more challenging issue in that it covers a wide array of services to which different users/properties have different access, even though it may be equally available to all. A consideration that has dictated historical decision-making in relation to cost allocation based on access to services, has been proximity to Greymouth central. The reality is that, whilst we all have access to parking (as an example), people that have to travel to get to it, are less likely to use it.

Council has nine rating zones in place which is potentially inequitable as, for instance, Residential 2 involves a large geographical area with some areas within 6 km from Greymouth and some 18 kms away. Some Councils opt for more rating zones as a means of providing for such inequities (BDC has in the order of 62 rating zones.) Council opted for a cautionary approach by reducing the number of zones for fear of “paralysis through analysis.”

Part 2: Linking the resultant rating differentials from Part 1 to land values. Where Part 1 focuses on equity based on access to services, Part 2 is based on the value a willing buyer will pay to a willing seller for the land which is the object of the rate.

The unfortunate reality is that the equity of the cost allocation model is often undone by the unpredictability of land values which has no relevance to access to services. This is often exacerbated by market “spikes” where land values increase more in some rating zones than in others creating the very situation Blackball had been faced with two years ago. This is why rates are recognised as a tax.

As stated, the new valuations come into force on 1 July 2025, and it has to be expected that spikes may occur.

PAST RATE REVIEWS VERSUS THE CURRENT ALLOCATION MODELS:

It is important to understand how cost allocations have been dealt with in the past.

a. General rates funding:

The following **service categories** have been used in the previous reviews:

Roading- expenditure on district roads and footpaths

Refuse disposal - the expenditure associated with collection, transport and disposal including McLeans Landfill and waste minimization activities.

Flood protection - flood protection related expenditure that Council is responsible for. (Only on a reduced level currently)

Rural Fire Authority - Council’s share of expenditure related to West Coast Rural Fire Authority. (No longer used)

Community Services –

- Events and Recreation
- Council’s In-house Task force
- Cemeteries
- Heritage
- Economic Development and Marketing
- Parking
- Parks and Reserves
- Rest Rooms and public conveniences
- Airport

Environmental Services –

- Amenity Management
- Building Control
- Animal Control
- Health Regulation
- District Planning (Ops)
- District Planning Policy

The rating zones were:

Residential 1: Greymouth, Blaketown, South Beach and Cobden

Residential 2: Built up areas outside of Res. 1

Residential 3: Moana, Iveagh Bay, Cashmere Bay

Rural Residential: Properties categorized as residential but falling outside of townships.

Rural-other: Mainly lifestyle blocks.

Farming /forestry: Farms and forest blocks

Commerce 1: Businesses/Industry in Res 1 area

Commerce 2: Commerce/Industry in Res 2 area

Commerce 3: Commerce/Industry in Res. 3 area

The following table outlines how Council allocated service access to the rating zones in 2005, 2008 and in 2024:

Zone	Comm. Serv %			Env. Serv %			Ref. Disp. %			Roading %			Strmwater %			Flood protect. %			Rural fire %		
	2005	2008	2024	2005	2008	2024	2005	2008	2024	2005	2008	2024	2005	2008	2024	2005	2008	2024	2005	2008	2024
Res1	40.5	38.3	34.5	50.5	50.6	43.0	50.6	50.6	34.0	31.0	29.0	25.0	71.0	71.7	57.0	62.9	62.3	50.0	11.7	11.2	N/A
Res2	3.5	2.5	7.0	11.0	11.2	9.0	10.9	11.2	10.0	2.2	1.9	2.0	6.4	4.7	2.0	3.5	4.1	5.0	5.2	5.0	N/A
Res3	14.0	14.9	13.0	8.1	8.6	5.0	8.1	8.6	10.0	4.3	3.8	2.0	5.8	7.2	2.0	29.0	25.0	3.0	5.7	5.8	N/A
R/Res	9.5	6.5	4.0	12.5	9.1	1.0	12.5	9.1	14.0	4.3	2.5	5.0	5.5	4.0	6.0	6.7	4.9	4.0	4.4	3.0	N/A
R/use	4.2	5.5	5.0	3.5	4.8	8.0	3.5	4.6	3.0	4.6	6.0	3.0	1.2	1.6	1.0	2.0	2.6	1.0	14.0	18.0	N/A
Com1	21.9	25.3	25.5	5.0	5.8	15.0	5.0	5.8	16.0	27.9	28.6	37.0	8.8	9.1	30.0	17.0	18.3	31.0	1.4	1.6	N/A
Com2	0.9	1.5	5.0	0.5	0.7	2.0	0.5	0.7	5.0	1.4	2.3	6.0	0.5	0.8	1.0	1.0	1.2	2.0	0.4	0.4	N/A
Com3	1.3	1.4	2.0	0.6	0.6	1.0	0.5	0.6	2.0	1.4	1.6	1.0	0.8	0.9	1.0	0.8	0.8	1.0	0.4	0.5	N/A
Farm	4.0	3.8	4.0	8.7	8.8	16.0	8.7	8.7	6.0	24.4	24.3	19.0	0.0	0.0	0.0	3.3	3.3	3.0	54.5	55.4	N/A

