

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

**Date:** Monday 24 February 2025  
**Time:** 3:00pm  
**Venue:** Council Chambers, 105 Tainui Street, Greymouth

Joanne Soderlund  
Chief Executive

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# ORDINARY COUNCIL MEETING

## AGENDA

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**Members:**

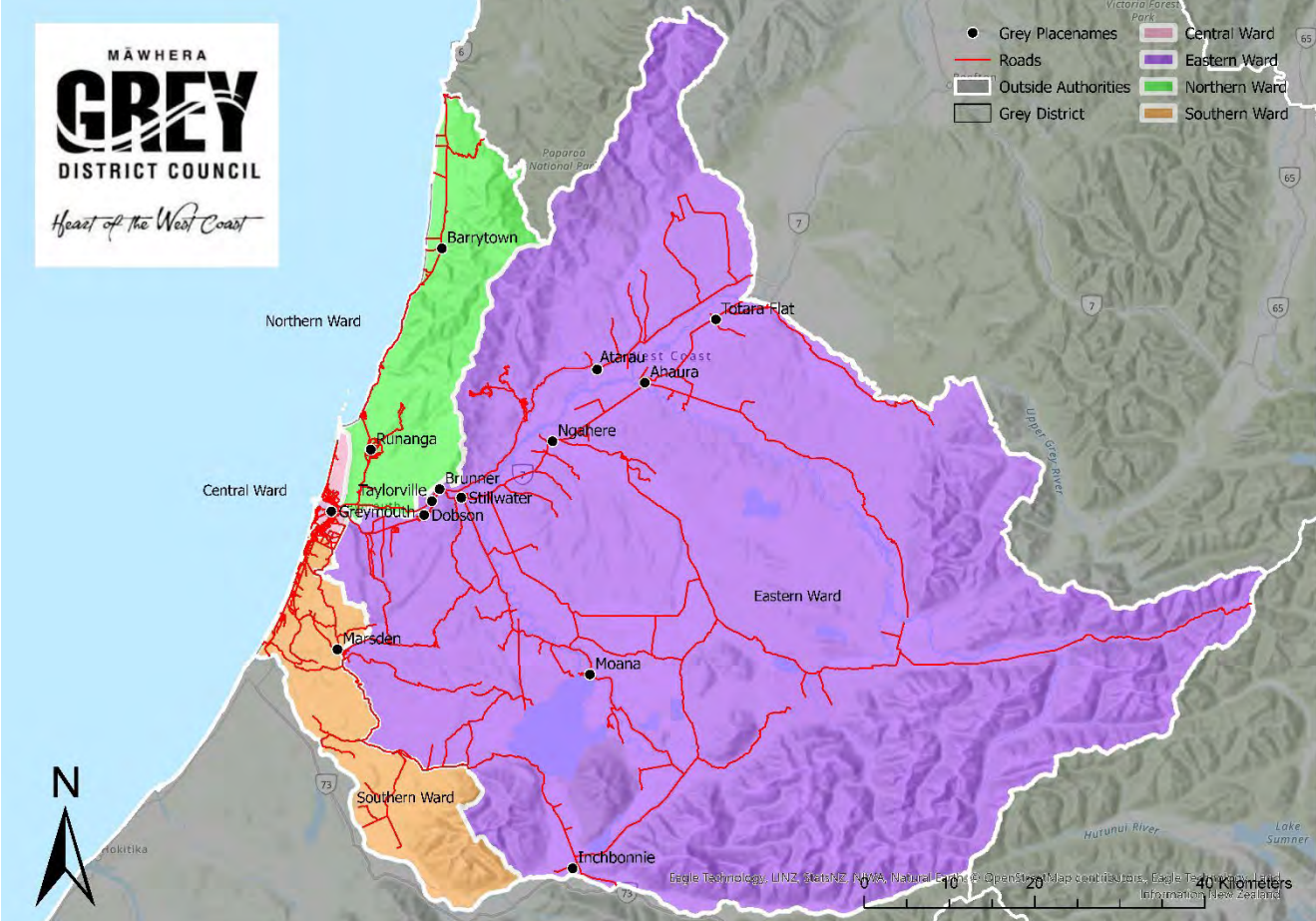
Mayor: Mayor Tania Gibson  
Deputy Mayor: Councillor Allan Gibson  
Members: Councillor John Canning  
Councillor Peter Davy  
Councillor Kate Kennedy  
Councillor Rex MacDonald  
Councillor Robert Mallinson  
Councillor Tim Mora  
Councillor Jack O'Connor  
Kaiwhakahaere Francois Tumahai

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*The information in this document is provided to facilitate good competent decisions by Council and does in no way reflect the views of Council. Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.*



- Grey Placenames
- Roads
- ▭ Outside Authorities
- ▭ Grey District
- ▭ Central Ward
- ▭ Eastern Ward
- ▭ Northern Ward
- ▭ Southern Ward



## ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

to be held at Council Chambers, 105 Tainui Street, Greymouth on Monday 24 February 2025 commencing at 3:00pm

# AGENDA

**Before Council - Public Forum: 2:30 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.

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**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 27 JANUARY 2025**

#### **SUGGESTED RECOMMENDATION**

That the minutes of the Ordinary Council Meeting held on 27 January 2025 be confirmed as true and correct.

### **2.2 RECEIPT OF MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 10 FEBRUARY 2025**

#### **SUGGESTED RECOMMENDATION**

That the minutes of the Risk and Assurance Sub-Committee Meeting held on 10 February 2025 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 27 January 2025 commencing at 3.00 pm**

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

**IN ATTENDANCE:** Joanne Soderlund (Chief Executive), Aaron Haymes (Group Manager Operations), Neil Engelbrecht (Finance Manager), Nelia Heersink (Community & Recreation Services Manager), Trish Jellyman (Democracy Advisor), Megan Bourke (Communications Officer), Amie Robinson (Solid Waste Officer, arrived 3.55, left at 4.40pm)

Her Worship welcomed all present to the first Council meeting of the year and wished everyone well for the coming year.

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

There were no apologies.

**1.2 UPDATES TO THE INTERESTS REGISTER**

There were no updates to the Interest Register.

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

There were no declarations of interest.

**2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS****2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 9 DECEMBER 2024**

**RESOLUTION** OCM 25/01/001

**Moved:** Mayor Tania Gibson

**Seconded:** Cr Allan Gibson

That the minutes of the Ordinary Council Meeting held on 9 December 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 12 DECEMBER 2024**

**RESOLUTION** OCM 25/01/002



**Moved:** Mayor Tania Gibson

**Seconded:** Cr Allan Gibson

That the minutes of the Tenders Subcommittee Meeting held on 12 December 2024 be received and noted.

**Carried Unanimously**

### **3 LIST OF ACRONYMS USED**

### **4 MATTERS UNDER ACTION**

#### **4.1 MATTERS UNDER ACTION**

Refer page 20 of the agenda.

### **5 AGENDA ITEMS**

#### **5.1 LATE ITEM: ADOPTION OF HARBOUR MASTER DUTIES**

Refer page 22 of the agenda.

#### **RESOLUTION OCM 25/01/003**

**Moved:** Mayor Tania Gibson

**Seconded:** Cr Jack O'Connor

That Council in accordance with Section 46A(7) of the Local Government Official Information and Meetings Act read with Standing Orders 9.12 the following be considered as a late item:

1. Adoption of Harbour Master Duties.

**Carried Unanimously**

#### **5.11 ADOPTION OF HARBOURMASTER DUTIES (LATE ITEM)**

This item was brought forward in the agenda.

Cr Gibson stated that this matter should stay with West Coast Regional Council (WCRC) and all duties that are currently being covered by what a Harbourmaster would do. He stated that Council cannot afford this at the moment, and Council should wait to see if there is anything big that happens at the Port.

Cr Canning is opposed, as he feels it would be a good thing to have it but Council cannot afford to take the responsibility and expenses off another body as Council is struggling with the LTP and trying to keep rates under control. He stated that now is not the appropriate time to be taking on other responsibilities and expenses.

Her Worship agreed with Cr Canning. She stated that WCRC would not wish to take on any of this Council's responsibilities.

Cr O'Connor agreed with previous comments. He noted that some staff are already carrying out some duties of the Harbourmaster within their current roles. He stated that Council should look at recovery costs

from WCRC as Council cannot afford to fund this. He feels WCRC is not taking responsibility for the Harbourmaster role.

Cr Kennedy stated she would like this decision reviewed if Westland Mineral Sands comes into being. She stated if there ends up being Increased commercial activity at the Port it could be prudent to have extra income especially if shipping activity increases. She feels there is still a big question mark at the moment as to whether increased shipping is going to eventuate, and she would like this deferred until then.

Cr MacDonald asked the GMO if not appointing a Harbourmaster is a risk.

The GMO responded that there is sentiment among fishing community that we should have a harbourmaster. He stated that there is a potential outcome if WMS comes along and they bring a large scale shipping operation to the Port. He stated that Maritime NZ may require a Harbourmaster but if so the function would be WCRC's responsibility, and not this Council's.

Cr Mallinson stated that he is aware that WCRC should be carrying out this function but he is unsure if they are under any legal obligation to do so. He is also concerned about legal liability in view of Council staff carrying out some form of Harbourmaster responsibility.

The GMO responded that Council is still the port operator, as Council owns the Port and runs it. He stated that navigation safety has been done by this Council historically as Council manages the navigation lights.

Her Worship asked the GMO if Council should write to WCRC to request that they pick up this function as Council is currently doing this on their behalf and paying for it.

The GMO suggested that Council takes legal advice as owner operator of the Port, around responsibilities.

Cr Gibson feels this function should be left to WCRC.

Cr Gibson stated that the Moana Foreshore group have requested that the WCRC puts a Harbourmaster in place for the last 12 years as it is their responsibility.

Cr Mallinson stated he has previously expressed his concern about the lack of any regulatory function at Lake Brunner. He is concerned about a possible fatality, and he would like this included in the letter to WCRC.

Her Worship agreed that Cr Mallinson's comments would be included in the letter to WCRC.

#### **RESOLUTION OCM 25/01/004**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Allan Gibson**

That Council

1. Notes the contents of the report,
2. Council thanks WCRC for offering to transfer the Part 3A Maritime Transport Act 1994 functions to Council but, declines the offer, rescinds its 12 November 2018 decision and advises the Minister that the function transfer as earlier advised, will not go ahead.

**Carried Unanimously**

## **5.2 MAYOR'S UPDATE**

Refer page 23 of the agenda.

#### **RESOLUTION OCM 25/01/005**

**Moved: Cr John Canning**

**Seconded: Cr Peter Davy**

That the Mayor's activity report for the period 1 to 31 December 2024 be received.

**Carried Unanimously****5.3 CHIEF EXECUTIVE'S UPDATE: 1 DECEMBER TO 31 DECEMBER 2024**

Refer page 25 of the agenda.

**RESOLUTION OCM 25/01/006**

**Moved:** Cr Robert Mallinson

**Seconded:** Cr Jack O'Connor

That the Chief Executive's update for the period 1 December to 31 December 2024 be received.

**Carried Unanimously****5.4 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL**

Refer page 28 of the agenda.

**RESOLUTION OCM 25/01/007**

**Moved:** Cr Robert Mallinson

**Seconded:** Cr John Canning

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

1. Agreement for Sale and Purchase between Grey District Council to John Charles Underwood and Elvira Llenas-Underwood for 61 Doyle Street, Blaketown, Greymouth – Freeholding, (Lot 138 DP 728 Record of Title WS5A/1060).
2. Deed of Surrender of Lease between Grey District Council as successor to the Greymouth Harbour Board pursuant to the Local Government (West Coast Region) Reorganisation Order 1989 (as Lessor) and Packers Quay Developments Ltd (as Lessee) for the property located at 1 Packers Quay, Blaketown.
3. Licence to Occupy between Grey District Council and BPA (Business Promotion Association) for body of area known as Nimmo Park on Cobden Island, LINZ Parcel 3688904 to carry out New Year's Eve Fireworks.
4. Cash Bond for Completion of Entranceway for Lot 1 DP 1374 and being all of the land comprised and described in Record of Title 584375 of SD2716/18 (the subdivision) subject to the easements, covenants, conditions and restrictions as set out on the title. Between Grey District Council and Peter Ronald Haddock (the Developer) at 316 Main South Road, Paroa, Greymouth.
5. Agreement for Sale and Purchase between Grey District Council (Incorporating the Greymouth Harbour Board) pursuant to the Local Government (West Coast Region) Reorganisation Order 1989 to Nicholas Simon Braxton for 932 State Highway, Dobson – Freeholding, (Lot Section 82 Town of Dobson, Record of Title WS5A/1354).

**Carried Unanimously****5.5 FINANCE REPORT FOR THE PERIOD ENDING 30 NOVEMBER 2024**

Refer page 29 of the agenda.

Cr Mallinson requested that staff expand on other expenses as per page 33 of the agenda.

Cr Mallinson asked the FM if staff are actively taking steps to get Council back to a zero variance situation.

The FM confirmed that staff are working on this and he will report on progress at the next meeting. He will also provide more detail on capital expenditure relating to projects to the next meeting.

Cr Mallinson stated that it would be good to have a variance commentary accompanying these reports.

The FM agreed to this request.

**RESOLUTION      OCM 25/01/008**

**Moved:      Cr Allan Gibson**

**Seconded: Cr Robert Mallinson**

That Council:

- a) Receives the report and notes the contents.

**Carried Unanimously**

**5.6      REGULATORY, RECREATION, BUSINESS SUPPORT AND CUSTOMER SERVICES REPORT**

Refer page 35 of the agenda.

Cr Mora asked if there is a staff resourcing issue in relation to CRM's.

The CRSM confirmed that there is a resourcing issue as many backlogs relate to the Utilities and Roading areas. She said that that 42 CRM's were received in one day in relation to a recent rain event and her staff do struggle to keep ahead during these types of events. She stated that information is required from contractors before a CRM can be closed off and there are sometimes delays getting this information and it is about coping with demand.

Cr Mora asked if this is going to change.

The CE advised that this can be covered at tomorrow's LTP budget workshop as it is difficult to get the optimal level of resourcing in place, as some teams are under resourced.

Her Worship stated there will always be issues during events or problems that community is dealing with, but she agreed that Council wants to do as well as it can.

The CRSM advised that when issues such as the Arnott Heights slip occur, this will always put staff under pressure. She is hopeful things will improve if Council is well resourced.

Her Worship noted that library stats are still high and this is great to see.

Her Worship asked the CRSM if the vacancies in some of the retirement homes are due to upgrades.

The CRSM confirmed that both homes were undergoing upgrades and are now full but commented that it is sometimes difficult to fill homes in Dobson as transportation is a major issue due to tenants needing transport from Dobson into town.

Her Worship asked the FM when the Annual Report would be presented to Council.

The FM confirmed that the audit process for the Annual Report will commence next week, and a draft will be brought to the next Council Meeting.

**RESOLUTION      OCM 25/01/009**

**Moved:      Cr Rex MacDonald**

**Seconded: Cr Jack O'Connor**

That Council:

- a) Receives the report and notes the contents.

**Carried Unanimously**

## 5.7 WEST COAST EMERGENCY MANAGEMENT UPDATE

Refer page 53 of the agenda.

Cr Mora asked when the co-location of the ECC to the FENZ is building is likely to be.

Her Worship responded that another meeting is scheduled for a couple of weeks' time, and further clarification is expected then.

Cr Canning stated that the EOC will remain at the Westland Recreation Centre and the ECC will be at the FENZ building.

In response to a question from Cr Canning, the GMO responded over the last two years very good inroads have been made with civil defence training and Council is now in a relatively good position with around 60% of staff are trained. He stated this needs to be kept up especially as staff come and go. He stated that he would like to see a strong function manager in place for each function.

Her Worship stated it is important that staff are aware of what an important role civil defence is.

The GMO stated that part of the plan is to increase capacity through the use of other agencies such as DoC as they have staff available.

The CE confirmed that Civil Defence is in all staff's employment agreements.

In response to a question from Cr Mora regarding who becomes Controller, the GMO advised that there are a range of controllers either local or regional for both the EOC and ECC. He stated that more depth is required as there are only three or four local controllers for the Grey District.

Her Worship expressed concern about difficulties around staffing the EOC's and ECC's during a civil defence event and stated that it will be hard to put three shifts of staff in place should the event go on for a long time.

### RESOLUTION OCM 25/01/010

**Moved:** Cr Tim Mora

**Seconded:** Cr Robert Mallinson

That Council,

1. Receives the report and notes the contents.

**Carried Unanimously**

## 5.8 ADOPTION OF STANDING ORDERS

Refer page 57 of the agenda.

Her Worship stated that it is good to see this update as the focus was for Standing Orders to be more easily understood and in plain English.

Cr Mallinson stated this a positive move and anything to make things easier to understand is good.

Cr MacDonald agreed with Cr Mallinson's comments and stated that the new version is a lot easier to understand. He congratulated LGNZ on their work in this area.

### RESOLUTION OCM 25/01/011

**Moved:** Mayor Tania Gibson

**Seconded:** Cr Allan Gibson

That Council:

1. Receives the report.
2. Adopts the attached Standing Orders for use at its meeting.
3. Approves the Grey District Council Standing Orders so adopted for use by any committee or subcommittee of Council.
4. Council authorises the Mayor and Chief Executive to make minor amendments of a grammatical nature (if required) to the Standing Orders and circulate the final version to members.

**Carried Unanimously**

## 5.9 DELEGATIONS

Refer page 59 of the agenda.

Her Worship commented that this is simply an update to accommodate the changes in committee structures and to accommodate the new group managers that are coming on board.

Cr Gibson asked why the Port Manager has delegation for \$30,000.

The CE stated that this amount is what has historically been set and there is no change.

The GMO advised that there was a time when the Port Manager reported directly to a second tier manager but there has now been a change in structure.

### RESOLUTION OCM 25/01/012

**Moved: Mayor Tania Gibson**

**Seconded: Cr Tim Mora**

That Council

1. Receives the report "Delegations".
2. Adopts the Grey District Council Delegations Manual Part One – Council and Finance (Appendix 1), to take effect from 27 January 2025.
3. Revokes the Grey District Council's Delegations Manual 2021 (as amended on 31 October 2024), to take effect from 27 January 2025.
4. Notes that the Grey District Council Delegations Manual Part Two – Chief Executive will set out the Chief Executive's delegations to staff and will take effect on 27 January 2025, but it will be a living document that is to be continually reviewed and updated by the Chief Executive and Executive Leadership Team.
5. Notes that Part One of the Delegations Manual will be placed on the Council's website after adoption.

**Carried Unanimously**

## 5.10 OPERATIONS AND CAPITAL PROGRAMME REPORT

Refer page 64 of the agenda.

Cr Mora asked for an update on the application to government for funding for Arnott Heights.

Her Worship advised that a letter been sent to three Ministers seeking a review and the matter is now sitting with Minister Jones's Secretary who is moving this forward.

Her Worship commented that the creation of new carparks at Moana was a good decision as they are always full.

Her Worship commented that it is great to see gravel from McLeans Pit being used for roading as this is a great cost saving measure for Council.

Cr MacDonald noted that the mouth of Saltwater Creek is currently blocked.

The UIM advised that there were a couple of flood events late last year that caused flooding and ponding at Paroa School. He stated this is because of New River and Saltwater Creek using same outlet and New River taking priority. He stated that staff have met with WCRC, and they are now looking at high level options to mitigate this, the matter is to go to the Greymouth Joint Floodwall committee for discussion.

Cr MacDonald stated that has been approached recently by residents on north side of Paroa School who have had experienced water inundation. He is concerned there could be more issues should there be a heavy rainfall event while both river mouths are blocked.

It was agreed that the UIM would raise this with WCRC.

In response to a question from Her Worship regarding the Code of Compliance for the toilets at Anzac Park, the GMO advised that staff are working through requirements so that the toilets can open to the public.

Cr Davy stated the concrete steps from Cowper Street that go down to the netball courts are dangerous. It was agreed GMO would arrange for staff to check the steps.

Her Worship noted that sewer separation numbers are low.

The CE stated that staff have met internally and have advised that there is budget set aside for consents but uptake hasn't been what was hoped for, and staff are now looking at ways to push this along.

Cr Mora asked if the Anzac Park toilets were over engineered.

The GMO advised that the toilet block is a bespoke type, and is pre-engineered and comes with drawings outlining how the foundations are to be built. He stated in this case the foundation design was slightly different, and another engineer had to be engaged to sign the toilet block off. He confirmed there is nothing wrong with the toilet block.

Cr Mora is concerned that work on the slipway will go over budget.

The GMO advised one of the three options available for the slipway project and one option does fit Council's budget.

Cr Davy asked the GMO if boats are being turned away from using the slipway.

The GMO responded that recertification of the slipway was required and some vessels were too long and therefore access was declined. He said that the slipway can only take a vessel up to 80 tonnes but once the upgrade is completed it will then be able to take vessels up to 150 tonnes.

Cr Davy commented that work on the slipway should not have commenced until after the tuna season.

The CE advised that PGF funding is in place and there was a deadline being worked to and this dictated when the work has to be done to ensure that the funding wasn't lost.

The GMO confirmed that funding was put in this year's Enhanced Annual Plan and funding was received from MBIE and between two funding sources the work will be completed this year.

The GMO stated that he will circulate further information on the slipway upgrade after today's meeting.

#### **RESOLUTION OCM 25/01/013**

**Moved: Cr Rex MacDonald**

**Seconded: Cr Tim Mora**

That Council

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

**Carried Unanimously**

**6 MISCELLANEOUS ITEMS**

**7 REPORTS FROM OUTSIDE ORGANISATIONS**

**7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS**

Refer page 75 of the agenda.