Notes:

- The % allocations for 2005 and 2008 have been based on a formula whilst the 2024 allocations were done on an ad hoc basis. Such 2024 allocations have been in place since the last revaluation two years ago.
- No evidence could be found of a rate review since 2008/9. It appears that up to the last revaluation, the 2008/9 allocations with some changes appear to have been used but it was “changed” two years ago to manage the impact of rate spikes, i.e. Blackball. The fact that % in many cases in the 2022-2024 allocations are nicely rounded supports this supposition.
- Council has experienced the potentially devastating impact of such “tinkering” on rates this year when changes to allocations resulted in significant rate inconsistencies, forcing Council to re-do the rate strike. Any change made will distort the rate movements between rating zones and tinkering is not a practicable option.
- Important changes have occurred since 2008/9 which makes a rate review both prudent and urgent. The rural fire service no longer sits with Council as it has been taken over by Fire and Emergency New Zealand, the ownership of the floodwalls now sits with WCRC and the Economic Development function is appreciably smaller than in 2008 (largely transferred to DWC).

The above discussion, despite my best efforts to provide a comprehensive account, may still fail to highlight the fact that many variables are involved which each, impact on the rate struck. For instance:

- **Are nine rating zones enough or too many to provide for fairness? As stated some Councils have more and others less.**

- **Is the grouping of rating zones i.e. Res 1, 2 & 3 fair as shown on the map? The res 2 area is large which, in itself implies potential inequities.
Has spatial developments since 2008 changed the boundaries of each?**
- **Is it fair that Res3 (Moana etc) make a higher % contribution than Res 2? It certainly made sense in 2008 with the levels of service delivery in Res 2 area lower than in Moana, but is it still the case?**
- **Is it fair to have 6 service categories or should there be more to achieve fairness?**
- **Is the grouping of services under the 6 service categories correct or should it be grouped differently?**
- **Is the cost allocation % for each service category to each Rating zone fair. The original allocation was based on defensible formulae focusing on objective allocations but the allocation since the last rate revaluation appears to have been totally ad hoc.**

It is therefore clear that a holistic approach is necessary for a full rate review.

b. Uniform Annual General Charges

This charge is uniform on all rating units irrespective of land value. Whilst seen as the “fairest” form of rating, a local authority is precluded from funding more than 30% of its rate-take from UAGC. However, functions like the Airport (we maintain it mostly as an air transport facility for Te Nikau Hospital which is a communal benefit to all) could be funded from the UAGC.

It currently funds the following:

- Civil Defence and Emergency management.
- Supply of Official Information
- Liaison with outside agencies
- Council/Democracy
- Libraries
- Swimming Pools

Also in this field, changes have occurred which impact on rate allocation.

c. Targeted Rates

This is, as stated the rate payable by benefiting communities/ratepayers in relation to the cost of providing infrastructure services targeted to individual areas/communities. As stated, Council in 2008 removed the operation and maintenance costs for such targeted services (for example water) from the targeted rate of benefiting communities, making it a “club rate” with all ratepayers in the District using Council water contributing to the consolidated water infrastructure operations and maintenance cost.

Important matters for Council to consider as part of the review of targeted rate is the issue of an Economic development rate and how it is levied.

For 2024/5 the Rate strike decision dd. 27 June 2024 provided for the targeted rate to be levied on all properties getting a benefit from Council’s Economic Development “input” at a rate of 0.000779 based on the capital value of the relevant benefitting property. As we know, the 50% reduction Council allowed for Covid year has since been perpetuated in deference to the rating decision for 2023/4 and was corrected to 100% for 2024/5 as a result. Council decided to address the rate shock by rebating the 50% rise for 2024/25 but this is not sustainable as it requires a general rate increase to cover the funding shortfall of circa \$160,000 for the year will have to be recovered from general rates.

Another important matter that has since come up is the issue of a sewer pan rate. Despite the 2023/4 rate strike requiring a full pan rate for the first pan and 25% of the full pan rate for all other pans at multi pan establishments, the Covid allowance of one full rate per establishment, despite the number of pans in operation on site has unfortunately been perpetuated for 2023/4. When it was correctly applied for schools in 2024/5, (the correction excluded motels, hotels, hostels etc.), it represented a significant rates increase for some. Council resolved to, for 2024/5, rebate charges in excess of one full charge per establishment but the matter needs to be addressed for 2025/6. Should Council decide to maintain the single full charge, the Should Council decide to retain half charges for 2025/6, the expected shortfall of \$150,000 will have to be funded from General Rates.

I believe that there is some support in Council for targeted rates to be abolished and that infrastructure, both new and replacement should be funded across the District. This can be modelled but I suggest that the outcomes will potentially be absurd given impacts of scale. The Greymouth area (Res 1) has approx. 78% of the total District community and the financial impact on smaller communities for Greymouth based infrastructure will be significant. Yet, it should be considered as part of a rates review.

Recommended:

1. That Council notes the contents of the report.
2. That Council notes that the last formal rate review was done in 2008 and that successive Councils have retained the allocation model (based on a series of formulae) on the basis that it did not change much.
3. It be noted that the model had undergone some changes over recent years prompted at least in part by rate increase “spikes” following the last property revaluation (Blackball) which changes involved a manual change to the model.

4. It be noted that the changes referred to under 3 above together with potentially significant changes in service categories and the cost of certain services make a full rate review a necessity and that Council commits itself to undertaking such review following 1 July 2025 for implementation from 1 July 2026.
5. Council notes the dangers associated with ad hoc changes to the cost allocation model and confirms the retention of the current model with changes to be agreed upon, given 6 and 7 herein.
6. Council undertakes a critical review of its Economic Development function and confirms charging the full assessed Economic Development rate on all properties adjudged as receiving a benefit from its Economic Development promotion endeavours from 1 July 2025 and provides early public notification of this intent

Or

Council confirms charging a half Economic Development rate on all properties adjudged as receiving a benefit from its Economic Development promotion from 1 July 2025, noting that it leaves a budget shortfall of circa \$160,000 for the year and requesting an urgent report on practicable options on how to fund such shortfall through other means.

7. Council confirms charging a sewer rate on multi pan establishments in the District on the basis of one full rate and a quarter charge on all other pans within the establishment from 1 July 2025 with schools paying a full rate and 10% thereof per additional pan and provides early public notification of such intent.

Or

Council confirms charging only one full pan charge on multi pan establishments within the District from 1 July 2025, noting that it leaves a budget shortfall of circa \$150,000 for the year and requesting an urgent report on practicable options on how to fund such shortfall through other means.

5.7 LEFT BANK ART GALLERY: REVIEW OF LEASE RENTAL**File Number:****Report Author:** Land & Lease Advisor**Report Authoriser:** Chief Executive**Appendices:**

1. Left Bank Rental Review Submission
2. Financial Position Year End 2024
3. Financial Position Year End 2023
4. Financial Position Year End 2022
5. Council Decision 15/07/378

1. REPORT PURPOSE

- 1.1. Council to determine the quantum of the annual rental paid by West Coast Society of the Arts (WCSA) in relation to the occupation by Left Bank Art Gallery of Council's building.

2. EXECUTIVE SUMMARY

- 2.1. The Left Bank Art Gallery is located in a Council owned building on Mawhera Inc land.
- 2.2. For many years, Council has allowed a subsidised rental on the property on the basis that WCSA is a non-profit organisation.
- 2.3. The most recent decision of Council (July 2015) confirmed the rental to be \$650.00 p.a. plus GST, with this rental to remain static to June 2022.
- 2.4. Due to a date being recorded incorrectly in Councils system the rental was not reviewed on 29 June 2022 and remains at \$650.00.
- 2.5. Council's direction is sought as to a new rental, to take effect. Per the lease agreement the review can only be retrospectively applied for 3 months, and thus cannot be backdated to 29 June 2022.
- 2.6. WCSA has been asked for input and their response is attached.

3. OFFICER RECOMMENDATION

That Council:

1. Notes the written input from West Coast Society of the Arts.
2. Determines a new subsidised rental in respect of the Left Bank Art Gallery and condones the fact that there has not been a rent review from 1 July 2022 in line with its decision 15/07/378.
3. Staff to align the Mawhera Inc land lease with the decision under 1-2 above.

OR

That Council:

1. Notes the written input from West Coast Society of the Arts.
2. Notes the costs to Council in maintaining the building for occupation by the Left Bank Art Gallery and determines that a market related rental be imposed, noting the cost implication to the Society.
3. Staff to align the Mawhera Inc land lease with the decision under 1-2 above.

4. BACKGROUND

4.1. Refer the background provided under EXECUTIVE SUMMARY.

4.2. Council’s current annual expenditure on the land is:

Mawhera lease: <i>(inc from \$12,350.00 effective 1 July 24)</i>	\$16,100.00
Annual maintenance: (estimate)	\$ 2,000.00
Rates p.a.	\$ 8,663.00
Annual insurance	<u>\$ 1,599.00</u>
Indicative total	<u>\$28,362.00</u>

The current rental payable is a reflection of what the Left Bank Art Gallery can afford to pay.

4.3. The rental should have been reviewed on 29 June 2022 but has not been.

4.4. The rental review provision Clause 2.1(a) in the Lease provides for the Landlord to give written notice to the Tenant specifying the annual rent considered by the Landlord to be the **current market rent** as at the review date.