**RESOLUTION OCM 25/01/014**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Allan Gibson**

“that

The Minutes of the following outside organisation be received:

1. Minutes of the West Coast Emergency Management Joint Committee Meeting held on 8 August 2024.
2. Minutes of the Te Tai o Poutini Committee Meeting held on 12 November 2024.
3. Minutes of the Cobden Aromahana Sanctuary and Recreation Areas Inc (CASRA) Committee Meeting held on 29 October 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, 8.2, 8.3, 8.4, 8.5 & 8.6**

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 25/01/015**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Allan Gibson**

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 9 DECEMBER 2024	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for



	<p>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>withholding would exist under section 6 or section 7</p>
<p>8.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 12 DECEMBER 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>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 - 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>8.4 - OVERDUE DEBTORS REPORT</p>	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural</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</p>

	<p>persons, including that of deceased natural persons</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>disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
<p>8.5 - LAKE BRUNNER MOTOR CAMP - REQUEST FOR LEASE DECREASE</p>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
<p>8.6 - SOLID WASTE CONTRACT</p>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

	disadvantage, commercial activities  s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
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**Carried Unanimously**

**9 COUNCIL RESUMES IN OPEN MEETING**

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

The meeting concluded at 4.51 pm.

**Confirmed**

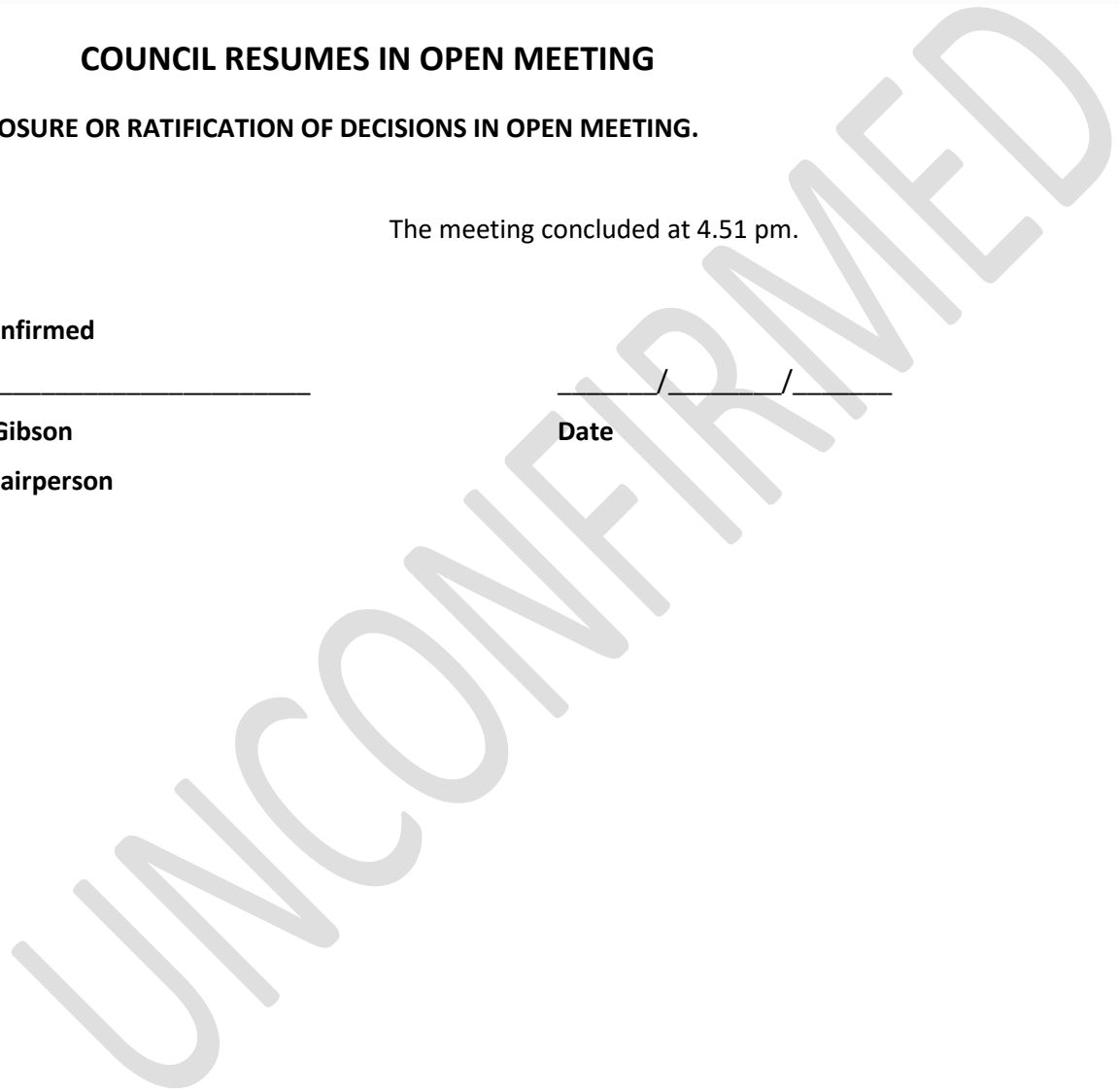
\_\_\_\_\_

**T Gibson**

**Chairperson**

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**Date**



**MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING OF THE GREY DISTRICT COUNCIL**

**Held in Council Chambers, 105 Tainui Street, Greymouth  
on Monday 10 February 2025 commencing at 3.30pm**

- PRESENT:** Mr Rob Caldwell (Chair)  
Mayor Tania Gibson (Deputy Chair), Councillor Rex MacDonald, Councillor Jack O'Connor
- IN ATTENDANCE:** Joanne Soderlund (Chief Executive), Neil Engelbrecht (Finance Manager), Trish Jellyman (Democracy Advisor), Megan Bourke (Communication Officer)

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

### **1.1 APOLOGIES**

**COMMITTEE RESOLUTION RA 25/02/001**

**Moved: Mr Rob Caldwell**

**Seconded: Mayor Tania Gibson**

That the apology received from Cr Mallinson 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 RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD ON 14 OCTOBER 2024**

**COMMITTEE RESOLUTION RA 25/02/002**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Rex MacDonald**

That the minutes of the Risk and Assurance Sub-Committee Meeting held on 14 October 2024 be confirmed as true and correct.

**Carried Unanimously**

### 3 AGENDA ITEMS

#### 3.1 MATTERS UNDER ACTION

Refer page 16 of the agenda. Currently there are no matters under action.

#### 3.2 DRAFT ANNUAL REPORT FOR AUDIT PURPOSES

Refer page 17 of the agenda.

The FM advised that only the financial statements have been included.

The Chairman requested that any issues in the Annual Report are raised via him or the FM.

The FM stated that he has reviewed the front section of the Annual Report.

The FM advised that the only change expected is in relation to investment properties and this will not impact on the surplus or deficit.

It was agreed that any changes need to be with the FM within the next three to four weeks.

#### COMMITTEE RESOLUTION RA 25/02/003

**Moved:** Mayor Tania Gibson

**Seconded:** Cr Jack O'Connor

**That the Risk and Assurance Sub-Committee Meeting:**

1. Receives the draft Annual Report for the year ended 30 June 2024 and confirms that this can be provided to Ernst & Young for audit purposes.

**Carried Unanimously**

#### 3.3 TREASURY UPDATE 31 DECEMBER 2024

Refer page 18 of the agenda.

The FM stated that the report is self explanatory.

The Chairman reminded all present that it has been previously agreed that a Treasury strategy be considered but there is no urgency for this.

#### COMMITTEE RESOLUTION RA 25/02/004

**Moved:** Cr Jack O'Connor

**Seconded:** Cr Rex MacDonald

1. That the Risk and Assurance Sub-Committee Meeting receives the report.

**Carried Unanimously**

#### 3.4 HEALTH AND SAFETY REPORT

Refer page 27 of the agenda.

The Chairman noted that there was one work related injury but the report relating to this injury is not included in the agenda.

The CE agreed to provide further information.

Cr O'Connor noted that some numbers seem quite high in comparison to the year to date numbers. He asked if there is a catch up period related to timing. It was noted that the reporting period is for three months which encompasses the start of the swimming season and this maybe why numbers are higher.

The CE agreed to follow up on this and report back to the Committee.

The Chairman noted that the majority of injury incidents come from the WRC, but only one is employee related.

Cr O'Connor is concerned about what is causing these injuries.

It was agreed this would be discussed at the next meeting.

#### **COMMITTEE RESOLUTION RA 25/02/005**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Jack O'Connor**

1. That the Risk and Assurance Sub-Committee Meeting receives the report.

**Carried Unanimously**

## **4 IN COMMITTEE ITEMS**

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

### **Agenda items 4.1 & 4.2**

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

#### **COMMITTEE RESOLUTION RA 25/02/006**

**Moved: Mayor Tania Gibson**

**Seconded: Cr Jack O'Connor**

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48(1) for the passing of this resolution</b>
4.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD ON 14 OCTOBER 2024	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information  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 disclosure of information for which good reason for withholding would exist under section 6 or section 7

	disadvantage, commercial activities	
4.2 - LONG TERM PLAN 2025-2034 RISK REGISTER	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

Carried Unanimously

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

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

The meeting concluded at 4.23 pm.

Confirmed

\_\_\_\_\_

R Caldwell  
Chairperson

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Date

### 3 LIST OF ACRONYMS USED

BCA	Building Consent Authority	LGOIMA	Local Government Official Information and Meetings Act
BCO	Building Control Officer	LGNZ	Local Government New Zealand
CCC	Code Compliance Certificate	LTP	Long Term Plan
CSO	Customer Services Officer	LVT	Land Valuation Tribunal
CDEM	Civil Defence Emergency Management	MBIE	Ministry of Business, Innovation and Employment
CDEMG	Civil Defence Emergency Management Group	MCDEM	Ministry of Civil Defence and Emergency Management
CEC	Community Emergency Centre	MDI	Major District Initiative
CEG	Co-ordinating Executive Group	MOH	Ministry of Health
CIMS	Co-ordinated Incident Management System	NBS	New Building Strength
CPEng	Chartered Professional 'Engineer'	NGO	Non-Government Organisation
DEE	Detailed Engineering Evaluation	NZFS	New Zealand Fire Service
DHB	District Health Board	NZQA	New Zealand Qualifications Authority
DIA	Department of Internal Affairs	NZTA	New Zealand Transport Authority
DOC	Department of Conservation	OAG	Office of the Auditor General
DWC	Development West Coast	OSH	Occupational Safety & Health
EMIS	Emergency Incident Management System	PHO	Primary Health Organisation
EDLG	Economic Development Liaison Group	PDU	Provincial Development Unit
EOC	Emergency Operations Centre	PGF	Provincial Growth Fund
EMO	Emergency Management Officer	PIM	Project Information Memorandum
GPS	Global Positioning System	PCBU	Person conducting a business or undertaking
HSNO	Hazardous Substances and New Organisms	RC	Resource Consent
HSR	Health and Safety Representative	RMA	Resource Management Act
HSWA	Health and Safety at Work Act 2015	SCADA	Supervisory Control and Data Acquisition
IAP	Incident Action Plan	SO	Standing Orders
IEP	Initial Evaluation Procedure	SOLGM	Society of Local Government Managers
IQP	Independent Qualified Person	SH	State Highway
LGA	Local Government Act	SNA	Significant Natural Area
LIM	Land Information Memorandum	TECNZ	Tourism Export Council of New Zealand
LINZ	Land Information New Zealand	TLA/TA	Territorial Local Authority
		WAG	Welfare Advisory Group



## 4 MATTERS UNDER ACTION

### 4.1 MATTERS UNDER ACTION

**File Number:**

**Report Author:** Democracy Advisor

**Report Authoriser:** 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	17/2/25: Letter sent to WCRC. Action completed.
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	17/2/25: No update. Meeting has been held with applicant and her lawyer. CE is working with Council’s lawyer to progress matter to the Environment Court.
11 December 2024	11/12/015	Runanga Reserve Land Classification	17/2/25: Trust awaiting direction from their Solicitor.
12 August 2024	24/08/037	Cobden Boat Ramp – Unintended Consequences	17/2/25: Report in this month’s agenda.
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	17/2/25: Report in this month’s agenda.
31 October 2024	24/10/054	High Level Rate Review for Implementation 2025/26	17/2/25: No update. CE and FM to work through this including Economic Development rate and reinstatement of the full pan charge. FM to Undertake a critical review of its charges to recreational users of the Airport.

### Confirmation of Statutory Compliance

<p>Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002). This report contains:</p> <p>sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and</p> <p>(i) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.</p> <p>(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.</p>
--

## 5 AGENDA ITEMS

### 5.1 WASTE MINIMISATION & MANGEMENT PLAN SUBMISSIONS

**File Number:**

**Report Author:** Utilities Infrastructure Manager

**Report Authoriser:** Group Manager Operations

**Appendices:**

1. Appendix 1 - Summary of Online Submissions
2. Appendix 2 - Alex Woods - Submission

#### 1. REPORT PURPOSE

1.1. To provide Council a copy of all submissions received through the recent public consultation of the draft Waste Minimisation & Management Plan (WMMP), before a full region wide review is completed ahead of seeking adoption of the new Regional Waste Minimisation & Management Plan.

#### 2. EXECUTIVE SUMMARY

- 2.1. Council staff have worked with neighbouring Council's Westland and Buller District Council's to revise and complete a new draft Waste Minimisation & Management Plan, which includes an updated Waste Assessment.
- 2.2. The draft document was adopted by Council for public consultation on 4 October 2024 until 6 January 2025.
- 2.3. Nine submissions were received, with two submitters wishing to talk to their submission at a Council hearing, held as part of this Council meeting.

#### 3. OFFICER RECOMMENDATION

1. That Council;
  - (a) Receives this report, including all submissions received as a result of the recent consultation period.
  - (b) Thanks all submitters for their submissions, including those who opted to speak to their submission at today Council meeting.
  - (c) Directs staff to take all submissions received in the Grey District and discuss collective submissions with Westland District Council and Buller District Council, and report back with a recommendation for proposed changes, if any, for inclusion in a finalised Regional Waste Minimisation & Management Plan.
  - (d) Council will consider formal adoption of a finalised Regional Waste Minimisation & Management Plan, at its March 2024 meeting.

#### 4. BACKGROUND

- 4.1. Council has now completed consultation on the revised draft Regional Waste Minimisation and Management Plan. Consultation was completed between 4 October 2024 and 6 January 2025.
- 4.2. Council received a total of 9 submissions during the consultation period, with two submitters wishing to speak to their submissions.
- 4.3. Please refer to the attached documents:
  1. Summary of all online submissions received (8 submissions).

2. Copies of letters received as submission (1 submission).

## 5. CONCLUSIONS

- 5.1. Overall, submissions within the Grey District were well considered by submitters. Information and detail received was generally in support of the draft plan.
- 5.2. The detailed information now allows staff to consider submissions, alongside other submission on a regional basis, with both Westland and Buller District Councils.

## 6. NEXT STEPS

- 6.1. Staff to discuss collective submissions across the region, with Westland and Buller District Council's. To consider submission and their requests against the draft WWMP and whether updates and changes are considered required.
- 6.2. Provide Council with an finalised regional WMMP, for consideration at the March 2025 Council meeting.

## 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.

**Survey Responses**  
04 October 2023 - 06 January 2025


**Draft West Coast Regional Waste  
Minimisation and Management Plan 2024–  
2030**

**Have Your Say Grey**

Project: Draft West Coast Regional Waste Minimisation and Management Plan  
2024–2030





	<b>Respondent No:</b> 1	<b>Responded At:</b> Dec 05, 2024 08:52:05 am
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 05, 2024 08:52:05 am
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

- Q1. **Your name:** Jenny Zindel
- 
- Q2. **Organisation (if applicable):** not answered
- 
- Q3. **Postal address:** not answered
- 
- Q4. **Town:** Greymouth
- 
- Q5. **Postcode** not answered
- 
- Q6. **Contact phone number:** [REDACTED]
- 
- Q7. **Contact email address:** not answered
- 
- Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** No
- 
- Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** Yes
- 
- Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**
- Our vision: "By 2030, our enabling systems are working well, and behaviour is changing." Agree
- 
- Q11. **Which areas do you think Council should prioritise? Please select all that apply.**
- Creation of partnerships to work with others to improve waste management.
  - Making diversion of waste easy to minimise the amount of rubbish going to landfill.
  - Improve the emergency preparedness of the waste infrastructure and services.
- 
- Q12. **Please select those actions that are the most important to you.**
- Collaborate with central government, local government, and non-government organisations to assess solutions to reduce contamination and explore opportunities to improve waste management.
- 
- Q13. **Which areas would you like to understand more about?**
- Reduce
  - Reuse
  - Recycle
- 
- Q14. **What would be the best way to inform you about waste minimisation and management?**
- Council website
  - Council's social media pages
  - Radio advertisements and interviews on local radio stations
-

**Q15. How can we support you in adapting way to reduce, reuse or recycle?**

Provide green waste bins and pickup

**Q16. Which policies do you think is the most important to improve waste minimisation and management?**

A grant for waste and resource recovery facilities can be developed between Councils

**Q17. Which of these schemes would you use if they were available in your district?**

Soft plastic packaging recycling (any soft package wrapping)  
 Electrical product recycling  
 Battery recycling  
 Refrigerants  
**Other (please specify)**  
 Green waste pickup

**Q18. What would help or encourage you to take part in these schemes?**

not answered

**Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.**

Investigate alternative options to manage waste streams/materials that take up most volume in the region's landfills and transfer stations.  
 Assess the region's best options for construction and demolition material recovery.  
 Assess the region's best organic waste collection and processing option in line with central government's direction.

**Q20. What would encourage you to keep more waste out of landfills?**

Green waste pickup

**Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?**

Cleaning the drains more often would help

**Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?**


Importance of exploring the feasibility of a regional landfill that could service the entire region: Very important

**Q23. Do you have any other district-specific comments? Select the district you are commenting on.**

not answered

**Q24. Do you have any feedback on the draft West Coast Regional WMMP?**

not answered

	<b>Respondent No:</b> 2	<b>Responded At:</b> Dec 05, 2024 13:39:15 pm
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 05, 2024 13:39:15 pm
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

Q1. **Your name:** Sarah Evans

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Q2. **Organisation (if applicable):** not answered

---

Q3. **Postal address:** [REDACTED]

---

Q4. **Town:** Greymouth

---

Q5. **Postcode** 7805

---

Q6. **Contact phone number:** [REDACTED]

---

Q7. **Contact email address:** [REDACTED]

---

Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** Yes, in person

---

Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** not answered

---

Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**

Our vision: "By 2030, our enabling systems are working well, and behaviour is changing." Agree

---

Q11. **Which areas do you think Council should prioritise? Please select all that apply.**

- Communication and sharing reduce, reuse and recycle activities with the community.
- Development of policy to support and enforce better waste management and minimisation.
- Support product recycling schemes.
- Making diversion of waste easy to minimise the amount of rubbish going to landfill.
- Improve the emergency preparedness of the waste infrastructure and services.

---

Q12. **Please select those actions that are the most important to you.**

- Utilise resources outside the region and connect with other regional sector groups (e.g. Tradie Breakfast)
- Collaborate with central government, local government, and non-government organisations to assess solutions to reduce contamination and explore opportunities to improve waste management.
- Investigate and facilitate regional collaboration with iwi, industry, businesses, and community groups by utilising already established activities, e.g., virtual/in-person networking events, etc.
- Advocate and facilitate sector groups (e.g. construction, agricultural, mining, dairy, tourism) to discuss problems and explore solutions.

<p>Q13. Which areas would you like to understand more about?</p>	<p>Reduce</p>
<p>Q14. What would be the best way to inform you about waste minimisation and management?</p>	<p>In-person events in your community (e.g community meetings, drop-in sessions)                  Council website                  Email newsletters                  Flyers distributed to your letterbox                  Council's social media pages                  Posters in public spaces (eg notice boards, community centres, recreation centres, schools)                  Flyers in cafes, coffee carts and other gathering places                  Information enclosed in your rates invoice                  Information displayed at Council's customer service centres                  Radio advertisements and interviews on local radio stations                  Stories and information covered in local newspapers                  Updates published in the West Coast Messenger  <b>Other (please specify)</b>                  Make all events wastefree on council land provide resources to help organisers.</p>
<p>Q15. How can we support you in adapting way to reduce, reuse or recycle?</p>	<p>More audits of recycling. Much more!!</p>
<p>Q16. Which policies do you think is the most important to improve waste minimisation and management?</p>	<p>A tourism levy may be implemented in the region</p>
<p>Q17. Which of these schemes would you use if they were available in your district?</p>	<p>Soft plastic packaging recycling (any soft package wrapping)                  Electrical product recycling                  Battery recycling                  Agrichemicals and their containers                  Refrigerants                  Farm plastics recycling</p>
<p>Q18. What would help or encourage you to take part in these schemes?</p>	<p>Provide a guide to recycling. Eg noel leeming e waste, mitre 10 plant pots and led light bulbs, etc...</p>



**Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.**

- Align services available at transfer stations across the region.
- Investigate alternative options to manage waste streams/materials that take up most volume in the region's landfills and transfer stations.
- Assess the region's best options for construction and demolition material recovery.
- Assess the region's best organic waste collection and processing option in line with central government's direction.
- Investigate the volumes and impacts of waste from tourism to develop options for how to manage waste from tourism.
- All of the above

**Q20. What would encourage you to keep more waste out of landfills?**

The cost of building a new lined landfill.

**Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?**

Recycle gib and send to chch where they make gypsum out of it for flood hit homes

**Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?**


Importanve of exploring the feasibility of a regional landfill that could service the entire region:?	Not important at all
---	----------------------

**Q23. Do you have any other district-specific comments? Select the district you are commenting on.**

Grey


**Q24. Do you have any feedback on the draft West Coast Regional WMMP?**

Get rid of the huge bins in the town or make half of them for recycling!! Add fly dumping to snap send solve.

	<b>Respondent No:</b> 3	<b>Responded At:</b> Dec 05, 2024 13:43:11 pm
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 05, 2024 13:43:11 pm
	<b>Email:</b> n/a	<b>IP Address:</b> n/a


- Q1. **Your name:** Stacey
- 
- Q2. **Organisation (if applicable):** not answered
- 
- Q3. **Postal address:** [REDACTED]
- 
- Q4. **Town:** Greymouth
- 
- Q5. **Postcode** 7805
- 
- Q6. **Contact phone number:** [REDACTED]
- 
- Q7. **Contact email address:** [REDACTED]
- 
- Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** No
- 
- Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** not answered
- 
- Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**
- Our vision: "By 2030, our enabling systems are working well, and behaviour is changing." Agree
- 
- Q11. **Which areas do you think Council should prioritise? Please select all that apply.**
- Creation of partnerships to work with others to improve waste management.  
 Support product recycling schemes.  
 Making diversion of waste easy to minimise the amount of rubbish going to landfill.
- 
- Q12. **Please select those actions that are the most important to you.**
- Investigate and facilitate regional collaboration with iwi, industry, businesses, and community groups by utilising already established activities, e.g., virtual/in-person networking events, etc.
- 
- Q13. **Which areas would you like to understand more about?**
- Reuse  
 Recycle
- 
- Q14. **What would be the best way to inform you about waste minimisation and management?**
- Deliver information through a mobile app to your phone  
 Council's social media pages  
 Information enclosed in your rates invoice  
 Updates published in the West Coast Messenger
- 
- Q15. **How can we support you in adapting way to reduce, reuse or recycle?**
- not answered
-

<p><b>Q16. Which policies do you think is the most important to improve waste minimisation and management?</b></p>	<p>A grant for waste and resource recovery facilities can be developed between Councils</p>
<p><b>Q17. Which of these schemes would you use if they were available in your district?</b></p>	<p>Soft plastic packaging recycling (any soft package wrapping)                  Battery recycling  <b>Other (please specify)</b>                  Green waste schemes which can go to worm farms and promoting gardening</p>
<p><b>Q18. What would help or encourage you to take part in these schemes?</b></p> <p>not answered</p>	
<p><b>Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.</b></p>	<p>Investigate alternative options to manage waste streams/materials that take up most volume in the region's landfills and transfer stations.                   Assess the region's best organic waste collection and processing option in line with central government's direction.</p>
<p><b>Q20. What would encourage you to keep more waste out of landfills?</b></p> <p>not answered</p>	
<p><b>Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?</b></p> <p>not answered</p>	
<p><b>Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?</b></p> <p>Importance of exploring the feasibility of a regional landfill that could service the entire region:?</p>	<p>Of little importance</p>
<p><b>Q23. Do you have any other district-specific comments? Select the district you are commenting on.</b></p>	<p>Grey</p>
<p><b>Q24. Do you have any feedback on the draft West Coast Regional WMMP?</b></p> <p>not answered</p>	

	<b>Respondent No:</b> 4	<b>Responded At:</b> Dec 05, 2024 18:53:28 pm
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 05, 2024 18:53:28 pm
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

- Q1. **Your name:** Brooke King
- 
- Q2. **Organisation (if applicable):** not answered
- 
- Q3. **Postal address:** not answered
- 
- Q4. **Town:** Greymouth
- 
- Q5. **Postcode** 7805
- 
- Q6. **Contact phone number:** [REDACTED]
- 
- Q7. **Contact email address:** [REDACTED]
- 
- Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** No
- 
- Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** No
- 
- Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**
- 
- Q11. **Which areas do you think Council should prioritise? Please select all that apply.** Creation of partnerships to work with others to improve waste management.  
Development of policy to support and enforce better waste management and minimisation.  
Support product recycling schemes.
- 
- Q12. **Please select those actions that are the most important to you.** Utilise resources outside the region and connect with other regional sector groups (e.g. Tradie Breakfast)  
Collaborate with central government, local government, and non-government organisations to assess solutions to reduce contamination and explore opportunities to improve waste management.
- 
- Q13. **Which areas would you like to understand more about?** not answered
- 
- Q14. **What would be the best way to inform you about waste minimisation and management?** Council's social media pages  
Information enclosed in your rates invoice
- 
- Q15. **How can we support you in adapting way to reduce, reuse or recycle?**  
not answered
-

<p><b>Q16. Which policies do you think is the most important to improve waste minimisation and management?</b></p>	<p>not answered</p>
<p><b>Q17. Which of these schemes would you use if they were available in your district?</b></p>	<p>Soft plastic packaging recycling (any soft package wrapping)</p>
<p><b>Q18. What would help or encourage you to take part in these schemes?</b></p>	<p>The drop off points in the supermarkets were great!</p>
<p><b>Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.</b></p>	<p>Assess the region's best organic waste collection and processing option in line with central government's direction.</p>
<p><b>Q20. What would encourage you to keep more waste out of landfills?</b></p>	<p>not answered</p>
<p><b>Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?</b></p>	<p>not answered</p>
<p><b>Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?</b></p>	<p></p>
<p><b>Q23. Do you have any other district-specific comments? Select the district you are commenting on.</b></p>	<p>Grey</p>
<p><b>Q24. Do you have any feedback on the draft West Coast Regional WMMP?</b></p>	<p>Make dumping green waste free Bigger red bins or collect red bins weekly instead of fortnightly</p>

	<b>Respondent No:</b> 5	<b>Responded At:</b> Dec 06, 2024 22:03:23 pm
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 06, 2024 22:03:23 pm
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

Q1. **Your name:** Denise Diedrichs

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Q2. **Organisation (if applicable):** not answered

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Q3. **Postal address:** [REDACTED]

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Q4. **Town:** Greymouth

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Q5. **Postcode** 7805

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Q6. **Contact phone number:** [REDACTED]

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Q7. **Contact email address:** [REDACTED]

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Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** No

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Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** Yes

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Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**

Our vision: "By 2030, our enabling systems are working well, and behaviour is changing." Agree

---

Q11. **Which areas do you think Council should prioritise? Please select all that apply.**

- Creation of partnerships to work with others to improve waste management.
- Communication and sharing reduce, reuse and recycle activities with the community.
- Development of policy to support and enforce better waste management and minimisation.
- Support product recycling schemes.
- Making diversion of waste easy to minimise the amount of rubbish going to landfill.
- Improve the emergency preparedness of the waste infrastructure and services.

<p><b>Q12. Please select those actions that are the most important to you.</b></p>	<p>Utilise resources outside the region and connect with other regional sector groups (e.g. Tradie Breakfast)</p> <p>Collaborate with central government, local government, and non-government organisations to assess solutions to reduce contamination and explore opportunities to improve waste management.</p> <p>Investigate and facilitate regional collaboration with iwi, industry, businesses, and community groups by utilising already established activities, e.g., virtual/in-person networking events, etc.</p> <p>Advocate and facilitate sector groups (e.g. construction, agricultural, mining, dairy, tourism) to discuss problems and explore solutions.</p>
<p><b>Q13. Which areas would you like to understand more about?</b></p>	<p>Reduce</p> <p>Reuse</p> <p>Recycle</p>
<p><b>Q14. What would be the best way to inform you about waste minimisation and management?</b></p>	<p>Email newsletters</p> <p>Deliver information through a mobile app to your phone</p> <p>Council's social media pages</p> <p>Flyers in cafes, coffee carts and other gathering places</p> <p>Information enclosed in your rates invoice</p> <p>Advertisements in community newsletters</p> <p>Updates published in the West Coast Messenger</p>
<p><b>Q15. How can we support you in adapting way to reduce, reuse or recycle?</b></p> <p>Already 'adapted' but frustrated by lack of local collection - or drop off collection points for different forms of 'goods'..eg soft plastics, electronic goods, batteries, whiteware...etc</p>	
<p><b>Q16. Which policies do you think is the most important to improve waste minimisation and management?</b></p>	<p>A grant for waste and resource recovery facilities can be developed between Councils</p>
<p><b>Q17. Which of these schemes would you use if they were available in your district?</b></p>	<p>Soft plastic packaging recycling (any soft package wrapping)</p> <p>Electrical product recycling</p> <p>Battery recycling</p>
<p><b>Q18. What would help or encourage you to take part in these schemes?</b></p> <p>Easy access</p>	
<p><b>Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.</b></p>	<p>All of the above</p>
<p><b>Q20. What would encourage you to keep more waste out of landfills?</b></p> <p>Ready access to appropriate disposal options</p>	
<p><b>Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?</b></p> <p>Plan carefully &amp; with integrity, choose disposal sites wisely, ensure waterways are absolutely protected</p>	

**Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?**

Importance of exploring the feasibility of a regional landfill that could service the entire region:      Of average importance

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**Q23. Do you have any other district-specific comments? Select the district you are commenting on.**

Gray


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**Q24. Do you have any feedback on the draft West Coast Regional WMMP?**

protection of our whenua & waterways - is critical

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	<b>Respondent No:</b> 6	<b>Responded At:</b> Dec 20, 2024 07:33:35 am
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 20, 2024 07:33:35 am
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

Q1. **Your name:** Leanne Wanstall

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Q2. **Organisation (if applicable):** not answered

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Q3. **Postal address:** [REDACTED]

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Q4. **Town:** Greymouth

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Q5. **Postcode** 7803

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Q6. **Contact phone number:** [REDACTED]

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Q7. **Contact email address:** [REDACTED]

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Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** No

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Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** Yes

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Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**

Our vision: "By 2030, our enabling systems are working well, and behaviour is changing." Agree

---

Q11. **Which areas do you think Council should prioritise? Please select all that apply.** Communication and sharing reduce, reuse and recycle activities with the community.

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Q12. **Please select those actions that are the most important to you.** Investigate and facilitate regional collaboration with iwi, industry, businesses, and community groups by utilising already established activities, e.g., virtual/in-person networking events, etc.

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Q13. **Which areas would you like to understand more about?** Recycle

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Q14. **What would be the best way to inform you about waste minimisation and management?**

- Council website
- Email newsletters
- Deliver information through a mobile app to your phone
- Flyers distributed to your letterbox
- Council's social media pages
- Information enclosed in your rates invoice
- Information displayed at Council's customer service centres
- Advertisements in community newsletters

Q15. How can we support you in adapting way to reduce, reuse or recycle?

not answered

Q16. Which policies do you think is the most important to improve waste minimisation and management?

A solid waste bylaw to reduce recycling contamination by strengthening enforcement

Q17. Which of these schemes would you use if they were available in your district?

Electrical product recycling  
Battery recycling  
Refrigerants

Q18. What would help or encourage you to take part in these schemes?

not answered

Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.

Align services available at transfer stations across the region.

Q20. What would encourage you to keep more waste out of landfills?

not answered

Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?

not answered

Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?

Importance of exploring the feasibility of a regional landfill that could service the entire region:?


Absolutely essential

Q23. Do you have any other district-specific comments? Select the district you are commenting on.

Grey

Q24. Do you have any feedback on the draft West Coast Regional WMMP?

not answered

	<b>Respondent No:</b> 7	<b>Responded At:</b> Dec 20, 2024 07:52:40 am
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 20, 2024 07:52:40 am
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

Q1. **Your name:** Shanti Morgan

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Q2. **Organisation (if applicable):** not answered

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Q3. **Postal address:** [REDACTED]

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Q4. **Town:** Greymouth

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Q5. **Postcode** 7805

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Q6. **Contact phone number:** [REDACTED]

---

Q7. **Contact email address:** [REDACTED]

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Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** No

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Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** Yes

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Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**

Our vision: "By 2030, our enabling systems are working well, and behaviour is changing." Agree

---

Q11. **Which areas do you think Council should prioritise? Please select all that apply.**


- Creation of partnerships to work with others to improve waste management.
- Communication and sharing reduce, reuse and recycle activities with the community.
- Support product recycling schemes.
- Making diversion of waste easy to minimise the amount of rubbish going to landfill.
- Improve the emergency preparedness of the waste infrastructure and services.

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Q12. **Please select those actions that are the most important to you.**

- Utilise resources outside the region and connect with other regional sector groups (e.g. Tradie Breakfast)
- Collaborate with central government, local government, and non-government organisations to assess solutions to reduce contamination and explore opportunities to improve waste management.
- Investigate and facilitate regional collaboration with iwi, industry, businesses, and community groups by utilising already established activities, e.g., virtual/in-person networking events, etc.
- Advocate and facilitate sector groups (e.g. construction, agricultural, mining, dairy, tourism) to discuss problems and explore solutions.

Q13. Which areas would you like to understand more about?	Reduce
Q14. What would be the best way to inform you about waste minimisation and management?	Council's social media pages
Q15. How can we support you in adapting way to reduce, reuse or recycle?	not answered
Q16. Which policies do you think is the most important to improve waste minimisation and management?	A grant for waste and resource recovery facilities can be developed between Councils
Q17. Which of these schemes would you use if they were available in your district?	Soft plastic packaging recycling (any soft package wrapping) Electrical product recycling Battery recycling Agrichemicals and their containers
Q18. What would help or encourage you to take part in these schemes?	not answered
Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.	Assess the region's best options for construction and demolition material recovery. Assess the region's best organic waste collection and processing option in line with central government's direction.
Q20. What would encourage you to keep more waste out of landfills?	not answered
Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?	not answered
Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?	Importance of exploring the feasibility of a regional landfill that could service the entire region:? Of little importance
Q23. Do you have any other district-specific comments? Select the district you are commenting on.	not answered
Q24. Do you have any feedback on the draft West Coast Regional WMMP?	not answered

	<b>Respondent No:</b> 8	<b>Responded At:</b> Dec 20, 2024 08:34:18 am
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Dec 20, 2024 08:34:18 am
	<b>Email:</b> n/a	<b>IP Address:</b> n/a

Q1. **Your name:** Wayne Nicholson

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Q2. **Organisation (if applicable):** not answered

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Q3. **Postal address:** [REDACTED]

---

Q4. **Town:** Dunollie

---

Q5. **Postcode** 7803

---

Q6. **Contact phone number:** [REDACTED]

---

Q7. **Contact email address:** [REDACTED]

---

Q8. **Do you wish to speak in support of your submission at your council's hearing?\*** No

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Q9. **Have you read the Statement of Proposal for the draft West Coast Regional WMMP?** Yes

---

Q10. **Do you agree with the proposed vision for the Waste Management and Minimisation Plan?**  
 Our vision: "By 2030, our enabling systems are working well, and behaviour is changing." Agree

---

Q11. **Which areas do you think Council should prioritise? Please select all that apply.**  
 Creation of partnerships to work with others to improve waste management.  
 Support product recycling schemes.  
 Making diversion of waste easy to minimise the amount of rubbish going to landfill.

---

Q12. **Please select those actions that are the most important to you.**  
 Collaborate with central government, local government, and non-government organisations to assess solutions to reduce contamination and explore opportunities to improve waste management.  
 Advocate and facilitate sector groups (e.g. construction, agricultural, mining, dairy, tourism) to discuss problems and explore solutions.

---

Q13. **Which areas would you like to understand more about?** Reduce

---

**Q14. What would be the best way to inform you about waste minimisation and management?**

In-person events in your community (e.g community meetings, drop-in sessions)  
 Council website  
 Council's social media pages  
 Posters in public spaces (eg notice boards, community centres, recreation centres, schools)  
 Updates published in the West Coast Messenger

**Q15. How can we support you in adapting way to reduce, reuse or recycle?**

not answered

**Q16. Which policies do you think is the most important to improve waste minimisation and management?**

A solid waste bylaw to reduce recycling contamination by strengthening enforcement

**Q17. Which of these schemes would you use if they were available in your district?**

Soft plastic packaging recycling (any soft package wrapping)  
 Electrical product recycling  
 Battery recycling  
 Agrichemicals and their containers  
 Refrigerants  
 Farm plastics recycling

**Q18. What would help or encourage you to take part in these schemes?**

not answered

**Q19. What actions are most important to you to keep waste out of landfills. Please ✓ all that apply.**

All of the above

**Q20. What would encourage you to keep more waste out of landfills?**

not answered

**Q21. How can we strengthen our waste infrastructure and services on the West Coast to be more resilient in an emergency or disaster?**

Future proofing

**Q22. How important do you think is it to explore the feasibility of establishing a regional landfill that could service the entire region?**

Importance of exploring the feasibility of a regional landfill that could service the entire region:?

Absolutely essential

**Q23. Do you have any other district-specific comments? Select the district you are commenting on.**

Grey

**Q24. Do you have any feedback on the draft West Coast Regional WMMP?**

not answered



Taylorville Grey District, NZ

18.11.2024

Regional West Coast Waste Management and Minimisation Plan 2024-30

Regional Waste Assessment 2024

Submission We offer the following

Recommend the adoption of national standards, best practice for all public and private landfills on the West Coast

Apply the waste disposal levy for all public and private construction, demolition waste class 3 landfills on the West Coast

Map locations and national register all existing landfills in the Grey District  
Follow the national standards

Speak to my submission

Yours sincerely  
Alex Woods

## **5.2 OUTCOME OF PUBLIC CONSULTATION: NGAHERE AREA INFRASTRUCTURE FUND - APPLICATION FOR COSTS ASSOCIATED WITH NEW BUILD OF SHARED NELSON CREEK/NGAHERE COMMUNITY CENTRE AND NGAHERE TENNIS COURTS UPGRADE**

### **File Number:**

**Report Author:** Executive Officer

**Report Authoriser:** Chief Executive

**Appendices:**

1. Letter to Ngahere Ratepayers
2. Summary of responses

### **1. REPORT PURPOSE**

- 1.1. A decision from Council, based on recent consultation with ratepayers in the Ngahere census area, on whether to approve the application from residents of the Ngahere Community for \$200,000 from the Ngahere Area Infrastructure Reserve Fund. If approved, \$193,000 of the funds will be used as a contribution towards the new build of a Ngahere/Nelson Creek shared community centre and \$7,000 will be used to upgrade the Ngahere Tennis Courts.

### **2. EXECUTIVE SUMMARY**

- 2.1. Council received a request from Ngahere residents applying for funds amounting to \$200,000 from the Ngahere Area Infrastructure Reserve Fund.
- 2.2. This group of Ngahere residents were approached by members of the Nelson Creek Community Inc. (NCCI) in relation to a proposal to build a new Community Centre at the Nelson Creek Domain. NCCI are working with Fund Advisors from the Department of Internal Affairs (DIA) to apply for funding through the Community Facilities Fund for a grant to build a new community centre and safe playground at the Nelson Creek Reserve.
- 2.3. In 2024 NCCI applied to Council for \$19,000, being the balance of funds held in the Nelson Creek Area Infrastructure Fund. Details of the proposed new build were provided to ratepayers in the Nelson Creek area and, at its meeting on 9 December 2024 Council considered the proposal for the new build and the feedback from the community consultation and resolved that the application for \$19,000 should be approved.
- 2.4. The total cost of the project is approximately \$500,000 and to be considered for a grant, the NCCI are required to contribute 33% of the project cost. The proposal received from Ngahere residents is to contribute \$193,000 from the Ngahere Area Infrastructure Reserve Fund to help make up the 33% contribution.
- 2.5. The proposal is to use a further \$7,000 to enable the Ngahere tennis courts to be upgraded.
- 2.6. A letter outlining the proposed work was sent to ratepayers in the Ngahere census area. Approximately 125 letters were sent out and 58 responses were received.
  - 2.6.1. 53.5% (31 responses) opposed the use of funds for the proposed new build of a shared community centre and 46.5% (27 responses) were in favour of the funding application.
  - 2.6.2. From the 31 responses opposing the application to use the funds, 21 provided written feedback with 13 stating they supported the request for \$7,000 to undertake upgrade work on the tennis courts. Based on this feedback an alternative option, to provide funding of \$7,000 only is outlined below.



**3. OFFICER RECOMMENDATION**

That Council considers the submissions received and;

1. Declines the request for funding of \$200,000 from the Ngahere Area Infrastructure Reserve Fund.

OR

2. Based on the feedback received, declines the request for funding of \$200,000 from the Ngahere Area Infrastructure Reserve Fund but approves \$7,000 for the tennis courts upgrade.
3. Payment of \$7,000 for the tennis courts upgrade to be paid to Ngahere Community Services bank account upon receipt of invoices.