4.5. A further clause 2.1 (g) states that in specifying the “current rental” to Clause 2.1a herein the Landlord shall recognise that a **nominal rental** is paid by the tenant as it is a non-profit making organisation. This clause indicating the intention is to have the Tenant pay a rental far below the real value or cost.

4.6. The Lease provides, as the rental review is initiated later than three (3) months from the review date that the annual rent shall apply from the date of the Landlord’s notice (providing the Tenant does not dispute the rental and trigger the dispute provisions).

4.4. The Society has been provided with a breakdown of Council’s cost and asked to provide an indication of what it can afford. In this respect, they have been asked to provide audited financial statements.

4.5. Historically, there have been concerns expressed by other businesses that the Art Gallery is in competition with them for business and that the subsidised rental creates an uneven playing field.

5. OPTIONS.

Option 1. Council to determine a subsidised rental.

BENEFITS	NEGATIVES
The subsidised rental is in line with the provisions of the Lease acknowledging that the Landlord shall recognise that a nominal rental is paid by the tenant as it is a non—profit making organisation and is confirmation by Council of the financial position of WCSA.	The level of subsidisation is high and the fact that the rent adjustment had not been done from 29 June 2022 represents a loss to Council.
It is a recognition of the social/cultural contribution made by Left Bank Art Gallery to the District.	The historical concerns about the matter being commercially unjust may resurface.

Option 2. Council to consider whether a market related rental should be applied.

BENEFITS	NEGATIVES
More realistic income	<p>WCSA will have to withdraw, losing the District the cultural benefits it provides.</p> <p>Goes against the acknowledgment of the Landlord recognising a nominal rental is paid by the tenant and increases the chance of the rental being disputed by the Tenant.</p>
	<p>There is no guarantee that the building will be rented by anybody else. This can only be determined by means of market research.</p>

5. SIGNIFICANCE AND ENGAGEMENT

5.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Moderate to High	The level of subsidization is high
Is there a significant impact arising from duration of the effects from the decision?	Moderate	Council is potentially “losing” money
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Low	
Does the decision create a substantial change in the level of service provided by Council?	Low	
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Low	
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	Low	
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	
Does the proposal or decision involve Council exiting from or entering into a group of activities?	Low	

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.



1 Tainui Street
PO Box 465
Greymouth 7805
New Zealand
Ph: +64 3 7680038 info@leftbankartgallery.nz
www.leftbankartgallery.nz

27 September 2024

To The Grey District Council,

Firstly, we wish to thank the Grey District Council sincerely for the steadfast support of the West Coast Society of Arts Inc. (WCSA) and The Left Bank Art Gallery.

The partnership between the WCSA and the Grey District Council has deep roots - dating back to 1981 and Mayor Barry Dallas' support. Indeed, the initial society exhibitions were held in vacant rooms of the Greymouth Borough Council Chambers. In 1992 Council made a contribution of \$100,000, and the WCSA raised a significant \$55,000, in order to acquire the former Bank of New Zealand building, now home to The Left Bank Art Gallery - the Regional Gallery for Te Tai o Poutini West Coast.

We believe this partnership is an excellent investment by Council and that our highly functional organisation delivers exceptional value for comparatively little cost to Council.

As the Council considers options, we think it is important to take a clear look at the value proposition our gallery brings to the community. Especially, when compared to other regional galleries.

Two examples;

- The Ashburton Art Gallery received an annual grant of \$385,600 from the Ashburton District Council until the merger with the council in 2022 saw the ADC assume all operational costs.
- Marlborough District Council provided the Marlborough Public Art Gallery an annual grant of \$160,500 since 2017 - increasing their contribution to \$180,500 in recent years.

In contrast, The Left Bank Art Gallery does our region proud on a significantly leaner budget, relying heavily on the community's passion for the arts. With 15-20 regular volunteers and around 10 intermittent contributors, they collectively provide over 3,300 hours of support each year. This translates to an in-kind contribution of more than \$100,000 annually toward sustaining the arts - increasing vibrancy and pride in our district and the wider region. The WCSA employs just two part-time staff members, partially funded by a grant, who together work a total of 18 paid hours per week, and who donate significantly more time to ensure the excellent standard is maintained.

The council's contribution predominantly supports building-related expenses, while the WCSA handles all internal operations.

Comparing The Left Bank Art Gallery to other regional galleries - it becomes evident that the WCSA delivers outstanding value for the council's investment.

Points to note:

- **Cost Efficiency:** Our hard-working community-driven model allows us to operate at a fraction of the cost compared to other galleries and council-managed recreation facilities.
- **Community Engagement:** Our active volunteer base demonstrates significant ongoing community support and involvement, underscoring the Gallery's meaning for this district. Our well respected Regional Gallery is a source of local pride and is run by the people of Greymouth.
- **Visitor Numbers:** Before COVID-19, the Gallery attracted up to 20,000 visitors annually—an impressive achievement considering our lean operations and limited funding. Covid has impacted these visitor numbers severely with 7,800 in the most recent year, but the numbers are climbing.
- **Geographic and Artistic Reach:** The WCSA represents artists from Karamea to South Westland, providing a platform and a hub for rural and isolated artists both local and across a wide geographic area.
- **Tourism Contribution:** Prior to COVID-19, the Gallery was consistently rated as a top attraction in both the Lonely Planet and Frommer's guides, enhancing the region's tourism appeal and making a significant contribution to our district's reputation.
- **Community Development and Education:** The Gallery recently authored the Grey District Art Strategy and now plays a crucial role in bringing the recommendations to life - working on much needed and community-desired vibrancy for Māwhera - making our town more liveable and a more attractive place for visitors. We collaborate with Grey District Youth Trust to make sure there are projects running for holidays and support them with the Art Soup project. We are collaborating with West REAP and Art4Me. Each year, in partnership with Tai Poutini Polytechnic we host the Jade and Hardstone Carving Exhibition. We worked with Whare Manaaki in celebrating Puanga Matariki with a dedicated exhibition to coincide with the event in the Town Square. We provide tangible support for town square events. We run regular workshops and events - responding to requests from the community.

In the Annual Plans, the Council acknowledges the importance of community facilities as critical services in supporting various needs - economic, social, environmental, emotional, and physical - where people can feed their imaginations, rebuild their lives, find direction, upskill themselves, and put the theory of growth, understanding and tolerance into practice.

The Council achieves this and so much more, as acknowledged in the Annual Plans, through its continued support of the WCSA with the Gallery as a trusted focal point.

The Council can be very proud of how well this partnership delivers on desired community outcomes.

You will see from our financial statements that, dependent on funding we manage to attract, we are lucky to break even each year. The full Financial report for 2024 is still with the accountants. Provided is a preliminary profit and loss report where un-expended grants and expenses belonging to the previous financial year are not yet taken into account. While it may appear that we have made a profit, in fact this is made up of grants tagged for specific projects.

In this current funding climate & economic situation, now is not the time to put pressure on the Gallery or to demoralise this highly functional, community driven arts facility.

During the significant periods of closure as a result of the Christchurch earthquake, the Gallery lost one of its primary revenue streams: picture framing. Its loss had a substantial financial impact on the Society, which is still working to recover.

The Council's support for West Coast Society of Arts and The Left Bank Art Gallery represents a prudent investment in the cultural and economic vitality of our community. We feel it is clear that we provide remarkable value for the council's contributions. We respectfully request that the council continue to support the gallery at its current level, as increasing financial pressures could jeopardise the arts hub that plays a vital role in our community's identity and increasing prosperity.

We are happy to engage in further discussions and provide any additional information that may assist in your decision-making process.

Sincerely,

Cassandra Struve - Director

The Left Bank Art Gallery - The Regional Gallery Te Tai o Poutini West Coast

&

Andrew Harrison - Chair

West Coast Society of Arts Inc.

"The artists in this region are first rate and worthy of solid support. Support of the arts also benefits the wider community... It also makes the region more interesting to visit" – Lesley, Gallery visitor.
From the Grey District Art Strategy 2023

The West Coast Society of Arts
 Incorporated
 1 Tainui Street, Greymouth, West
 Coast, 7805
 03 7680038

Profit and loss report

Cash mode
 01 Jul 2023 - 30 Jun 2024

	Jul 23-Jun 24	Total
Income		
200 Sales	59,373.79	59,373.79
271 Workshop Fees	1,596.53	1,596.53
Total Income	60,970.32	60,970.32
Gross Profit	60,970.32	60,970.32
Expense		
211/01 Bank Fees/Merch Service Charges	598.16	598.16
220 Purchases/ Artists	43,121.04	43,121.04
240 Travel Expense	804.87	804.87
248 Wages	350.00	350.00
287 Accountancy	1,139.00	1,139.00
289 Advertising	2,712.05	2,712.05
302 Bank Charges	293.43	293.43
305 Catering	2,749.70	2,749.70
308 Cleaning & Laundry	11.65	11.65
329 Freight & Courier	336.46	336.46
332 Plant & Equipment cost	568.20	568.20
335 General Expenses	88.26	88.26
340 Insurance	1,850.00	1,850.00
382 Licences & Registrations	44.44	44.44
402 Materials	326.01	326.01
410 Website	400.88	400.88
431 Printing, Postage & Stationery	4,890.62	4,890.62
439 Volunteers	4,367.59	4,367.59
440 software licenses	228.99	228.99
441 Rents	595.76	595.76
444 Rent - Venue Hire	393.84	393.84
450 Repairs & Maintenance	673.29	673.29
452 Resource Materials	533.66	533.66
456 Security	145.00	145.00
459 Contractor Financial Admin	13,590.00	13,590.00
462 Subscriptions	410.43	410.43
463 Contractor MCH Heritage Project	6,655.00	6,655.00
464 Telephone, Tolls & Internet	1,348.47	1,348.47
465 Contractors GAS	5,407.50	5,407.50
466 Tutors	5,984.20	5,984.20
470 Prize Money	935.70	935.70
Total Expense	101,554.20	101,554.20
Operating Profit	(40,583.88)	(40,583.88)