**4. BACKGROUND**

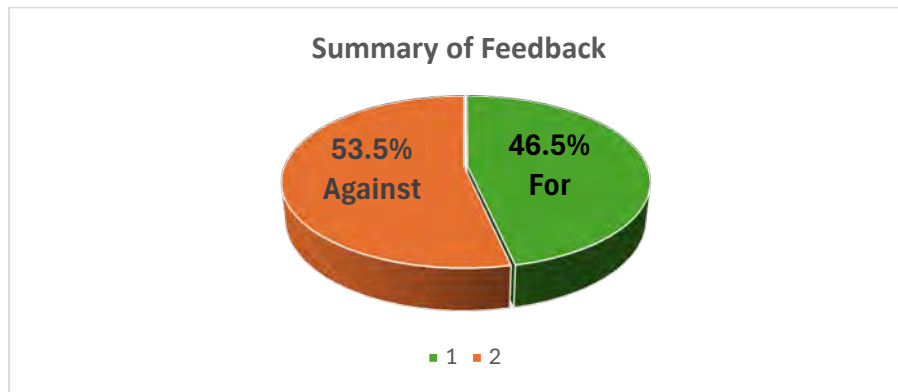
- 4.1. Some years ago, Council allocated \$1 million of the \$7 million economic development fund received from the Crown as part of the indigenous logging settlement towards promoting economic development. The balance, plus interest, was divided up amongst different areas of our district (this was done based on population using the Statistics New Zealand census areas (area units). This request relates to the reserve fund for the Ngahere area.
- 4.2. Projects which develop/improve infrastructure in the Ngahere Area can be considered for funding from the Area Infrastructure Fund. The community must be made aware of any application and asked to indicate whether they approve the funds being used for the project. There must be sufficient community support and the majority of ratepayers that vote must be in favour of the funds being spent on the project proposed.
- 4.3. Council has received a request from Ngahere residents applying for funds amounting to \$200,000 from the Ngahere Area Infrastructure Reserve Fund.
- 4.4. A group of Ngahere residents were approached by members of the Nelson Creek Community Inc. (NCCI) in relation to a proposal to build a new Community Centre at the Nelson Creek Domain. NCCI are working with Fund Advisors from the Department of Internal Affairs (DIA) to apply for funding through the Community Facilities Fund for a grant to build a new community centre and safe playground at the Nelson Creek Reserve.
- 4.5. In 2024 NCCI applied to Council for \$19,000, being the balance of funds held in the Nelson Creek Area Infrastructure Fund. Details of the proposed new build were provided to ratepayers in the Nelson Creek area and, at its meeting on 9 December 2024 Council considered the proposal for the new build and the feedback from the community consultation. Council resolved that the application for \$19,000 should be approved.
- 4.6. The total cost of the project is approximately \$500,000 and to be considered for a grant, the NCCI are required to contribute 33% of the project cost. The proposal received from Ngahere residents is to contribute \$193,000 from the Ngahere Area Infrastructure Reserve Fund to help make up the 33% contribution.
- 4.7. The proposal is to use a further \$7,000 to enable an upgrade of the Ngahere tennis courts to be undertaken.
- 4.8. The Nelson Creek Reserve is currently a popular destination for picnics, swimming and overnight camping for both locals and visitors to the district. It is anticipated that the proposed project will significantly enhance the current facilities and will enable venue hire options thus creating revenue generation and long term benefits to both the Nelson Creek and Ngahere community.
- 4.9. A letter outlining the proposed work was sent to ratepayers in the Ngahere census area. Approximately 125 letters were sent out and 58 responses were received. 53.5% opposed the use of funds for the proposed new build of a shared community centre and 46.5% were in favour of the funding application.

4.10. Residents were asked whether:

- a. Option One: They did not support the funds being used for the new build of a shared Nelson Creek/Ngahere Community Centre and upgrade of the Ngahere tennis courts;
- b. Option Two: They supported the funds being used for the new build of a shared Nelson Creek/Ngahere Community Centre and upgrade of the Ngahere tennis courts.

A summary of feedback indicated:

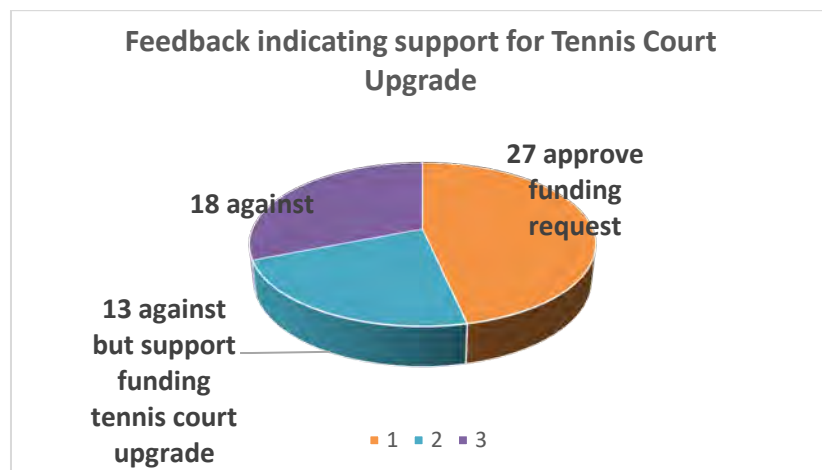
- a. Option One: 53.5% did not support funds being used for the new build of a shared Nelson Creek/Ngahere Community Centre and upgrade of the Ngahere tennis courts.
- b. Option Two: 46.5% supported funds being used for the new build of a shared Nelson Creek/Ngahere Community Centre and upgrade of the Ngahere tennis courts.



4.11. The majority of comments from the written feedback received were from those against the funds being used as a contribution towards the new hall build at Nelson Creek i.e.

- 4.11.1. 53.5% (31 responses) opposed the use of funds for the proposed new build of a shared community centre and 46.5% (27 responses) were in favour of the funding application.
- 4.11.2. From the 31 responses opposing the application to use the funds, 21 provided written feedback with 13 stating they supported the request for \$7,000 to undertake upgrade work on the tennis courts.

If it is assumed the 27 responses that supported the funding request agreed with the \$7,000 tennis court upgrade, along with the 13 who were against the \$200,000 request but noted in their feedback that they supported the tennis court upgrade, this gives a total of 40, from the total of 58 responses, supporting funding for the tennis court work. Based on this, an option to approve \$7,000 only has been included in this report.



4.12. A full summary of feedback received is attached as Appendix 2.

## 5. OPTIONS

5.1. There are two options, namely to:

5.1.1. Decline the request for funding of \$200,000 from the Ngahere Area Infrastructure Reserve Fund.

5.1.2. Based on feedback received, approve \$7,000 for the tennis courts, payable upon receipt of invoices .

5.2. As the majority of responses did not support the request for funding from the Ngahere Area Infrastructure Reserve Fund, approving the request is not an option.

## 6. CONSIDERATIONS

6.1. Legal and Legislative Implications

6.1.1. None of note.

6.2. Financial

6.2.1. The Infrastructure Reserve Fund is held by Council for the community's use. It is not available for Council projects and therefore will not affect Council's financial position.

6.3. Existing Policy and Strategy Implications

6.3.1. N/A

6.4. Fit with Purpose of Local Government Statement

6.4.1. N/A

6.5. Effects on Manawhenua

6.5.1. N/A

6.6. Significance and Engagement

6.6.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	Relates only to the ratepayers in the Ngahere Area
Is there a significant impact arising from duration of the effects from the decision?	Low	Refer report
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	N/A
Does the decision create a substantial change in the level of service provided by Council?	No	N/A
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	N/A
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	N/A

6.7. Community Wellbeings and Outcomes

6.7.1. The proposed project for a new Community Centre and improved playground would be available for the community and others to use and enjoy. It could also be available as a Civil Defence base in the event of an emergency. It is noted however that the majority of responses from the Ngahere residents did not support this option.

6.7.2. An upgrade to the tennis courts in Ngahere would benefit those in the area.

6.8. Other

6.8.1. The Nelson Creek area as it is currently, is a popular location for members of the district and visitors and the provision of a venue that can be hired out would bring additional benefits to both the Nelson Creek and Ngahere communities.

**7. CONCLUSIONS**

7.1. Refer report above.

**8. NEXT STEPS**

- 8.1. Advise the Ngahere residents who submitted the funding request of Council's decision and further requirements from them, as relevant.
- 8.2. Report back to any submitters requiring response.

**Confirmation of Statutory Compliance**

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

- (a) This report contains:
  - (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
  - (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
- (b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.



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 www.greydc.govt.nz

17 January 2025

## REQUEST FOR FEEDBACK:

### USE OF NGAHERE AREA INFRASTRUCTURE FUND MONIES TO CONTRIBUTE TOWARDS A NEW NELSON CREEK/NGAHERE COMMUNITY CENTRE

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

Rates Assessment Number:  
 Property Address:

#### Background

Council has been approached by residents of the Ngahere community with a request for funds from the Ngahere Area Infrastructure Fund. Funding to the value of \$200,000 is requested, to go towards the build of a new shared community centre with Nelson Creek (situated at the Nelson Creek Domain) and upgrades to the current Ngahere Tennis Courts. A copy of the request outlining the project is attached.

The total cost of the new build facility at Nelson Creek is approximately \$500,000, with funding of \$193,000 being sought through the Ngahere Infrastructure Area Fund. A further \$7,000 is requested to enable an upgrade of the Ngahere tennis courts.

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

#### Infrastructure Fund History

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

The current balance of the **Ngahere Area Infrastructure Fund** is approximately **\$214,000** with interest to be added.

*Heart of the West Coast*

### Reason for Consultation

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

### What is the Project?

Project	Funds Requested	Funded From
New build of Community Centre and Playground at the Nelson Creek Reserve (\$193,000) Upgrade to the Ngahere tennis courts (\$7,000)	<u>\$200,000.00</u>	Ngahere Area Infrastructure Fund

### Options

1. Not use the **Ngahere Area Infrastructure Fund** to contribute towards costs associated with the new Community Centre at the Nelson Creek Reserve and upgrade of the Ngahere tennis courts.  
*OR*
2. Use \$200,000.00 from the **Ngahere Area Infrastructure Fund** to contribute towards costs associated with the new Community Centre at the Nelson Creek Reserve and an upgrade to the Ngahere tennis courts.

### Timeline

The funds cannot be released unless there is the required community support. Please complete the attached form and return it to Council no later than **4pm on Friday 14 February 2025** by -

- **Email:** Send a scan or photo of the completed form to [info@greydc.govt.nz](mailto:info@greydc.govt.nz)
- **Post:** Use the enclosed pre-paid envelope to mail your form.

We look forward to receiving your feedback.



**Joanne Soderlund**  
Chief Executive

## To: Residents of the Ngahere Community

17 January 2025

### **RE: FEEDBACK REQUEST – Nelson Creek, Ngahere Community Centre**

Kia ora Ngahere Resident,

We hope this letter finds you well.

As part of ongoing efforts to support and develop local infrastructure, the Nelson Creek Community Society Incorporated have approached us with a proposal that will greatly benefit both the Ngahere and Nelson Creek communities. This initiative aims to enhance shared facilities, providing lasting value to residents and visitors alike.

### Proposal Overview:

We are seeking your feedback on the use of funds from the **Ngahere Area Infrastructure Area Fund** to support the construction of a **new Nelson Creek/Ngahere Community Centre** at the Nelson Creek Reserve, and upgrades to the Ngahere Tennis Courts. Given that Ngahere has no suitable land available to build its own facility, and with Nelson Creek being only 6 km away, we have an opportunity to combine our resources and create a shared community hub. This will benefit both towns, offering a space that everyone can enjoy, and make the most of our collective funding.

This project, alongside improvements to local recreational spaces, will provide significant benefits, including:

**A New Community Hub:** The Nelson Creek/Ngahere Community Centre will serve as a modern facility for both towns, providing a venue for events, workshops, and gatherings that strengthen the connection between our communities.

**School Group and Organisation Access:** The centre will accommodate school groups and community organisations, supporting educational and social activities for young people.

**Improved Visitor Experience:** The facility will offer enhanced amenities, such as laundry machines, shower blocks, and kitchen facilities, attracting more visitors and supporting longer stays.

**Emergency Preparedness:** Generators and other safety features will equip the centre to function as a Civil Defence hub during emergencies.

**Ngahere Tennis Courts Upgrade:** In addition to the community centre, \$7,000 will be allocated to upgrading the tennis courts in Ngahere, encouraging more recreational use and revitalising our local sports facilities. These funds will be used to repair cracks in the asphalt courts, repair the existing court side wooden shelter, fencing and nets, and refurbishment of the swings in the play area.



## Project Funding and Support:

The total cost of this new build facility is approximately \$500,000, with \$200,000 of the funding being sought through the **Ngahere Infrastructure Area Fund**. This proposal includes \$7,000 for the upgrade of the Ngahere tennis courts and the remaining \$193,000 to be contributed to the build of the new community centre.

This initiative is supported in writing by key organisations such as Civil Defence, Grey District Mayor, the Department of Conservation (DOC), the Ngahere Fire Brigade, and local iwi.

This investment will enrich both the Ngahere and Nelson Creek communities. By combining our resources, we can ensure the new community centre will be a hub for local events, with the potential to generate revenue through venue hire. The improved facilities will also boost tourism, encouraging more visitors to enjoy the unique charm of our towns, benefiting local businesses and ensuring long-term prosperity.

## Next Steps:

Before funds can be released, council policy requires us to gauge community support. Your feedback is essential in determining whether this project moves forward. We kindly ask you to review the attached notice and share your opinion on the proposal.

You can provide your feedback through the following options:

- **Email:** Send a scan or photo of the completed form to [info@greydc.govt.nz](mailto:info@greydc.govt.nz)
- **Post:** Use the enclosed pre-paid envelope to mail your form.

If you have any questions or need further information about this project, please contact:

- Dave Pugh [dave@aok.nz](mailto:dave@aok.nz)
- Sebastiaan Vos [ngahereservice@xtra.co.nz](mailto:ngahereservice@xtra.co.nz)

Thank you for your consideration.



# RESPONSE FORM

## CONSULTATION ON USE OF NGAHERE AREA INFRASTRUCTURE FUND FOR COSTS ASSOCIATED WITH NEW BUILD OF A SHARED NELSON CREEK/NGAHERE COMMUNITY CENTRE AND UPGRADE TO THE NGAHERE TENNIS COURTS

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

1. The Ngahere Area Infrastructure Fund **NOT BE USED** to fund *new build of a shared Nelson Creek/Ngahere Community Centre and upgrade of the Ngahere tennis courts.*

**OR**

2. The Ngahere Area Infrastructure Fund **BE USED** to fund *new build of a shared Nelson Creek/Ngahere Community Centre and an upgrade of the Ngahere tennis courts – an amount of \$200,000.00.*

Further Comment:

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I wish to speak at the Council meeting in support of this submission (tick)

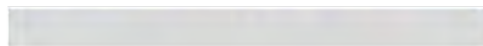
SIGNED \_\_\_\_\_

NAME \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

**Please return this form in the envelope provided or,  
email to [info@greydc.govt.nz](mailto:info@greydc.govt.nz)  
CLOSING DATE: [FRIDAY 14 FEBRUARY 2025] AT 4PM**



<b>New Build of Shared Nelson Creek/Ngahere Community Centre and Upgrade to Ngahere Tennis Courts: Response Form Comments</b>	
<b>Option 1:</b>	<b>The Ngahere Area Infrastructure Fund NOT BE USED to fund new build of a share Nelson Creek/Ngahere Community Centre and upgrade of the Ngahere tennis courts.</b>
<b>Option 2:</b>	<b>The Ngahere Area Infrastructure Fund BE USED to fund new build of a share Nelson Creek/Ngahere Community Centre and upgrade of the Ngahere tennis courts.</b>
<b>Option</b>	<b>Comments</b>
1	I think some of this money could go to the community centre but not nearly all of it.
1	This money could rather be used to help the Ngahere people with our own area. You could maybe help the residents of Ngahere with water as our tanks are running dry.
1	This fund should be used in Ngahere. Once spent, money gone from community.
1	Happy for funds to be released for tennis court upgrade only.
2	I have been asking for a bus shelter for the school children at the tennis court/firestation at Ngahere where the school buses pick up the children and they have no shelter standing in the rain especially in the winter time.
2	Keep your eye on the money - big money has a habit of disappearing.
1	This request for feedback from GDC insinuates that the Nelson Creek Community Hub is a shared vision by all people in both communities but I can assure you that there has been no cohesive decision-making made by the two communities together. The decision to build a new Civil Defence Centre and multi-purpose venue at the Nelson Creek Domain was a decision made WITHOUT invitation, consultation or means of voting with the residents of the Ngahere community. Ngahere residents have not been afforded any opportunity to vote AGAINST the Civil Defence Centre being built - and yet here is a group of Nelson Creek residents wanting a large sum of money that belongs to the Ngahere community. Further, this proposal suggests that less than 5% of the total funds sitting in the Ngahere Area Infrastructure Fund shall be used to upgrade the tennis courts & playground area. At first glance anyone can see that a lot more than \$7,000 is required to upgrade this area to a minimum standard - and frankly, the families and residents of Ngahere deserve more than that. We have little else in the Ngahere village - not even footpaths to walk on with our young children, so I strongly disagree with Ngahere's Infrastructure Fund potentially becoming, in essence, the largest financial contributor to Nelson Creek's Community Centre equaling almost 40% of their total project cost. I hope you consider this feedback seriously. To see valuable monies that belongs to the Ngahere Community and the families that reside here, have the potential to be spent on a project that is both excessive and unnecessary would be exasperating, and the Ngahere village as we know it would have no sense of community left.
2	Most definitely. What a great resource for these rural communities.
1	These projects do not qualify for funding under infrastructure. Where would the remaining \$300,000 be sourced from.
2	Our tennis court is in dire need of an upgrade and will hopefully inspire more people to use it. Also a community centre in Nelson Creek is a great idea and a great place for kids and adults to hangout.
1	As a family of 5 living in Ngahere we would rather see improvements in the tennis courts/playground, as the money is intended to be used for Ngahere. Perhaps a small amount to be gifted to Nelson Creek.
2	Great idea, happy to support this.
2	Great idea and good way to increase use of community areas! Future proofing!

1	<p>I am against the use of Ngahere infrastructure funds to contribute for the Nelson Creek community centre. I note that in the council request for feedback stated within the background information "all council's current policy states projects which develop/improve infrastructure in the Ngahere area can be considered for funding". This request does not sit within the area known as Ngahere. When the \$7 million from the Government or crown as part of the indigenous logging settlement was divided up amongst different areas of our district Ngahere as well as Nelson Creek were allocated funding to be placed in their respective infrastructure funds. We weren't seen as one shared community, because we both got funding separately. Nelson Creek has over time used their allocated funds to help with projects in their area, including I believe their stand along water supply and possibly others that I am unaware of. And good on them for doing so. We, the residents of Ngahere still have \$214,000 + interest sitting in our reserve and this should be kept for future projects in the Ngahere community. We have quite a few elderly residents living in the area, myself included if I'm honest, and given time they will move out and a new generation of Ngaherites will move in, we have seen what has happened in Runanga over the last 3 or so years when new enthusiastic people/families move in. New ideas emerge to improve the community infrastructure, which require funds. Who knows what we may need the infrastructure funds for, but one day we will. If Council give it all away tonight then its gone, we can't get it back!! Its not doing any harm sitting in reserve (that is what a reserve fund is for is it not?)</p> <p>A question on the minds of people I have spoken to in Ngahere is, what happens to the funds if the project doesn't proceed for whatever reason. It appears they are still in the vicinity of \$300,000.00 short of their estimated building costs. If council does agree and votes for option 2 and the project does not proceed then does the Ngahere infrastructure reserve fund get the money back? I haven't seen a concept plan, is there one? Who came up with the estimated build cost? All that information could/should have been attached to this application for our funds. With that lack of information I say definitely not to giving any support to this request. Our community or people we have spoken to, do not support this.</p>
1	<p>More consultation needed as to what is best for Ngahere. Nelson Creek has already spent its infrastructure fund.</p>
1	<p>Nelson Creek/Ngahere are two completely different communities. As a main business owner in Ngahere we want to see our infrastructure fund kept to be used in Ngahere. Our community will get no benefit from this community centre based in another town. Do up the existing hall where substantial amounts have already been spent!!</p>
1	<p>I don't agree with this at all, the tennis courts will need substantial work over the next few years otherwise they will end up like Ahaura. Once the money is spent it is gone and Ngahere will have nothing left. Ngahere will not benefit by having a vanity project at Nelson Creek. The camping ground is not broken so leave it alone.</p>
1	<p>Please upgrade tennis courts and eradicate weeds, willow, broom, gorse, blackberry.</p>
1	<p>As a Ngahere resident I wish that the funds be used in Ngahere. The tennis court is fine and can use the funds but Nelson Creek should collect or use their own funds. As for development in Ngahere there was discussion around a footpath years ago along the main highway.</p>
1	<p>We would be happy with some funds to be allocated to the upgrade of the current Ngahere tennis courts.</p>
1	<p>We would be happy with some funds to be allocated to the upgrade of the current Ngahere tennis courts.</p>
1	<p>We would be happy with some funds to be allocated to the upgrade of the current Ngahere tennis courts.</p>
1	<p>We would be happy with some funds to be allocated to the upgrade of the current Ngahere tennis courts.</p>
1	<p>We would be happy with some funds to be allocated to the upgrade of the current Ngahere tennis courts.</p>
1	<p>The tennis courts don't get used. Most community halls/centres go unused. This money should be used to protect us against unforeseen emergencies.</p>
1	<p>Ngahere does need an upgrade of tennis court area including a public toilet. Emergency resources held at Nelson Creek will not be handy. Ngahere needs its own. Emergency resouces held at NC Domain are unlikely to be accessible in time of flooding or earthquake. The Hall is already an upgraded facility for events and meetings. Domain toilets with attached laundry would be useful. Will the Domain landowners be contributing?</p>
1	<p>Nelson Creek already have a hall and public toilets. We in Ngahere have neither of these.</p>
2	<p>Nelson Creek is a strong family community who will benefit by this infrastructure upgrade and the upgrade will bring many more tourists and financial benefits that the tourists bring. I would also like to see the tennis courts upgraded as they would be much more used for locals and passing traffic. What I also would like to see is the wee shed have a door on the road end so the school kids can use this as a shelter from our regular bad weather.</p>

### 5.3 COBDEN BOAT RAMP

**File Number:****Report Author:** Group Manager Operations**Report Authoriser:** Chief Executive**Appendices:** 1. Appendix A- New Boat Ramp Sign

#### 1. REPORT PURPOSE

- 1.1. For Council to note and decide on elements for improving amenity and the community and user experience at the Cobden boat ramp and recreational area.