	Jul 23-Jun 24	Total
Other Income		
272 Donations	12,685.50	12,685.50
273 Subscriptions	704.34	704.34
274 Interest Received	1,651.13	1,651.13
275 Exhibitions Artists Fees	86.96	86.96
276 Evelyn Hewlett workshop fees	86.96	86.96
277 Venue Hire	4,469.43	4,469.43
279 Grants	39,940.11	39,940.11
280 Greymouth Art Strategy GAS	14,809.39	14,809.39
282 Grants without GST	15,600.00	15,600.00
Total Other Income	90,033.82	90,033.82
Net Profit	49,449.94	49,449.94



Annual Return Summary

Generated on:
27 September 2024

Registration Number:	CC44740
Charity Name:	The West Coast Society of Arts Incorporated
Annual Return Reference:	AR013
For Year Ending:	30 June 2023

Charity Details

Legal Name: The West Coast Society of Arts Incorporated
 Trading Name: The Left Bank Art Gallery
 NZBN Number: 9429042891109

Charity's Postal Address: PO Box 465
 Greymouth 7840

Charity's Street Address: 1 Tainui Street
 Greymouth 7805

Phone: 03 768 0038
 Fax:
 Email: chair@leftbankartgallery.nz
 Website: https://www.leftbankartgallery.nz
 Facebook: leftbankartgallery
 Twitter:
 Social Network Name:

Charity Identity

The West Coast Society of Arts Incorporated identifies as an organisation with a focus on the following communities:

N/A

Officer Details

Added Officers

Name	Officer Type	Position	Position Appointment Date
Andrew Donald Harrison	Individual	Chairperson	08/12/2023

Removed Officers

Name	Officer Type	Position	Last Date as an Officer
Cassandra Struve	Individual	Chairperson	08/12/2023
Tony Michael Brown	Individual	Committee Member	08/12/2023

Purpose & Structure

Purpose

Charitable Purpose:

To foster and support a culture of creativity and encourage participation in the Arts on the West Coast of the South Island.

Structure:

Entity Structure

The West Coast Society of Arts Incorporated is a separately incorporated entity. Management and control of the Society's affairs and property are in the hands of a committee elected by its members. The Committee operates the Regional Gallery for the West Coast, based in Greymouth.

Activity, Sector and Beneficiary

Main Activity:	Provides building / facilities / open space
Main Sector:	Arts / culture / heritage
Main Beneficiary:	General public

People

Paid work (average week)

People employed full time:	0
People employed part time:	1
Average paid hours per week:	10

Volunteer work (average month)

Total volunteers:	18
Volunteer hours:	270

Your Organisation

Reporting Tier

Tier 4 (Can be used if annual operating payments are under \$140,000 and charity has no Public Accountability.)

Provision of financial services

Does your charity, in its ordinary course of business, lend money (to or on behalf of others), or manage money or funds on behalf of others?

No

Income Spent on charitable purposes overseas

Over the last financial year, did your charity provide any goods or services overseas?

No

Over the last financial year did your Charity use any business income (e.g. sale of goods or services) for Charitable purpose overseas?

No

Over the last financial year, did your charity receive donations and use any of its funds for charitable purposes overseas?

No

Audit & Review

Is it a requirement of your charity's rules to have your performance report reviewed or audited?

Yes

Please confirm that the performance report that you are submitting has been reviewed or audited:

No

Reason why the performance report hasn't been reviewed or audited

review is still in progress. We will update the charities report when done. Thanks

Related party transactions

Does your charity's performance report disclose any related party transactions?

Yes

Statement of Receipts and payments

Operating Receipts

Donations, fundraising and other similar receipts:*	39,485
Fees, subscriptions and other receipts (including donations) from members:*	2,261
Receipts from providing goods or services:*	52,117
Interest, dividends and other investment receipts:*	2,360
Other receipts:*	6,310
Total receipts:	102,533

Operating Payments

Payments related to public fundraising:*	0
Volunteer and employee related expenses:*	53,062
Payments related to providing goods and services:*	42,920
Grants and donations paid:*	0
Other operating payments:*	15,098
Total operating payments:	111,080

Operating Surplus/Deficit

Operating surplus/deficit:	-8,547
----------------------------	--------

Capital Receipts

Receipts from the sale of resources:*	0
Receipts from borrowings:*	0

Capital payments

Purchase of resources:*	8,140
Repayments of borrowings:*	1,040

Statement of Resources and Commitments

Resources

Bank accounts and cash:*	95,322
Money held on behalf of others:*	0
Money owed to the entity by third parties:*	2,222
Other resources:*	202,976

Commitments

Money payable by the entity:*	11,828
Other commitments:*	30,680
Guarantees:*	0

Supporting Information

Certification

Certifying Officer: Cassandra Struve

Withhold Annual Return

Withhold annual return: No

Annual Return Summary

Generated on:
27 September 2024

Registration Number:	CC44740
Charity Name:	The West Coast Society of Arts Incorporated
Annual Return Reference:	AR012
For Year Ending:	30 June 2022

Charity Details

Legal Name: The West Coast Society of Arts Incorporated
 Trading Name: The Left Bank Art Gallery
 NZBN Number: 9429042891109

Charity's Postal Address: PO Box 465
 Greymouth 7840

Charity's Street Address: 1 Tainui Street
 Greymouth 7805
 Greymouth 7805

Phone: 03 768 0038
 Fax:
 Email: chair@leftbankartgallery.nz
 Website: <https://www.leftbankartgallery.nz>
 Facebook: leftbankartgallery
 Twitter:
 Social Network Name:

Charity Identity

The West Coast Society of Arts Incorporated identifies as an organisation with a focus on the following communities:

N/A

Officer Details

Removed Officers

Name	Officer Type	Position	Last Date as an Officer
Joanna Mary Mc Kay	Individual	Committee Member	30/11/2022

Purpose & Structure

Purpose

Charitable Purpose:

To foster and support a culture of creativity and encourage participation in the Arts on the West Coast of the South Island.

Structure:

Entity Structure

The West Coast Society of Arts Incorporated is a separately incorporated entity. Management and control of the Society's affairs and property are in the hands of a committee elected by its members. The Committee operates the Regional Gallery for the West Coast, based in Greymouth.

Activity, Sector and Beneficiary

Main Activity:	Provides building / facilities / open space
Main Sector:	Arts / culture / heritage
Main Beneficiary:	General public

People

Paid work (average week)

People employed full time:	0
People employed part time:	1
Average paid hours per week:	10

Volunteer work (average month)

Total volunteers:	20
Volunteer hours:	350

Your Organisation

Reporting Tier

Tier 4 (Can be used if annual operating payments are under \$140,000 and charity has no Public Accountability.)

Provision of financial services

Does your charity, in its ordinary course of business, lend money (to or on behalf of others), or manage money or funds on behalf of others?

No

Income Spent on charitable purposes overseas

Over the last financial year, did your charity provide any goods or services overseas?

No

Over the last financial year did your Charity use any business income (e.g. sale of goods or services) for Charitable purpose overseas?

No

Over the last financial year, did your charity receive donations and use any of its funds for charitable purposes overseas?

No

Audit & Review

Is it a requirement of your charity's rules to have your performance report reviewed or audited?

No

Related party transactions

Does your charity's performance report disclose any related party transactions?

Yes

Statement of Receipts and payments

Operating Receipts

Donations, fundraising and other similar receipts:*	55,846
Fees, subscriptions and other receipts (including donations) from members:*	2,122
Receipts from providing goods or services:*	57,505
Interest, dividends and other investment receipts:*	390
Other receipts:*	0
Total receipts:	115,863

Operating Payments

Payments related to public fundraising:*	0
Volunteer and employee related expenses:*	29,093
Payments related to providing goods and services:*	0
Grants and donations paid:*	50,921
Other operating payments:*	2,147
Total operating payments:	82,161

Operating Surplus/Deficit

Operating surplus/deficit:	33,702
----------------------------	--------

Capital Receipts

Receipts from the sale of resources:*	0
Receipts from borrowings:*	0

Capital payments

Purchase of resources:*	10,570
Repayments of borrowings:*	1,040

Statement of Resources and Commitments

Resources

Bank accounts and cash:*	114,748
Money held on behalf of others:*	2,460
Money owed to the entity by third parties:*	0
Other resources:*	194,835

Commitments

Money payable by the entity:*	3,166
Other commitments:*	32,349
Guarantees:*	0

Supporting Information

Certification

Certifying Officer: Cassandra Struve

Withhold Annual Return

Withhold annual return: No

**15/07/378 L/8: West Coast Society of Arts Inc. – Review of Lease Rental
– Tainui Street, Greymouth**

Refer pages 41-49 of Agenda.

Colleen Eason, Chairperson of the WC Society of Arts addressed Council.

Proposed Cr Coll
Seconded His Worship

"that Council rescinds its decision of 14 April 2013 (13/04/0503) in full and approves the subsidised rent payable for the next 7 years to be \$650.00 plus GST per annum, noting that Council will, within the lease period be faced with the need to either make the building earthquake compliant as a cost against the West Coast Society of Arts Inc., or to cancel the lease and demolish or otherwise dispose of the building."