#### 2. EXECUTIVE SUMMARY

- 2.1. The Port operational area includes the Grey River up to the Cobden Bridge. The Cobden Boat Ramp falls within the Port area.
- 2.2. The Cobden Boat ramp has historically had busy periods from time to time. In recent times it has seen a trend where an influx of recreational fishers with their boats and trailers, linked to the South Island Game Fishers group on social media, have frequented the site.
- 2.3. This group is not a club but a collection of private recreational game fishers who communicate via social media. The group tends to follow the fish around the South Island and when target game fish species are present in a particular location it is discussed on social media and then large numbers of fishers with their vessels turn up in the location.
- 2.4. In Greymouth this has predominantly been to chase Bluefin Tuna and currently the fishers are discussing Marlin which are present in the waters off Greymouth.
- 2.5. Recent visits to Greymouth have seen large numbers of boats at the site and indications are that these numbers are expected to grow for future visits.
- 2.6. This puts pressure on parking capacity, which at the levels experienced to date have been managed by staff visiting the site ahead of weekend events to move sleepers and allow parking on grassed areas.
- 2.7. The area is not currently served by a public toilet and due to the popularity of the area activity is expected to increase.
- 2.8. The additional activity by this user group brings economic benefits to local businesses as the users buy fuel, groceries, use accommodation and hospitality offerings in the district.
- 2.9. A range of features and issues, as they relate to the activity at the location and a potential increase in activity, are discussed in this report with staff recommendations to Council for potential improvements.

### 3. OFFICER RECOMMENDATION

That Council:

1. Notes the contents of this report.
2. Requests that staff continue to monitor activity related to peak demand boating visits to the area, the impacts on local residents and report back to Council in relation to alternative parking arrangements to accommodate users where demand unreasonably impacts local residents and is not meeting the needs of visitors.
3. Instructs staff to remove the Port access fee for recreational watercraft from the draft fees schedule for the LTP 2025/34.
4. Provides permission for the Greymouth Boating Club Incorporated to construct a concrete wash down pad and water connection for boat washing at the Cobden boat ramp, subject to prior staff approval of the design, safety and all consenting requirements being met, and allows for an operational cost of \$1500 per annum in the Draft 2025/34 LTP.
5. Provides permission for the Greymouth Boating Club Incorporated to erect a steel weighing gantry at the Cobden boat ramp, subject to prior staff approval of the design, safety and any consenting requirements being met.
6. Permits the collection of voluntary donations from the community by the Greymouth Boating Club Incorporated for maintenance of the Cobden boat ramp and associated facilities, including placement of associated signage on an existing sign structure at the boat ramp, subject to the following conditions,
  - That due to the funds being collected in a Council controlled public place all funds donated are spent on features in the Cobden boat ramp recreational area and,
  - The club reports annually to Council the amount of funds donated to them and the expenditure made by them into the location.
  - As is consistent with work in public places, that all work undertaken in the location is approved by Council or agreed by staff where within their delegation
7. Agrees to include the provision of a public toilet facility at the Cobden boat ramp/ recreation area and a cleaning and maintenance operational budget of \$23,500 per annum in the Draft 2025/34 LTP for public consultation, on the basis that the asset is supplied and constructed by the Greymouth Boating Club Incorporated and vested with Grey District Council, and if approved in the final Long Term Plan is subject to prior staff approval of the design, safety and all consenting requirements being met,

Or
8. Instructs the Council's Group Manager Operations to write to the Greymouth Boating Club Incorporated to thank them for their request to install a public toilet at the Cobden boat ramp/ recreation area and declines the request due to operational budget constraints, and agrees to consider the proposal again at a future date.

### 4. BACKGROUND

- 4.1. **The general state of the Cobden area and its suitability for the activity undertaken by the community and visitors.**
- 4.2. The Cobden freedom camping and boat ramp area has had incremental improvements over time which have steadily increased the attraction to users.

- 4.3. Generally, the level of amenity has been good. There are no public toilets which has been less of an issue in the past, but with the increasing number of general users, including boating users and day visitors, the need for toilets is increasing. This is discussed further on in this report.
- 4.4. The increase in boating and other activity raises questions about the suitability of the area for the anticipated activity, safety, amenity and whether improvements are required. Overall, the level of amenity available to the fishers is comparable to other locations they frequent around the South Island, including places like Kaikoura, with the exception of main boating areas which are highly popular all year round and have well established facilities developed over many years, for example the Marlborough Sounds. This report highlights features and issues as they relate to the activity at the location and a potential increase.
- 4.5. A redevelopment scheme concept was drafted for the location some years ago and did not anticipate the type of peak demand that has become a trend for the site. A more practicable option for the current time, considering financial constraints, is to make minor improvements, monitor the site for activity and demand trends, work with community interests to make improvements with them and plan for future incremental improvements as user trends are understood and finances allow.

4.6. **Fishing and boating user feedback**

- 4.7. The Group Manager Operations visited the site on a busy weekend and spoke to a number of the boaties. The users were generally well organised, respectful of the facility, other users and residents. The activity involves short periods where people are on-shore preparing to launch and park their vehicles and then again when they return to pack down and leave. This means that while boats are at sea the Cobden area has relatively low levels of activity by people but has high numbers of parked cars and trailers. Some comments received from users were as follows:

- *“We love the space, you don’t have to do much here, it is great”*
- *“We’d be happy to pay a fee for the boat ramp that helps ensure that it is maintained, and ensure we have continued access”*
- *“A hose and place to wash down would be great, and ideally more waste bins”*
- *“We spent \$1700 on fuel this trip”*

One user bought an outboard motor as an auxiliary motor, spending approximately \$4000 at a local dealership when they learned that the Coastguard service was not operating with a rescue boat.

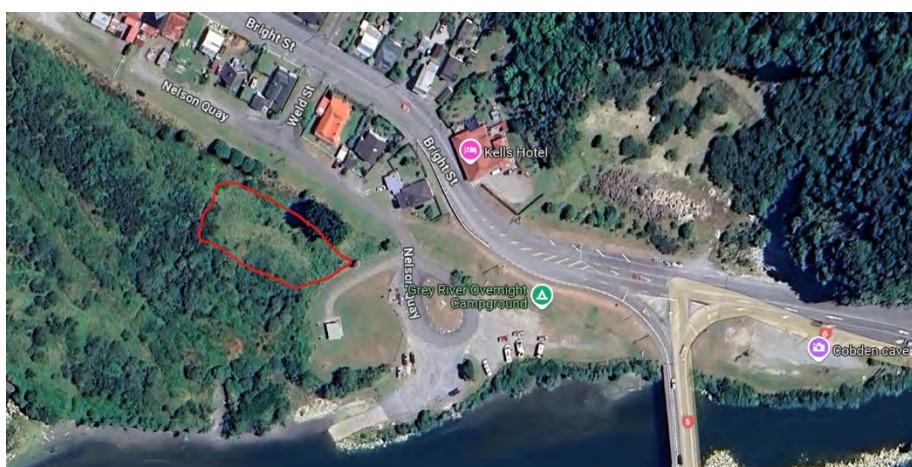
Members of the social media group also commented on the communication with Council staff and the provision of a map by staff being valued and making their visit easier.

4.8. **Parking**

- 4.9. Pressure on parking capacity has occurred during peak visits, which at the levels experienced to date have been managed by staff visiting the site ahead of weekend events to move sleepers and allow parking on grassed areas. In one of the most recent events Council staff sent a map to the user group to inform them of parking locations. Vehicles and trailers have parked on the opposite side of the Cobden Bridge, on the east side of the bridge, (Cobden side) and along nearby roads connecting to the Cobden boat ramp/ recreation area.
- 4.10. During recent visits boat trailer parking behaviour was considerate, and users were well organised. Users respected the area set aside for freedom camping and did not park in areas designated for freedom camping parking. Experienced boaties are accustomed to pressure at boat ramps and what is occurring at the Cobden site is fairly typical of boat ramps around New Zealand where often trailers need to be parked some distance from the ramp and users find their way back, sometimes walking for 15 minutes or more after parking or getting a ride back to the ramp.

- 4.11. Typically parking on some of the grassed areas is not permitted in the locality but for intermittent busy weekends the impacts of parking on the grass areas have been low and it may be acceptable to allow this on an ongoing basis at these peak times, with Council applying a relaxed approach to parking enforcement.
- 4.12. In relation to alternative locations for parking, one option, potentially in the future, is to create additional parking space in an area to the immediate west of the main area as indicated in the aerial image below in Figure 1. This would require consultation with the Regional Council and likely require resource consent for work within the flood defence area. Estimated costs for creating unsealed parking in this location has been estimated at \$90,000 plus any consenting costs and would accommodate approximately 25 car and trailer units.
- 4.13. Another option is to investigate a remote site for overflow which could be used to park boat trailers with users getting a ride back to the boat ramp. These options also need to consider security for those parking cars and trailers as vehicle break-ins will quickly damage the reputation of the location as a favoured place to visit. Further work is required to investigate other locations in any detail to ensure that they can be achieved.
- 4.14. Restricting the number of boats and trailers is not recommended, this would be seen as negative by users who would be more accepting of the fact that parking is full and they have to find an alternate place away from the site and get a ride back to the ramp and vice versa.
- 4.15. A suggestion by the Greymouth Boating Club was to create a pathway that passes under the Cobden bridge to provide safe access to the parking area on the east side of the Cobden bridge and they would like to see this happen in the future.

Fig 1 - Potential location for additional parking development



- 4.16. **Boat launching facilities**
- 4.17. Staff have considered the ramp in the lagoon as an option in times of high demand to take pressure off the Cobden location, however the condition of this ramp is poor and recreational boats accessing the ramp through the lagoon creates a potential for recreational boats in high numbers to clash with commercial operations so pursuing this as an alternative launching and parking location is not recommended.
- 4.18. The existing Cobden boat ramp is not owned by Council and is managed by the Greymouth Boating Club. This ramp is in very good condition and serves the users well. An ideal feature would be a place to hold a vessel against a pontoon while trailers are parked or fetched, however this would require a capital cost, and the regular high flow/ flood condition of the river may deem this an impractical feature. All indications show that the current arrangement is working for users. A fee to support maintenance of the ramp is discussed below.
- 4.19. **Boat wash**



- 4.20. Feedback from users and the Greymouth Boating Club is that a suitable boat wash would be a useful feature at the boat ramp. Members of the Boating Club have contacted Council staff to request permission for them to construct a wash down pad and provide a wash down water connection. This would be located to the south of the existing waste dump station and vested with Council for operational maintenance once constructed.
- 4.21. The design of the wash down pad must meet specific requirements to ensure protection of the water supply and for durability and safety. The water run-off from the pad will need to be considered, and as such consultation with the Regional Council required if the discharge is to be to the river and this may require consent if indeed it would be allowed. Alternatively the need for the sump to be connected to the wastewater network may be an outcome following further discussions between staff. Work in a Council controlled space also requires a health and safety plan approval by Council staff. A staff recommendation in this report is to allow the structure to occur with staff providing approval for the technical elements and health and safety.

Ongoing costs to Council in an operational sense are \$1500 per annum to clean a sump and maintain the water connection. This operational cost could be allowed for in the proposed 2025/34 LTP and is proposed by staff in the report recommendation.

Fig 2 - Location for proposed wash pad



#### 4.22. Weighing Gantry

- 4.23. The Greymouth Boating Club has approached Council staff to request permission to install a steel weighing gantry. This would be located at the top of the boat ramp and consist of a steel column and perpendicular top section where users can attach a scale to weigh big game fish caught during their visits to the district. This has a potential to add an attraction to the area for visitors. It is a relatively simple structure, unlikely to require consents. This would also be subject to staff approval in a similar fashion as per the wash pad mentioned above. This feature would not be vested with Council, remaining the property of the boating club. The staff recommendation is to allow for this structure to occur with staff approval for technical and safety elements.

Fig 3 - Location for proposed weighing gantry

**4.24. Safety of recreational vessels**

- 4.25. Recreational boat users are primarily responsible for their own safety in coastal waters around New Zealand. The Greymouth bar is particularly hazardous, and signage exists at the Cobden boat ramp, provided by Council as a Port activity, which warns users of the local hazards. This signage was cited by Maritime New Zealand who commented to the Port Manager that it was one of the best signs they had seen.
- 4.26. With increasing numbers of users, it may be prudent to provide further information to users, potentially via social media to ensure they are aware of the hazardous nature of the locality, to ensure they have relevant experience and know their vessels capability, noting that not all craft are equal when crossing the bar. Coastguard NZ provides varying degrees of boating education for recreational boaties, and this covers off the risk associated with bar crossings and navigation in confined waterways.
- 4.27. Council cannot prevent recreational users from accessing the water and crossing the bar. A Harbourmaster could instruct skippers and enforce boating activity of recreational users.
- 4.28. If Council decided to take on the responsibility of advising recreational users when it is and is not safe to cross the bar, taking some of the responsibility from users and with it a higher degree of liability, it would need to ensure that it is strictly consistent and never fails to provide the right advice. This is not necessary to meet current obligations and would be particularly difficult to achieve and is not recommended.
- 4.29. **Port entry fee**
- 4.30. A Port entry fee exists within Council's schedule of fees and charges and includes a charge for recreational vessels.
- 4.31. The Port entry fee is impractical to administer for small private recreational craft, is unusual in the context of what occurs around New Zealand for recreational boating and has never been collected from recreation boaties accessing the Port.
- 4.32. Retaining and enforcing the fee is potentially a deterrent for visitation by recreational users.

- 4.33. The Port entry fee for recreational users with vessels under 15m is \$63.00. The staff recommendation is that the fee be removed from the 2025/34 draft LTP fee schedule.
- 4.34. **Toilet facilities**
- 4.35. Recreation users have provided feedback to staff that toilets in the location would be desirable. Many of the larger recreational vessels include toilets but the increasing popularity of the location is increasing the need for a toilet facility in the location.
- 4.36. The Greymouth Boating Club has approached Council staff about providing a toilet facility themselves which would be vested with Council. This would involve some staff time to work with the community group as the toilets are designed, consented and constructed, and require ongoing operational costs for Council for cleaning and maintenance.
- 4.37. The required budget allowance for operations, including cleaning, repairs and maintenance per annum for this activity is \$23,500.
- 4.38. If Council agrees with the group’s request, then the operational cost and proposal to take on the facility as a Council asset should ideally be included in the 2025/34 Draft Long Term Plan so that the community can have their say during the consultation process.
- 4.39. A design would need to be approved by Council staff as acceptable to own and maintain as public infrastructure and in terms of visual characteristics. It would also be required to meet all planning and building rules, including necessary consents.
- 4.40. If the proposal goes ahead the final design would be shared with Council in a staff report for Council agreement prior to construction.

Fig 4 - Location for proposed a public toilet



- 4.41. **Impacts of peak activity on residents in the locality**
- 4.42. At times when peak demand occurs in the locality residents will experience a degree of increased activity. The users related to the fishing and boating activity have been respectful of locals and the activity is intermittent, occurring on 4 or 5 weekends each year including boaties leaving the Cobden location during the day. It is recommended that this impact be monitored by staff as future activity occurs and any measures be considered in the future. This might include

restricting boat trailer parking near the housing for example and looking at the circulation of vehicles arriving and leaving the locality.

- 4.43. The increase in the number of trailered vehicles leaving the site to turn right out of Weld Street onto Bright Street does present a potential increase in risk for road users. This is being investigated for potential improvements by Council's Transport staff and a future update will be provided to Council in relation to this aspect.
- 4.44. **Voluntary public donations for the upkeep of facilities provided by the Greymouth Boating Club**
- 4.45. Members of the Greymouth Boating Club have approached Council staff to seek permission from Council to collect a voluntary donation from boat ramp users by placing signage at the boat ramp inviting users to make a donation electronically via a bank account number or by using a QR Code. A copy of the signs wording is attached at Appendix A. The club would like to affix the sign to an existing sign structure at the boat ramp.
- 4.46. The boat ramp is currently free to users, and in this proposal that situation does not change. The voluntary donation would potentially ensure that the ramp can be maintained on an ongoing basis and that if sufficient funds are generated other improvements could be made to the area by the club.
- 4.47. The staff recommendation is that this be agreed by Council with conditions,
- That due to the funds being collected in a Council controlled public place all funds donated are used in the Cobden recreational area, (to be defined by a map), and,
  - The club reports annually to Council the amount of funds donated to them and the expenditure made by them into the location.
  - As is consistent with work in public places, that all work undertaken in the location is approved by Council or agreed by staff where within their delegation. (Staff agreement would include aspects such as maintaining and renewing exiting features).
- 4.48. **Signage**
- 4.49. A review of the signage in the location is being undertaken by staff and any minor changes will be actioned by staff.

## 5. OPTIONS

- 5.1. Options for each aspect of this report are not further discussed

## 6. CONSIDERATIONS

- 6.1. Legal and Legislative Implications
- 6.1.1. Controls could be created through bylaws and policy, however the situation does not justify the amendment to or creation of rules to control the activity at this point in time.
- 6.1.2. Any overnight stays must meet freedom camping rules.
- 6.1.3. In relation to parking the Council's Traffic and Parking Bylaw states in relation to parking on grass berms:

### **VEHICLES ON GRASS BERMS/VERGES**

*No person shall ride, drive, lead, impel or wheel any vehicle or hooped animal along or across any grass berm or verge in any street so as to cause damage to the grass surface or to water and sewerage pipes or other reticulated services that may be positioned under the grass berm.*

*No person shall stop, stand or park any vehicle on any grass berm laid out in any street, unless it is in the interests of traffic safety to do so or it is the only reasonable or practicable place to park that vehicle having regard to traffic conditions existing at that time.*

- 6.1.4. This would suggest that it is reasonable to exercise discretion when vehicles are parked on grassed areas and that an enforcement action is not a mandatory action that council must take when a vehicle is parked on grass.

6.2. Financial

- 6.2.1. Financial implications are described in the report.

6.3. Existing Policy and Strategy Implications

- 6.3.1. This report is consistent with existing policy and strategy

6.4. Fit with Purpose of Local Government Statement

- 6.4.1. The recommendations made in this report support the Purpose of Local Government.

6.5. Effects on Mana whenua

- 6.5.1. Mana whenua will be consulted with for any decision to include a public toilet at the site and any relevant consenting matters.

6.6. Significance and Engagement

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Medium	Cobden residents, the Greymouth Boating Club and boating and fishing users are key stakeholders.
Is there a significant impact arising from duration of the effects from the decision?	Medium	Installation of a toilet facility has a medium-term implication. Nothing is irreversible long term.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	Is a feature associated with the Port but not strategic.
Does the decision create a substantial change in the level of service provided by Council?	No	N/A
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	Minor implication to the LTP if toilet operational costs added.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	N/A

6.7. Community Wellbeings and Outcomes

6.7.1. The proposal supports environmental, social and economic wellbeing’s and is consistent with community outcomes.

**7. NEXT STEPS**

- 7.1. Council staff will act on the resolutions passed by Council and report back to Council on progress.
- 7.2. Staff will report back on the outcome of a traffic safety review of the intersection of Weld and Bright Streets and any upgrades to signage in the locality.

## 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.

THIS BOAT RAMP IS A COMMUNITY RAMP MAINTAINED BY VOLUNTEERS  
THERE IS **NO CHARGE** TO USE THIS RAMP

SHOULD YOU WISH TO MAKE A **DONATION** TOWARDS MAINTENANCE  
AND IMPROVEMENTS, YOU MAY DO SO VIA PAYPAL BY SCANNING THIS  
QR CODE

OR PAYING DIRECT TO OUR BANK ACCOUNT GREYMOUTH BOATING  
CLUB INCORPORATED **38-9018-0803056-00**

### Boat Ramp Donation



**THANK YOU**





## 5.4 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 1 to 31 January 2025.

### 2. EXECUTIVE SUMMARY

- 2.1. As expected, January has been a relatively quiet month. There have been a few events including the annual horse racing circuit around the district and it has been wonderful for all meetings to have gone ahead this year without disruption from the weather.
- 2.2. In the second half of January some of the regular meetings commenced again and the year is gradually getting busier. Aside from the Long Term Plan, a key focus has been Regional Deals and working with the Mayors, Chairs and Iwi group on this and defining agreed priorities and outcomes for the region.
- 2.3. I took the opportunity to spend a day visiting businesses in Ahaura and caught up with a young building apprentice who was employed through the Mayors Taskforce for Jobs (MTFJ) programme. I also visited the cemetery and the Ahaura Memorial Hall and viewed the upgrade work that was undertaken through the funding of approximately \$45,000 that Council received from the PGF fund. A young member of the Ahaura Community Trust talked to me about the work they do looking after the hall and other community facilities – all of which are very well maintained and a credit to the group.

I plan to get out and visit more of our outlying communities in the coming months and it is always amazing to see the hard work and pride displayed by some of our dedicated residents.

### 3. OFFICER RECOMMENDATION

- 3.1 That the Mayor's activity report for the period 1 to 31 January 2025 be received.

### 4. MAYORAL ACTIVITY SUMMARY

- 4.1. 1 January: I joined with many others to welcome in the New Year at the Town Square Street Party, organised by the Greymouth Business Promotion Association (BPA).
- 4.2. 5 January: Omoto Race Meeting.
- 4.3. 10 January: Cr O'Connor and I met with a representative from a local sports club to discuss the difficulties being experienced in finding a new home ground for the club and to consider possible options.
- 4.4. 13 January: Morning catch-up with the CE; a community member visited, to update me on a construction project.
- 4.5. 14 January: Weekly recording "two-minutes with the Mayor".

- 4.6. 15 January: Opening of the new Women’s Refuge premises; the MTFJ Coordinator and I met for a project update; brief update meeting with the CE, I was involved on the interview panel for the Group Manager Corporate Services and it is pleasing to note that we have been successful in appointing a very capable person who will be taking up this role later in March.
- 4.7. 16 January: Te Tai o Poutini (TTPP) Committee meeting – a brief online meeting; meeting with a West Coast health representative to make a promotional video for the Neuro Know How event; Kids Fun Fest Triathlon in Runanga.
- 4.8. 17 January: In response to a request from Greymouth Police, I attended the Greymouth District Court on behalf of Council and the community to read a victim impact statement resulting from the damage caused when a young person went on a driving rampage, knocking down road signs throughout our district. The cost to Council amounted to over \$27,000.
- 4.9. 20 January: Morning catch-up with the CE; Greymouth BPA meeting.
- 4.10. 21 January: Coffee meeting with local business owners.
- 4.11. 22 January: The MTFJ team and I spent the day visiting businesses in Ahaura.
- 4.12. 23 January: Mawhera Library Project Governance Group meeting; Mayors, Chairs and Iwi meeting.
- 4.13. 24 January: Regular catch-up with CE.
- 4.14. 25 January: I was asked to speak at the “Neuro Know How” event, a day of hands-on activities and workshops, the first time an event to recognise neurodivergence has been held here on the Coast. I also called in to see the West Coast Provincial Fire Brigade Association Waterway Challenge. This was held on the Grey High field and teams from both the West Coast and Canterbury participated.
- 4.15. 27 January: Morning meeting with CE; Te Tai Poutini Regional Stakeholder Reference Group; January Council meeting with Quotable Values presenting prior to the meeting, outlining the outcome of the recent revaluations of property in the district. In the evening, I attended a Grey District Youth Trust meeting.
- 4.16. 28 January: Weekly recording “two-minutes with the Mayor”.
- 4.17. 29 January: Regular meeting with CE; weekly MTFJ update.
- 4.18. 30 January: The CE and I had a short meeting with Development West Coast Chair and CE to discuss a local issue and work on possible solutions.
- 4.19. 31 January: MTFJ online Q&A sessions for all Mayors and CEs involved in this project; A resident met with me to discuss future plans for Dixon Park.

## 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 CHIEF EXECUTIVE'S UPDATE: 1 - 31 JANUARY 2025****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 1 January to 31 January 2025.

**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 1 January to 31 January 2025 be received.

**4. SUMMARY**

- 4.1. After a fantastic break over the Christmas/New Year period, with the West Coast putting on some stunning weather it was back to work on the 6<sup>th</sup> of January.
- 4.2. It is very pleasing to report that recruitment for the remaining Group Manager role, Corporate Services, has now been completed and we welcome Kathryn Ruddle who will be taking up the role on 24<sup>th</sup> March 2025.
- 4.3. There are several major projects which are currently high priority. The first being the Long Term Plan (LTP) which has once again dominated staff time this month. We are making good progress towards the finalisation of the draft LTP and consultation document. There are still more workshops to work through with Council as we get closer to finalisation.
- 4.4. Progressing the sewer separation project is another important piece of work and the GM Operations, Utilities & Infrastructure Manager, Business and Contracts Manager and I have met to form a plan on how best to progress this.
- 4.5. Work is progressing on our Water Service Delivery Plan that is required under the Local Water Done Well Work. This has included meetings with our neighbours to consider what options should be investigated further along with a Taituara Webinar covering the Water Services Bill.
- 4.6. On behalf of Mayors, Chairs and Iwi the four West Coast Council CE's have been working with DWC on the development of a Light Touch Proposal for a regional deal with Central Government. The Light Touch Proposal is due to be submitted at the end of February.
- 4.7. Attended a short Te Tai o Poutini District Plan (TPPP) meeting however as the year progresses these will become more intense and a number of full day sessions are scheduled.
- 4.8. Governance group meetings for the new Library have recommenced for the year. The group meets regularly to ensure there is good oversight over the project as a whole.
- 4.9. Met with several ratepayers to resolve historical issues.
- 4.10. Met with the board of the Regent Theatre.
- 4.11. Met with new CE of Westland District Council

4.12. Met with the Councils Port Manager and was given a tour of the port and associated infrastructure to get a better understanding of this Council operation.

**5. LOCAL GOVERNMENT OFFICIAL INFORMATION ACT (LGOIMA) REQUESTS**

5.1. Summary of requests received for the period 1 January to 31 January 2025

Received	Requested By	Subject	Referred To
06/01/2025	Member of Public	Harbour Master	GMO
07/01/2025	Member of Public	Trade Waste consent information	Utilities & Regulatory
22/01/2025	Consultant	Taylorville Resource Park	CE
23/01/2025	Grey Star	Financial Information re Staff & Contractors	Finance
28/01/2025	Researcher	Retirement Village Development	Planning
<b>Total requests received for period 1 January to 31 January 2025</b>			5
<b>Total requests received YTD (1 January – 31 January 2025)</b>			5
<b>Total requests received previous YTD</b>			7
<b>Requests completed YTD</b>			4
<b>Requests not completed within 20 working days</b>			0

**6. MEDIA REQUESTS**

Received	Requested By	Subject	Total
06/01/2025	Grey Star	Floodwall viewing platform capacity	
06/01/2025	Grey Star	Building Consents	
07/01/2025	Grey Star	Reserves Fund	
10/01/2025	Grey Star	Resident satisfaction survey	
13/01/2025	Grey Star	Water supply update	2
14/01/2025	Grey Star	Consent for mining accommodation	
20/01/2025	Grey Star	Building Consents	
21/01/2025	Grey Star	Council Caravan	
21/01/2025	Grey Star	Sewer Separation requirements	
27/01/2025	Grey Star	Insanitary Buildings update	
<b>Total</b>			<b>11</b>

**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 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL****File Number:****Report Author:** Democracy Advisor**Report Authoriser:** Chief Executive**Appendices:** Nil**1. PURPOSE**

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

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

**2. OFFICER RECOMMENDATION**

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

1. Memorandum of Agreement of Lease Rental between Grey District Council and The Order of St John Northern Region Trust Board, formerly named "The Order of St John Northern Region (SI) Trust for Ground Lease, Waterwalk Road, Greymouth.

**Confirmation of Statutory Compliance**

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

**5.7 CORPORATE SERVICES REPORT FOR THE PERIOD ENDING 31 JANUARY 2025**

**File Number:** F/7

**Report Author:** Finance Manager

**Report Authoriser:** Chief Executive

**Appendices:** 1. Financial statements for the period ended 31 December 2024

**1. REPORT PURPOSE**

- 1.1. To provide the Committee with a provisional overview of the Council's financial performance for the period ending 31 December 2024.
- 1.2. To provide an update to Council with respect to the delivery of functions and activities.

**2. OFFICER RECOMMENDATION**

That Council:

- a) Receives the report and notes the contents.

**3. BACKGROUND**

- 3.1. Council's financial year runs from 1 July to 30 June. This report displays the provisional unaudited year to date financial results for the period ending 31 December 2024.
- 3.2. The budget includes the approved 2024/25 Annual Plan budget.  
Note: The final position may vary from these provisional results.

**4. CONSIDERATIONS**

- 4.1. Legal and Legislative Implications
  - 4.1.1. Local Government Act 2022
- 4.2. Financial
  - 4.2.1. Grey District Council 2024/25 Annual Plan
- 4.3. Existing Policy and Strategy Implications
  - 4.3.1. Grey District Council 2021/31 Long Term Plan

4.4. Significance and Engagement

4.4.1. As the report is information only the assessment of significance is low.

5. FUNCTIONS & ACTIVITIES

5.1. Annual Report 2023/2024

The annual report is on track. Our auditors are working remotely and have done a significant portion of the fieldwork. The project is on track to be completed, and the annual report adopted in March 2025.

5.2. Long Term Plan

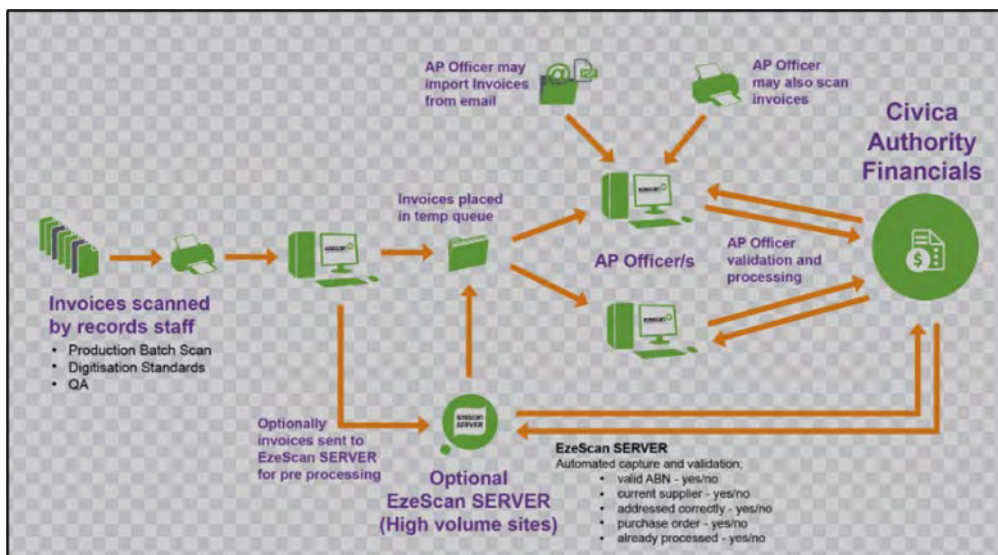
The 2025-2034 is on the way. The AMPs are busy being finalised and the infrastructure and finance strategies, CD and draft LTP documents are being prepared. Main items for consultation have been identified and will be discussed with elected members in the coming weeks. EY are expected to start their audit of the LTP on the 3<sup>rd</sup> of March. The project is still on track to meet the 30<sup>th</sup> of June legislative deadline, the performance framework and funding thereof, AMPs and draft documents being the focus in the next couple of weeks.

5.3. Financial Control and Control Environment

The Finance Manager and Finance Team are working through the financial controls and processes to ensure that there are sufficient controls to mitigate the financial risks, whether due to fraud or error, to an acceptable risk.

5.4. Procure to Pay Implementation

Hierarchy set up in Authority where this is all driven from needs to be updated to include the new structure. We are waiting on the confirmation of this to make these changes and complete the set up to start testing. Going live is on hold until all setup testing is complete, and training given to all relevant staff. The final sign off from Civica was moved and is to be completed after all testing is done.



5.5. Creditors

Supplier invoices are paid on the 20<sup>th</sup> of the month. There is a weekly pay run where any urgent or late invoices are paid.

5.6. Debtors and debt recovery

Sundry debtor includes all fees and charges that are not otherwise categorised.

<b>Receivables up to 14 February 2025</b>			
<b>Category</b>	<b>Current</b>	<b>Overdue</b>	<b>Total Due</b>
Sundry Debtor	\$141,764.04	\$447,447.29	\$589,211.33
Land Leases	\$84,155.34	\$212,529.39	\$296,684.73
Port Accounts	\$14,278.72	\$146,724.73	\$161,003.45
Resource Consent Bonds	\$0.00	\$138,288.56	\$138,288.56
Resource Consenting	\$17,474.71	\$82,489.42	\$99,964.13
Building Control	\$58,505.54	(\$5,283.67)	\$53,221.87
Westland Recreation Centre	(\$1,654.00)	\$34,645.84	\$32,991.84
Terms Loans	\$0.00	\$31,934.34	\$31,934.34
Building Warrant of Fitness	\$8,200.00	\$1,800.00	\$10,000.00
Licence to Occupy	\$6,181.30	(\$4,138.87)	\$2,042.43
Dogs Debtors (from ACS)	(\$1,040.65)	\$331.26	(\$709.39)
Retirement Housing	\$56,441.13	(\$65,706.69)	(\$9,265.56)
<b>Totals</b>	<b>\$384,306.13</b>	<b>\$1,021,061.60</b>	<b>\$1,405,367.73</b>

5.7. Rates and Water Billing

<b>Rates Debtors as at 31 January 2025</b>			
<b>Interest</b>	<b>Overdue Rates</b>	<b>Current</b>	<b>Total Rates</b>
\$220,291.09	\$548,403.50	\$11,632,874.09	\$12,401,568.68

<b>Balance with Resolve Collections as at 31 January 2025</b>
\$492,648.64

A stricter direct debit process has been implemented, recalculating dishonors, and cancelling direct debits after three dishonors within the current rating year. This has reduced dishonors and ensured penalties for ratepayers with insufficient payment arrangements, with debts passed to Resolve Collections.

Close collaboration has helped identify properties for rating sales and issue mortgagee demands to recover debts.

Water rates are all up to date.

5.8. Grants and Claims Submitted

MBIE/BRANZ building consent levies are up to date.

NZTA December claim has been completed.

Kanoa funding for the new library stage 1 has been claimed and received.



**6. NEXT STEPS**

6.1. The Committee will receive an updated financial report at the next meeting.

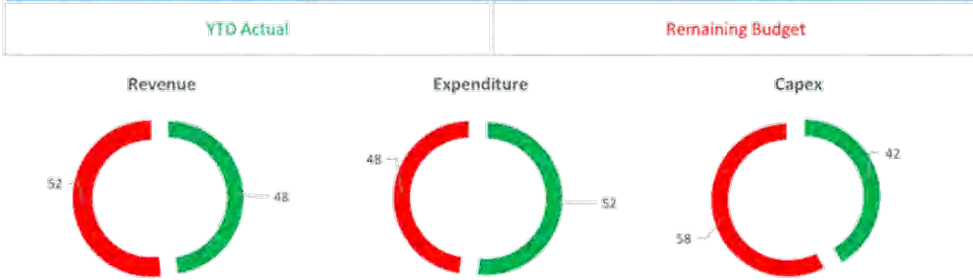
**Confirmation of Statutory Compliance**

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

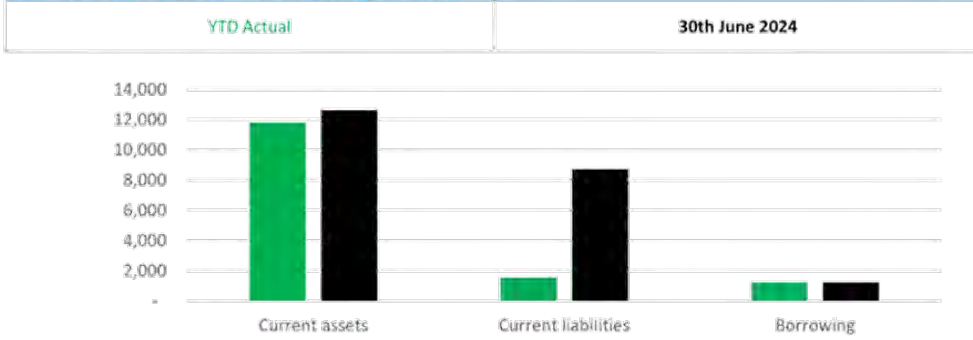
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Council Performance as at 31 Dec 2024

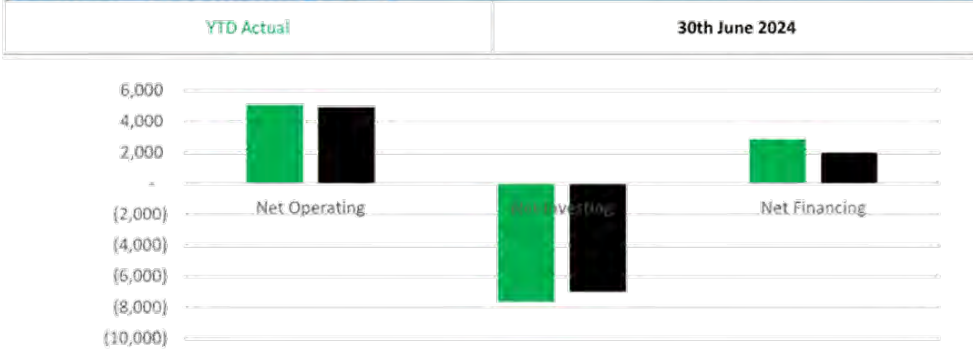
**YTD Actual % of FY Budget**



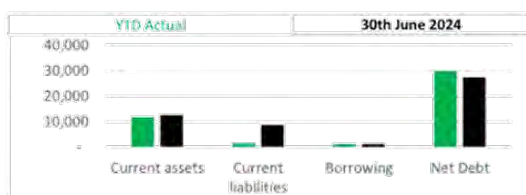
**Financial Position - Balances (\$000's)**



**Cashflow - Movements (\$000's)**



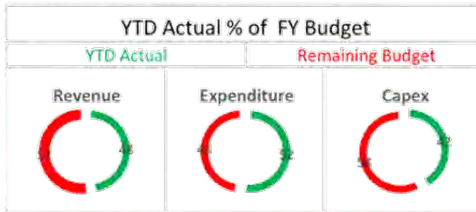
Whole of Council



Financial Position  
as at 31 Dec 2024

	YTD Actual \$000's	30th June 2024 Actual \$000's
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and deposits	3,745	3,471
Receivables	4,939	7,525
Prepayments	2,152	640
Other financial assets	1,000	1,000
<b>Total current assets</b>	<b>11,836</b>	<b>12,636</b>
<b>Non_current assets</b>		
Property plant & equipment	557,380	555,608
Intangible assets	165	165
Investment property	5,695	5,695
Other financial assets	746	746
<b>Total non_current assets</b>	<b>563,986</b>	<b>562,214</b>
<b>Total assets</b>	<b>575,822</b>	<b>574,850</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables and deferred revenue	875	8,064
Employee entitlements	689	676
<b>Total current liabilities</b>	<b>1,564</b>	<b>8,740</b>
<b>Non_current liabilities</b>		
Borrowings	35,450	32,600
Derivative financial instruments	(351)	(351)
Provisions	1,247	1,247
<b>Total non_current liabilities</b>	<b>36,346</b>	<b>33,496</b>
<b>Total liabilities</b>	<b>37,910</b>	<b>42,236</b>
<b>Net Assets</b>	<b>537,912</b>	<b>532,614</b>
<b>EQUITY</b>		
Retained earnings	226,815	221,518
Council created reserves	9,664	9,664
Trust Funds	235	235
Asset revaluation	301,198	301,198
<b>Total equity</b>	<b>537,912</b>	<b>532,614</b>

Whole of Council



Council Performance  
as at 31 Dec 2024

Actual \$000's	Year to Date			Full year Budget \$000's	YTD Actual % of FY Budget
	Budget \$000's	Variance \$000's	% Variance Actual to Budget		

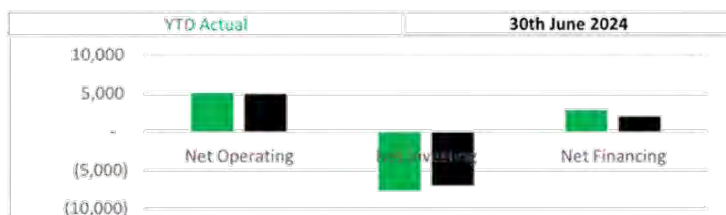
Operating Revenue

Rates revenue	12,912	12,912	-	0%	25,820	50%
Subsidies and grants	3,004	4,176	(1,172)	-28%	8,355	36%
Fees & Charges	3,023	2,760	263	10%	5,522	55%
Other revenue	297	492	(195)	-40%	985	30%
Development and financial contributions	124	78	46	59%	150	83%
Finance revenue	186	138	48	35%	280	66%
<b>Total Operating Revenue</b>	<b>19,546</b>	<b>20,556</b>	<b>(1,010)</b>		<b>41,112</b>	<b>48%</b>

Operating Expenditure

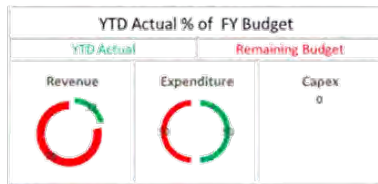
Personnel costs	4,284	3,870	(414)	11%	7,746	55%
Finance costs	679	1,140	461	-40%	2,279	30%
Other expenses	9,698	8,706	(992)	11%	17,410	56%
Depreciation Expense	5,871	5,874	3	0%	11,754	50%
<b>Total Operating Expenditure</b>	<b>20,532</b>	<b>19,590</b>	<b>(942)</b>		<b>39,189</b>	<b>52%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(986)</b>	<b>966</b>	<b>(1,952)</b>		<b>1,923</b>	

**Whole of Council**



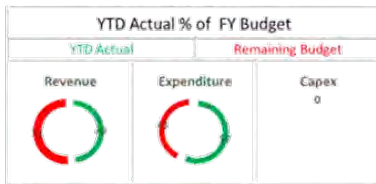
**Statement of Cashflow  
as at 31 Dec 2024**

	YTD Actual \$000's	30th June 2024 Actual \$000's
<b>OPERATING ACTIVITIES</b>		
Rates	12,766	22,324
Other revenue received	9,580	8,587
Interest received	46	380
Payments to suppliers and employees	(19,766)	(30,658)
Finance costs	(549)	(1,484)
Subsidies and Grants	2,990	5,790
<b>Net operating activities</b>	<b>5,067</b>	<b>4,939</b>
<b>INVESTING ACTIVITIES</b>		
Reduction of term investment	-	3,963
Proceeds from sale of property, plant and equipment	-	8
Purchase of property, plant and equipment	(7,643)	(10,958)
<b>Net investing activities</b>	<b>(7,643)</b>	<b>(6,987)</b>
<b>FINANCING ACTIVITIES</b>		
Drawdown / (repayment) of borrowings	2,850	2,000
<b>Net financing activities</b>	<b>2,850</b>	<b>2,000</b>
Cash movement	274	(48)
Opening Balance 1st July	3,471	3,519
<b>Closing Bank Balance</b>	<b>3,745</b>	<b>3,471</b>



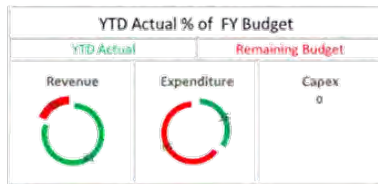
**Council Performance  
as at 31 Dec 2024**

	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	297	300	(3)	-1%	594	50%
Subsidies and grants	-	1,218	(1,218)	-100%	2,439	0%
Fees & Charges	572	570	2	0%	1,135	50%
Other revenue	154	234	(80)	-34%	472	33%
<b>Total Operating Revenue</b>	<b>1,023</b>	<b>2,322</b>	<b>(1,299)</b>	<b>-56%</b>	<b>4,640</b>	<b>22%</b>
<b>Operating Expenditure</b>						
Personnel costs	372	330	(42)	13%	665	56%
Finance costs	112	126	14	-11%	254	44%
Other expenses	529	540	11	-2%	1,081	49%
Depreciation Expense	380	378	(2)	1%	760	50%
<b>Total Operating Expenditure</b>	<b>1,393</b>	<b>1,374</b>	<b>(19)</b>	<b>1%</b>	<b>2,760</b>	<b>50%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(370)</b>	<b>948</b>	<b>(1,318)</b>		<b>1,880</b>	



**Council Performance  
as at 31 Dec 2024**

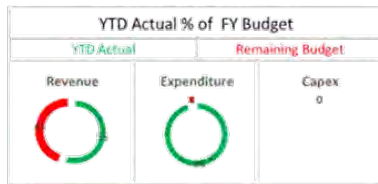
	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	2,743	2,742	1	0%	5,487	50%
Subsidies and grants	-	18	(18)	-100%	31	0%
Fees & Charges	717	720	(3)	0%	1,436	50%
Other revenue	-	30	(30)	-100%	57	0%
<b>Total Operating Revenue</b>	<b>3,460</b>	<b>3,510</b>	<b>(50)</b>	<b>-1%</b>	<b>7,011</b>	<b>49%</b>
<b>Operating Expenditure</b>						
Personnel costs	1,121	972	(149)	15%	1,947	58%
Finance costs	74	246	172	-70%	489	15%
Other expenses	1,309	876	(433)	49%	1,747	75%
Depreciation Expense	734	732	(2)	0%	1,468	50%
<b>Total Operating Expenditure</b>	<b>3,238</b>	<b>2,826</b>	<b>(412)</b>	<b>15%</b>	<b>5,651</b>	<b>57%</b>
<b>Operating Surplus/(Deficit)</b>	<b>222</b>	<b>684</b>	<b>(462)</b>		<b>1,360</b>	



**Council Performance  
as at 31 Dec 2024**

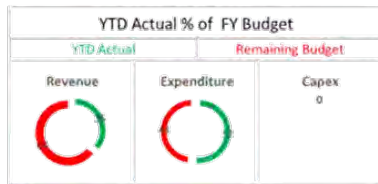
	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	1,458	1,638	(180)	-11%	3,278	44%
Subsidies and grants	1,232	-	1,232	0%	-	0%
Fees & Charges	20	6	14	233%	14	143%
Other revenue	10	-	10	0%	3	333%
Finance revenue	186	138	48	35%	280	66%
<b>Total Operating Revenue</b>	<b>2,906</b>	<b>1,782</b>	<b>1,124</b>	<b>63%</b>	<b>3,575</b>	<b>81%</b>
<b>Operating Expenditure</b>						
Personnel costs	2,134	1,872	(262)	14%	3,748	57%
Finance costs	-	(6)	(6)	-100%	(13)	0%
Other expenses	471	1,902	1,431	-75%	3,802	12%
Depreciation Expense	88	90	2	-2%	176	50%
<b>Total Operating Expenditure</b>	<b>2,693</b>	<b>3,858</b>	<b>1,165</b>	<b>-30%</b>	<b>7,713</b>	<b>35%</b>
<b>Operating Surplus/(Deficit)</b>	<b>213</b>	<b>(2,076)</b>	<b>2,289</b>		<b>(4,138)</b>	





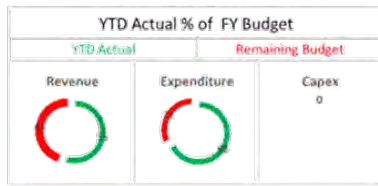
**Council Performance  
as at 31 Dec 2024**

	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	855	858	(3)	0%	1,710	50%
Subsidies and grants	-	-	-	0%	-	0%
Fees & Charges	822	732	90	12%	1,460	56%
Other revenue	66	36	30	83%	77	86%
Finance revenue	-	-	-	0%	-	0%
<b>Total Operating Revenue</b>	<b>1,806</b>	<b>1,650</b>	<b>156</b>	<b>9%</b>	<b>3,290</b>	<b>55%</b>
<b>Operating Expenditure</b>						
Personnel costs	623	654	31	-5%	1,309	48%
Finance costs	5	6	1	-17%	13	38%
Other expenses	1,541	468	(1,073)	229%	940	164%
Depreciation Expense	3	6	3	-50%	6	50%
<b>Total Operating Expenditure</b>	<b>2,172</b>	<b>1,134</b>	<b>(1,038)</b>	<b>92%</b>	<b>2,268</b>	<b>96%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(366)</b>	<b>516</b>	<b>(882)</b>		<b>1,022</b>	



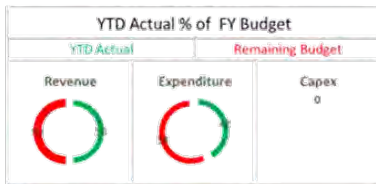
**Council Performance  
as at 31 Dec 2024**

	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	1,723	1,722	1	0%	3,446	50%
Subsidies and grants	1,642	2,874	(1,232)	-43%	5,744	29%
Fees & Charges	12	-	12	0%	6	200%
Other revenue	36	186	(150)	-81%	375	10%
Development and financial contributions	32	12	20	167%	27	119%
<b>Total Operating Revenue</b>	<b>3,445</b>	<b>4,794</b>	<b>(1,349)</b>	<b>-28%</b>	<b>9,598</b>	<b>36%</b>
<b>Operating Expenditure</b>						
Finance costs	3	-	(3)	0%	4	75%
Other expenses	2,096	1,914	(182)	10%	3,827	55%
Depreciation Expense	2,297	2,298	1	0%	4,593	50%
<b>Total Operating Expenditure</b>	<b>4,396</b>	<b>4,212</b>	<b>(184)</b>	<b>4%</b>	<b>8,424</b>	<b>52%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(951)</b>	<b>582</b>	<b>(1,533)</b>		<b>1,174</b>	



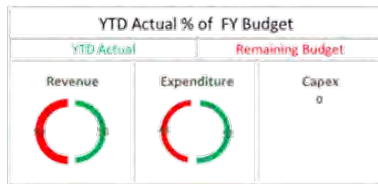
**Council Performance  
as at 31 Dec 2024**

	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	1,297	1,296	1	0%	2,595	50%
Subsidies and grants	130	72	58	81%	140	93%
Fees & Charges	812	690	122	18%	1,385	59%
Other revenue	31	-	31	0%	-	0%
<b>Total Operating Revenue</b>	<b>2,270</b>	<b>2,058</b>	<b>212</b>	<b>10%</b>	<b>4,120</b>	<b>55%</b>
<b>Operating Expenditure</b>						
Personnel costs	34	36	2	-6%	77	44%
Finance costs	39	54	15	-28%	106	37%
Other expenses	1,659	1,182	(477)	40%	2,362	70%
Depreciation Expense	36	36	-	0%	72	50%
<b>Total Operating Expenditure</b>	<b>1,768</b>	<b>1,308</b>	<b>(460)</b>	<b>35%</b>	<b>2,617</b>	<b>68%</b>
<b>Operating Surplus/(Deficit)</b>	<b>502</b>	<b>750</b>	<b>(248)</b>		<b>1,503</b>	



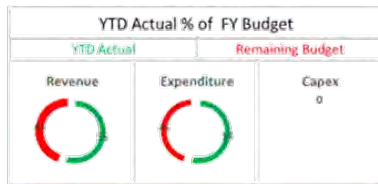
**Council Performance  
as at 31 Dec 2024**

	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	817	816	1	0%	1,635	50%
<b>Total Operating Revenue</b>	<b>817</b>	<b>816</b>	<b>1</b>	<b>0%</b>	<b>1,635</b>	<b>50%</b>
<b>Operating Expenditure</b>						
Finance costs	16	174	158	-91%	343	5%
Other expenses	273	306	33	-11%	610	45%
Depreciation Expense	711	714	3	0%	1,423	50%
<b>Total Operating Expenditure</b>	<b>1,000</b>	<b>1,194</b>	<b>194</b>	<b>-16%</b>	<b>2,376</b>	<b>42%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(183)</b>	<b>(378)</b>	<b>195</b>		<b>(741)</b>	



**Council Performance  
as at 31 Dec 2024**

	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	1,714	1,716	(2)	0%	3,428	50%
Fees & Charges	68	42	26	62%	86	79%
Development and financial contributions	14	30	(16)	-53%	60	23%
<b>Total Operating Revenue</b>	<b>1,796</b>	<b>1,788</b>	<b>8</b>	<b>0%</b>	<b>3,574</b>	<b>50%</b>
<b>Operating Expenditure</b>						
Finance costs	269	330	61	-18%	661	41%
Other expenses	860	720	(140)	19%	1,445	60%
Depreciation Expense	970	972	2	0%	1,939	50%
<b>Total Operating Expenditure</b>	<b>2,099</b>	<b>2,022</b>	<b>(77)</b>	<b>4%</b>	<b>4,045</b>	<b>52%</b>
<b>Operating Surplus/(Deficit)</b>	<b>(303)</b>	<b>(234)</b>	<b>(69)</b>		<b>(471)</b>	



**Council Performance  
as at 31 Dec 2024**

	Year to Date				Full year Budget \$000's	YTD Actual % of FY Budget
	Actual \$000's	Budget \$000's	Variance Budget \$000's	% Variance Actual to Budget		
<b>Operating Revenue</b>						
Rates revenue	2,008	1,824	184	10%	3,648	55%
Development and financial contributions	15	12	3	25%	20	75%
<b>Total Operating Revenue</b>	<b>2,023</b>	<b>1,836</b>	<b>187</b>	<b>10%</b>	<b>3,668</b>	<b>55%</b>
<b>Operating Expenditure</b>						
Finance costs	171	210	39	-19%	422	41%
Other expenses	960	798	(162)	20%	1,595	60%
Depreciation Expense	658	660	2	0%	1,316	50%
<b>Total Operating Expenditure</b>	<b>1,789</b>	<b>1,668</b>	<b>(121)</b>	<b>7%</b>	<b>3,333</b>	<b>54%</b>
<b>Operating Surplus/(Deficit)</b>	<b>234</b>	<b>168</b>	<b>66</b>		<b>335</b>	

**5.8 OPERATIONS AND CAPITAL PROGRAMME REPORT**

**File Number:**

**Report Author:** Group Manager Operations

**Report Authoriser:** Chief Executive

**Appendices:** Nil

**1. REPORT PURPOSE**

1.1. This report is to provide an update to Council with respect to the delivery of functions and activities within the Operations Group.

**2. OFFICER RECOMMENDATION**

That Council

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

**3. TRANSPORT**

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



Fig 1: Asphalt repair works in Blaketown and Turumaha Street



Fig 2: Vegetation Clearing works



Fig 3: Seal Repairs in front of Runanga Fire Station





Fig 4: William Stewart bridge log removal works

- 3.2. **Arnott’s Height Slip Remedial Works** – Temporary Road reinstatement works and drainage works completed. Mass blocks have been moved to the kerb line and the road is open to two-way traffic. A mirror has been installed on the corner for additional safety. Traffic cones have been removed. Photos as below: -



Fig 5: Temporary reinstatement works completed for the seal



Fig 6: Mirror installed for additional safety

- 3.3. **Top coursing of Gravel Roads:** This work has been completed. Blair Road, Kotuku Bell Hill Road, and Bell Hill Road were topped up with more gravel. Materials were procured from McLean's landfill at no cost. These roads are now being graded and compacted.

3.4. Proactive flood protection is now complete in Taylorville.



Fig 7 & 8: Drainage Remedial Repairs at Taylorville



Fig 9: Oxford Street – rock protection work

- 3.5. District-wide pre-re-sealing activity is underway. Contractors are making good progress with favourable weather conditions assisting with this work. Sealing works will be started from the last week of February and we are aiming to finish the works by mid-March.



Fig 10: Lake Brunner Road pre-seal repair works

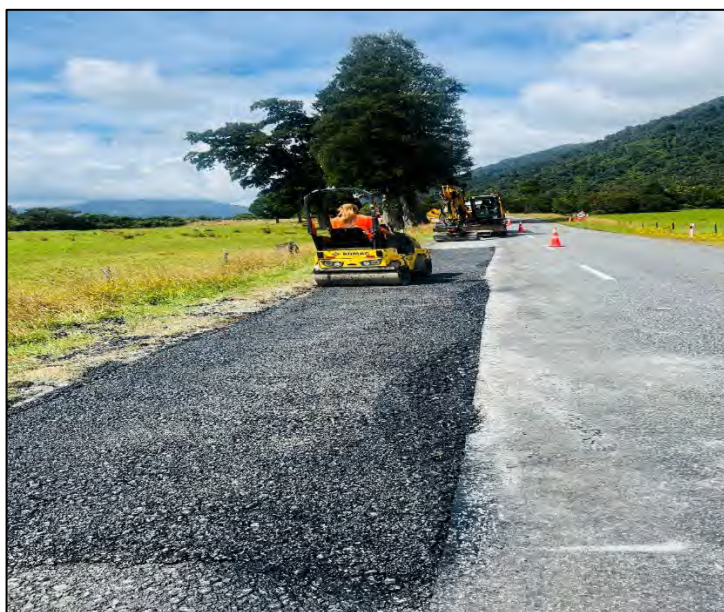


Fig 11: Lake Brunner Road Pre-seal repair works

**PORT**

- 3.6. After 3 ½ years’ service in the lagoon, the Port of Greymouth Digger pontoon from the dredging operation has been brought out of the water to receive maintenance and a full inspection, including painting. This will occur during the four week closure of the slipway, and the vessel will be returned to the water once the winches are operational. This will be managed within operational budgets.

**Port Slipway Winch Replacements** - Work is underway on the demolition of the existing winch shed as pictured below. Pile application will be completed by 17 January in readiness for the new winch shed concrete floor. The winches are ordered and due to arrive on 20 January. The mezzanine floor is being fabricated by Dispatch & Garlick ready for installation in late January.

**4. UTILITIES & INFRASTRUCTURE DEPARTMENT**

**4.1. Long Term Plan, Asset Management Plans and Three Water Valuation**

4.1.1. Staff continue work on supporting Council’s Long Term Plan process. The final push is underway to complete all documentation to support the draft Long Term Plan, for Council’s consideration and ultimately consultation with our community.

4.1.2. The revised three water valuation to the end of June 2024 will see its peer review completed in February.

**4.2. Water Supplies**

4.2.1. **Conserve Water Notice** – At the time of writing this report, all Council operated water supplies are under a conserve water notice. This step was taken following an extended period of warmer, dry weather, resulting in the Grey River and Blackball Creeks running low. Demand is high in all areas. Of particular note was the Runanga Water Supply area, which saw very low reservoir levels prior to Waitangi Day. Staff and contractor spent significant time investigating possible leaks, with a number of large leaks located and repaired. Staff continue to monitor all schemes closely, along with forecast weather patterns.

The Greater Greymouth Water Treatment Plant is being operated in a low river mode, which see water being extracted across three bores rather than the typical two, resulting in lower levels of draw down across the individual bores.

**4.2.2. Water Break Repairs – January 2025**

<b>Scheme Areas</b>	<b>Service Repairs</b>	<b>Main/Ridermain Breaks</b>
Greymouth (including Cobden, Boddytown, Blaketown, Karoro, South Beach and Paroa)	12	2
Taylorville/Dobson	1	Nil
Stillwater	Nil	Nil
Runanga/Dunollie/Rapahoe/Coal Creek	6	Nil
Blackball	1	Nil
<b>Total</b>	<b>20</b>	<b>2</b>

4.2.3. **Water Pipework Renewals** – The first stage of the Rapahoe trunkmain renewal will be out to tender in February. This will see the Rapahoe straight section of the work completed in this financial year. A further two stages are required over the coming two financial years, to complete the renewal.

While staff have a design ready for the remainder of the Bright Street renewal project, this may be delayed ensuring a section of water main can be replaced in the Boundary Street area before the overall Library development is completed.

4.2.4. **Arnott Height Reservoir and Booster Pump Station** – The new reservoir and booster pumping station has now been put into service and the Arnott Heights community seeing the benefits of works completed over the previous year. The new booster pump station has been tested and improved fire fighting flows are now available in the area. The renewed infrastructure will provide the required level of service for this area for many years to come.

One final element of work is now required onsite, to complete the entire scope of work. This will see a new inlet connection made to the original concrete reservoir. As part of the work, a full inspection of the reservoir will be completed and any items needing repairs or renewal, will be carried out. This work is expected to start soon, with the entire project completed before end of June 2025.

#### 4.3. Stormwater

4.3.1. **Stormwater Renewal** – As part of the next stage of the Runanga Wastewater reticulation renewal, staff have included a small portion of stormwater renewals. This is heading out to tender in February, with work to be completed this financial year. This work will see improvements in the Carroll Street area near the Kotare Domain.

4.3.2. **Saltwater Creek Backup/Panthers Creek** – Following discussions with the WCRC, an agenda item is being included in the upcoming Joint Flood Committee agenda. This will enable discussion on the matter through the Joint Committee and will likely pave the way forward on further investigation. Council will be kept updated on this matter, through this report moving forward.

#### 4.4. Wastewater

4.4.1. **Wastewater Consent Renewals** – Staff continue to discuss an indicative programme to secure consent renewals for the Moana, Runanga and Greymouth Sewerage Scheme Stage 1 consents. Discussions with the WCRC and Iwi representatives are ongoing, with good progress being made. A meeting with the WCRC is to occur on 17 February, where an updated indicative programme will be discussed.

4.4.2. **Johnston Street Wastewater Treatment Plant UV Replacement** – Work on replacing consumables such as lamps, sleeves, ballast boards and other parts continues at the Johnston Street site. This work will continue for the remainder of this financial year and throughout next financial year. Once the new UV treatment plant is built at the Preston Road site, the existing site at Johnston Street UV will be decommissioned, with some part becoming available for the Cobden site in the short term.

#### 4.5. Public Conveniences

4.5.1. **Anzac Park Toilet Renewal** – The new toilet facility is now open for public use. The older facility will be closed and eventually demolished and site tidied up. Councils staff have some minor items to attend to in order to close the project out, including some additional accessibility features in the access approach to the toilet block.

4.5.2. **Mitchells Toilet Facility** – The new toilet at Mitchells is operating well and Council now have a formal cleaning contract in place, to enable service of the site. Monitoring equipment has been installed to notify Council, when the dry vault reaches a defined level. The emptying of the dry vault will be completed once the notification is received.

#### 4.6. Refuse and Recycling

4.6.1. **Waste Management & Minimisation Services Contract** – The tender evaluation should be completed by the time of this Council meeting. At the time of writing this report, staff are still working through final elements of the tender submissions, and an award is likely before the end of February. Operations under the new contract will commence on 1 July 2025.

4.6.2. **McLean's Pit Landfill Cell 3B Construction** – Construction on site, is going well, with the Geosynthetic liner and high-density polyethylene liners now being installed. Work is progressing well and is expected to be completed before the end of June.

Work to upgrade the leachate treatment facility was completed prior to Christmas and the plant continues to operate well.

A scale model of the liner layers/system is being put together at present, so we can show Council the extent of design, to ensure a security of the waste mass into the future.



Fig 12: Photo showing the progression of liner layers being installed – looking north.



Fig 13: Photo showing the progression of liner layers being installed – looking northwest.

**5. BUSINESS & CONTRACTS**

**5.1. Retirement Housing Maintenance**

5.1.1. The garden areas have been removed at Blaketown Complex. The area will be left as grass at this stage until the new fence has been installed when budget is available.

**5.2. Inhouse Taskforce**

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

5.2.2. Areas where staff have assisted are listed below:

- Removal of illegal dumping
- Kotare Domain fence installation
- Blaketown toilet repairs

5.2.3. Rapid grass growth over the warmer months has been challenging for staff to keep up with the mowing programme.

**6. CAPITAL PROGRAMME**

	Project	Funded by	Progress & Actions	Project on Budget	Project on Programme
1	<b>Port Slipway upgrade (to achieve 150T capacity)</b>	PGF \$3M funding Additional \$400k for winches GDC \$300k	The Slipway is closed for installation of the new winch. The current winch has been de-commissioned and has been removed week. The demolition of the existing winch building is complete. The new concrete pad will be ready to pour by 21 February. The new winch has arrived and will be installed following the concrete pour.	Project Budget: \$3,700,000 Spend to Date: \$3,626,160	End of Feb25
2	<b>Development/GDC Library</b>	Funded Council (75%) by a Central Government grant funding and DWC (25%)	Work is progressing very well, ahead of schedule and remains under budget to date.	Early phase of work, currently within budget	Late 2025
3	<b>Runanga Sewer Ponds Septage Reveal System</b>	GDC Funded	Earthworks are complete. New screens and septage reveal systems are due to arrive late February. Power to be installed mid March with an estimated project completion by Easter.	\$500K	May/June for commissioning
4	<b>Runanga Sewer Separations</b>	GDC Funded	Next stage has been designed and is ready to be released for Tender.		Expected completion by end of June 2025.
5	<b>Westland Recreation Centre</b>	GDC Funded	Contract work for roof remedials has now been completed. Additional work has been completed under budget.	Project Budget: \$220K including contingency	To be updated by the end of January 2025

<b>6</b>	<b>Rapahoe Water Main</b>	GDC Funded	Design is now complete. Tender due to out in March.		To be completed by end of June 2025.
<b>7</b>	<b>Cobden Wastewater Plant</b>	GDC Funded	Tenders close 19 February.		Commissioning by end of June 2025.

**6.1. Watchlist Capital Projects Summary**

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

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

### Confirmation of Statutory Compliance

<p>Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).</p> <p>(a) This report contains:</p> <ul style="list-style-type: none"> <li>(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and</li> <li>(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.</li> </ul> <p>(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.</p>
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**5.9 ECONOMIC DEVELOPMENT & REGULATORY SERVICES REPORT**

**File Number:**

**Report Author:** Group Manager of Economic Development and Regulatory Services

**Report Authoriser:** Chief Executive

**Appendices:** Nil

**1. REPORT PURPOSE**

1.1. This report is to provide an update to Council with respect to the delivery of functions and activities within the Economic Development & Regulatory Services Group during January.

**2. OFFICER RECOMMENDATION**

That Council:

1. Receives the report and notes the contents.

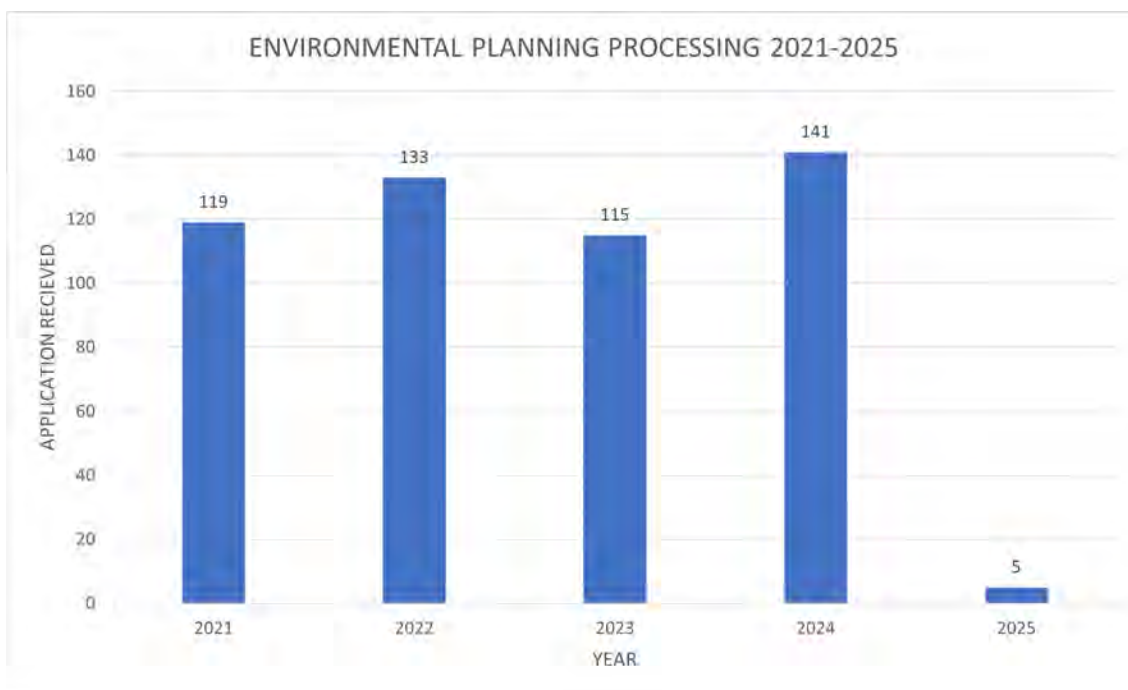
**3. REGULATORY DEPARTMENT**

**3.1. Planning**

3.1.1. Processing

- Applications lodged: 5
- Applications granted: 6

3.1.2. Rolling total for 2025 (including 5-year comparison)



**3.1.3. Te Tai o Poutini Plan**

Involvement in this process continues with both meeting attendance at the Technical Advisory Team and the Joint Committee levels.

3.1.4. No hearings were held in January. However, Council lodged a further submission on the Variation 2 – Coastal Hazards.

**3.2. Freedom Camping and Parking Compliance**

Freedom Camping

3.2.1. Infringement notices issued for January were: **52**

3.2.2. Occupation of the campsites is very busy largely due to the number of travellers on the Coast due to the great summer weather. Infringements have steadied with rental vehicles compliance improving.

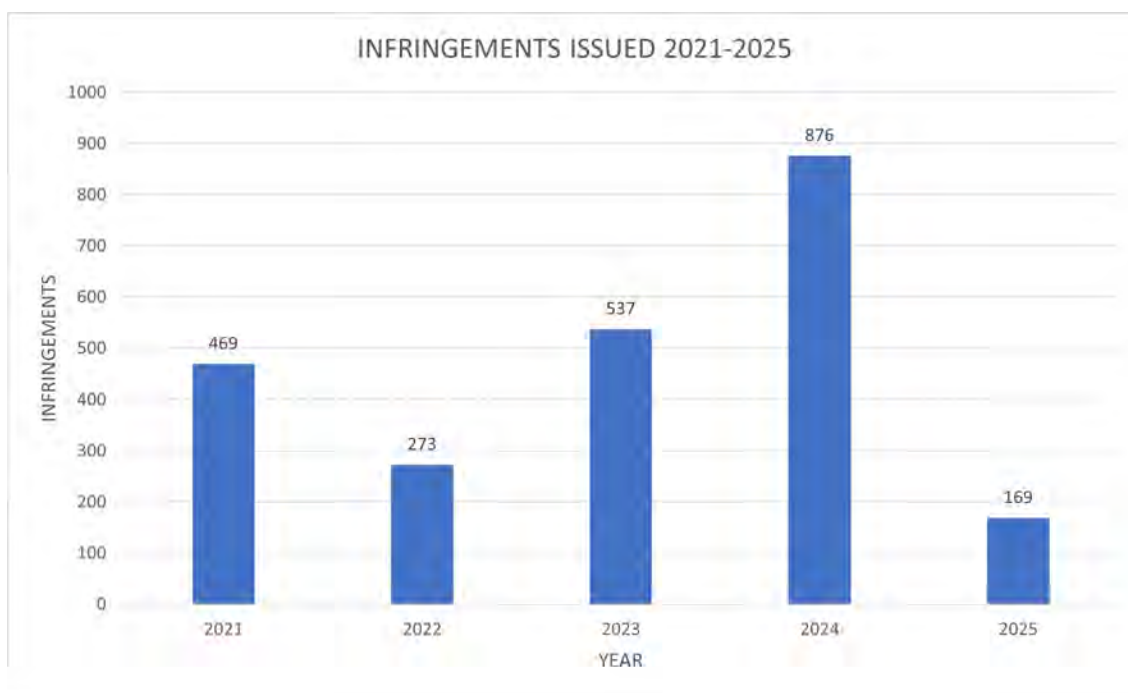
3.2.3. An increase in non-compliance at the Iveagh Bay Campsite has been noted. This is largely attributed to the location of campers, parking outside the designated over night area. Council intends in the near future to undertake a site visit to ensure signage is adequate.

**3.3. Parking**

3.3.1. Infringement notices issued for January were: **169**

3.3.2. Parking infringements continued to increase in January. This can also be attributed to the busy summer season this year. Of note is a marked increase in non-compliance in Moana (including the boat ramp parking area). Infringements have doubled between 2024 (15) & 2025 (31).

3.3.3. Rolling total for 2025 (including 5-year comparison)



**3.4. Food, Health and Liquor Licencing**

3.4.1. Liquor Licencing

Applications lodged: **9**

Applications granted: 9

**3.4.2. Food & Health Regulation**

Applications lodged: 4

Applications granted: 9

**3.5. Noise Complaints**

Complaints for January: 38

Complaints for year to date: 38

**3.6. Animal Control**

Complaints for January: 26

Complaints for year to date: 26

**3.7. Other Regulation**

**3.7.1. Bylaw Compliance**

A large number of complaints have been received regarding overgrown sections. Most are due to long dried grass due to the hot and dry summer.

**3.7.2. RMA Compliance/District Plan Complaints**

Compliance inspections were undertaken on 27 Land Use consents in January. Compliance was generally acceptable.

**7. LAND LEASES**

- 7.1 Staff are continuing to deal with renewals, rental reviews and everyday requirements pertaining to Leases.
- 7.2 The last two months of 2024 proved to be a busy time for Freeholding of Land matters with three freeholdings being completed and one newly underway.
- 7.3 Staff continue to receive active enquiries from the community wishing to obtain Licences to Occupy or interested in purchasing Council land.

***Update on the total number in progress***

Current Leases:	115
Lease Rental reviews:	17
Lease CPI Rental reviews:	0
Lease renewals:	9
New leases:	2
New Lease enquiries:	1
Cancellation of Leases	0
Variation of Lease Area	1
Current Licences to Occupy:	169
Licences to occupy CPI Rental reviews:	0
Licences to Occupy Renewals:	152
New Licences to Occupy:	7
Freeholding of Land:	1
Freeholding Land Enquiries:	2
Land purchase enquiries:	12

- 7.3 Ongoing consideration of Policy and reviewing/implementing processes continues as do efforts with debt collection.
- 7.4 A review of all Leases is being undertaken to ensure compliance with Lease terms and identify any areas that may require attention.
- 7.5 Licences to Occupy continue to be upgraded to the new Council template.

**BUILDING CONTROL****3.8. Building Consent**

9.1.1 January - 19 Building Consent applications were received. Of those:

- Nil applications related to alteration or construction of Commercial Buildings.
- 7 applications for Separation of Services.
- 2 applications received for new dwellings.
- 2 applications for solid fuel heaters
- Others were amendments to existing consents

**3.9. Continuous Improvement and Internal Audits**

3.9.1. No internal audits were scheduled for January.

**3.10. BCA Accreditation**

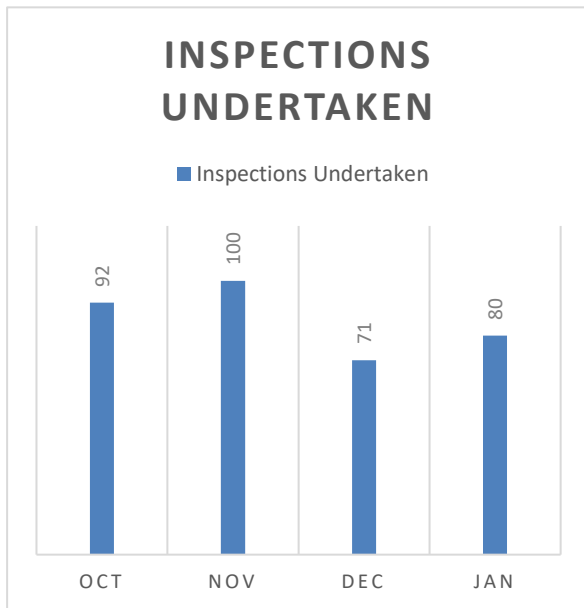
3.10.1. BCA staff are working through the non-compliances raised in the IANZ accreditation assessment conducted in December. 2 General non-compliances remain unresolved because the team must develop training, deliver the training and then audit our processes to ensure we've fixed the issue raised, and we are in the middle of that process. The 1 Serious non-compliance has been submitted and is under review by IANZ presently. The BCA is on track to resolve the issues within the allotted timeframe.

**3.11. Resourcing and Training**

3.11.1. Competency assessment for 1 x new Building Consent Processor has been achieved, raising the in-house capability for processing sewer separation consents and farm buildings.

3.11.2. 1x Building Control Officer enrolled in the Future Skills Diploma in Building Surveying, which is a required qualification for the role.

3.12. Building Consent Statistics Graphics

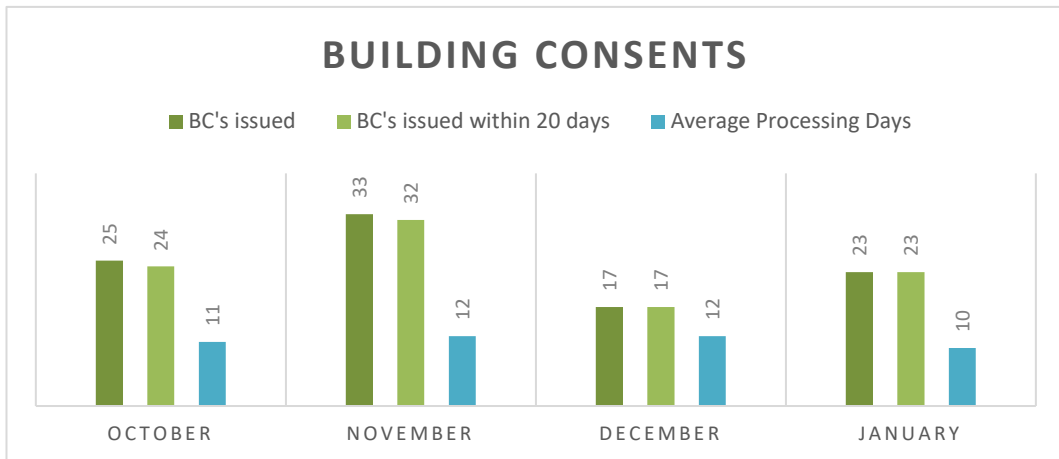


Consent and Code Compliance Certificate Key Statistics				
	Oct	Nov	Dec	Jan
Building Consents issued within 20 days	96%	97%	100%	100%
Code Compliance Certificates issued within 20 days	94%	85%	81%	85%

3.12.1. As indicated in the graphic above, statutory timeframes for issuing Code Compliance Certificate were not substantially met in Jan. There were multiple contributing factors. The dominant factor is that at times when the actual number of applications in the system is low it only takes 1 or 2 applications that don't meet statutory timeframes to have a substantial percentage impact on the results.

During this period BCA staff were focused on the IANZ assessment response.

To fix this we have implemented a more stringent monitoring process on CCC's and there is increased focus in the team on meeting these targets, so compliance should increase in the coming months.





**3.13. LTP Performance Measures**

3.13.1. Year to date LTP performance measures

Measure	Target	Current Performance
% of building consent applications issued with statutory time limits	100%	96%
% of Code Compliance Certificates issued with statutory time limits	100%	93%
% of building inspection undertaken at agreed times	95%	99%
Grey District Council maintains accreditation as a building consent authority	Achieved	Achieved

**Confirmation of Statutory Compliance**

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

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.

**5.10 COMMUNITY REPORT**

**File Number:**

**Report Author:** Community And Recreation Services Manager

**Report Authoriser:** Group Manager Community

**Appendices:** Nil

**1. REPORT PURPOSE**

1.1. This report is to provide an update to Council with respect to the delivery of functions and activities within the Community Group.

**2. OFFICER RECOMMENDATION**

That Council

1. Receives the Community and Recreation Services Report and notes the contents herein.

**3. COMMUNITY AND RECREATION SERVICES**

3.1. January data represents a good increase in users and the customer service team had a very busy month. Financially the WRC had an increase in revenue compared to 2024. All facilities received good feedback, especially the library holiday programmes. A few ‘red’ faces have been received for good service which impact on overall scores. Real issues are discussed and addressed as soon as weekly reports are received.

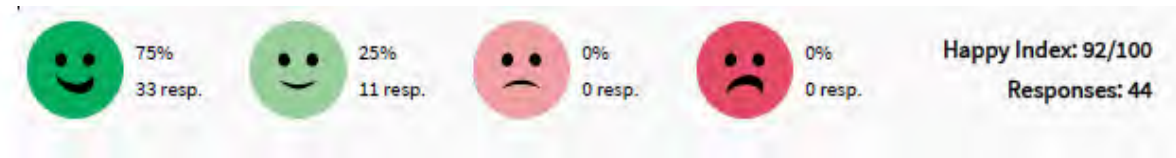
**HappyOrNot feedback this month:**

Customer Service 44 responses  
 Westland Recreation Services 608 responses  
 Grey District Library 298 responses

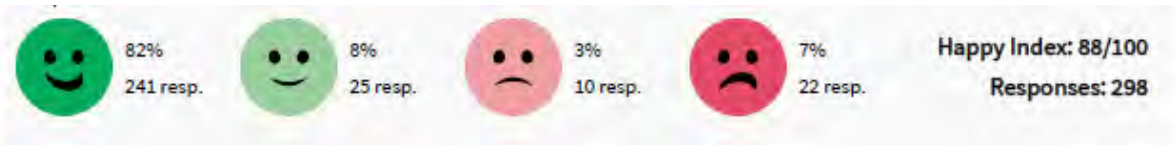
**Performance Measures**

Area	How we’ll measure	23/24 target	24/25 measure	24/25 January	Comment
Customer Service GDC	% of users satisfied with service	80%	88%	92%	New
Library	% of users satisfied with service	82%	86%	88%	
Westland Centre	Rec% of users satisfied with pools	75%	77%	79%	Pools & stadium combined
	% of users satisfied with stadium	75%	77%	79%	Average of fitness & pools combined
	% of users satisfied with fitness/classes	65%	79%	83%	Fitness and classes

**Customer service**



**Library**



**Westland Recreation Centre**



**4. PNCC – AFTER HOURS CALL SERVICE**

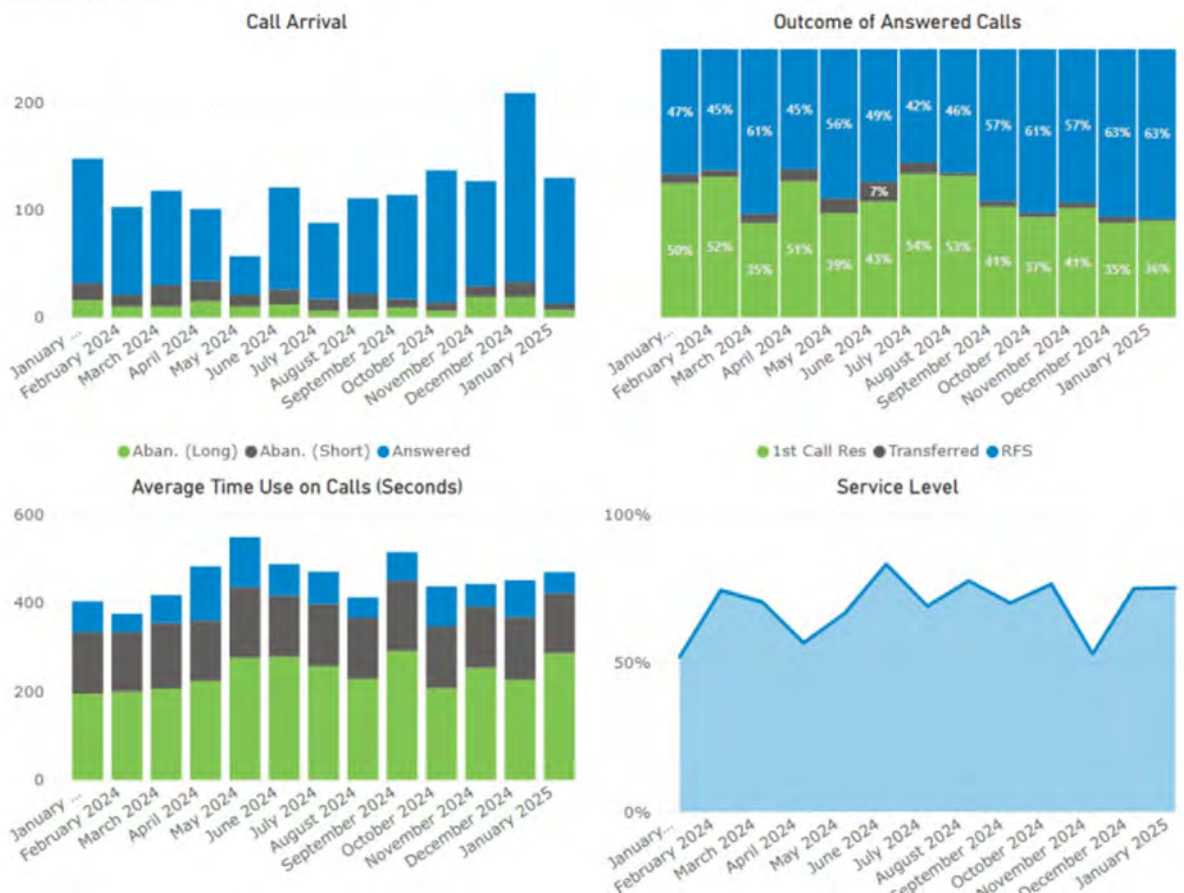
**SUMMARY**

**Key Statistics**

**January**

130 Offered	117 Answered	74 Requests Logged	5.38% Aban. Rate	75.21% Service Level	33 ASA	425 AHT
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**Annual Trends**



Row Labels	Existing Job Updated	Handed Call off to Staff/Contractor	Info Only - General Info	Info Only - Known Fault	New Job Logged	Wrong Number	Grand Total
Animal Control	1	1	5		14		21
Bylaws	3		5	1	38		47
Council Details			6	1		1	8
Council Property/Alarms					