Motion Carried

5.8 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 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 Wainiui Street, Dobson (Lot Section 204) – Freehold.

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.

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 Te Tai o Poutini Plan Committee Meeting held on 29 August 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 Te Tai o Poutini Plan Committee Meeting held on 29 August 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.



MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ONLINE AT 8.00AM ON 29 AUGUST 2024

Present

R. Williams (Chairman), Mayor T. Gibson (GDC), P. Madgwick (Makaawhio), Cr A. Gibson (GDC), Mayor J. Cleine (BDC), Cr G. Neylon (BDC), Cr P. Haddock (WCRC)

In attendance

Scott Baxendale (WDC), J. Armstrong (TTPP Project Manager), Doug Bray (WCRC), Chu Zhao (WCRC), Max Dickens (WCRC), D. Lew (WCRC), Simon Pickford (BDC), Adriana de Ruiter-James (Public), Tayla Nelson-Tuhuru (Ngāi Tahu)

Welcome

Apologies: Cr A. Cassin (WDC), F. Tumahai (Ngāti Waewae)

R. Williams suggested amending the agenda to not deal with the minutes of the previous meeting and they could pick them up at a future meeting. R. Williams noted that only one item would be discussed, which is the report on the Activities on the Surface of Water Variation 1.

Senior Policy Planner, Doug Bray, commented that the submissions have been received on the Activities on the Surface of Water, a variation about making sure port activities and matters are recognised as permitted activities. Mr Bray noted that 5 submissions were received. This variation was a limited notified process, meaning only those who were notified could submit. These parties are now being given the opportunity to make further submissions in opposition or support of the submissions received. The letter is to go out today for a two-week period closing on Friday 13 September. Mr Bray noted that the Committee paper incorrectly said 14 September.

Cr G. Neylon asked if the further submissions are open to the public and whether we post the submissions received on our website

Mr Bray answered that they are not totally open to the public, they are open to the people who made submissions because it was a limited notification variation. The variation 1 submissions will not be posted on the website.

R. Williams asked Doug Bray to clarify the 'irrelevant submission'.

Mr Bray explained that one irrelevant submission had been received. The sender did not indicate whether it was Variation 1 or the Variation 2 he was submitting on. However, this submission is not relevant to either of these narrowly prescribed variations, and Mr Bray does not believe the submission can be accepted. Mr Bray recommended the hearings panel assess the submission and write to the submitter suggesting he contact Grey District Council on the matter he raised.

Moved (Mayor J. Cleine / Mayor T. Gibson)

1. *That the information be received.*
2. *That in accordance with Clause 7(3) of Schedule 1 of the RMA, the Summary of Submissions be limited notified to all those to whom notification of the Variation was initially served, on 29 August 2024.*
3. *That the required two-week period for receipt of further submissions close on 14 September 2024.*
4. *That consistent with Section 41D of the RMA, the TTPP Committee recommend to the Chairperson of the Hearings Panel, responsible for convening the Hearing for Variation 1, that Mr. Alex Woods be advised that his submission bears no relevance to either subject of what have been two recently notified Variations to the TTPP – i.e. Variation 1: Activities on the Surface of Water or Variation 2: Coastal Natural Hazards Mapping. His submission cannot, therefore, be allowed in terms of being of relevance to either Variation. It is recommended that the Chairperson of the Hearings Panel be encouraged to so advise Mr. Woods ahead of the Hearing itself and recommend to Mr. Woods that he contact the Grey District Council if wishing to pursue the matter he has written about any further.*

Carried

Closing comments

J. Armstrong drew the Committee's attention to the letter about further submissions that will be sent out today.

Cr G. Neylon asked if the process for Variation 2 is similar to Variation 1.

Mr Bray answered yes, but Variation 2 was publicly notified, so anyone may submit on it.

Cr G. Neylon asked if submissions will still be accepted where some of these further submissions will be from people who are in the Westport area which was not actually covered by Variation 2.

Mr Bray answered that anyone is able to make a submission on Variation 2, and all will be accepted. It will be over to the commissioners to decide if the points are relevant.

R. Williams noted the next meeting is face to face at 9am on the 10th of October at Grey District Council and they will deal with previous minutes at the beginning.

Meeting ended at 8.14am.

8 IN COMMITTEE ITEMS

COUNCIL IN-COMMITTEE

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:

OFFICER RECOMMENDATION

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
<p>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</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>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>8.4 - 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>8.5 - COUNCIL INSURANCE: IMPORTANT PRINCIPLES (LATE COVERING REPORT)</p>	<p>s7(2)(b)(i) - the withholding of the information is necessary to protect information where the making available of the information would disclose a trade secret</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)(g) - the withholding of the information is necessary to maintain legal professional privilege</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>

9 COUNCIL RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING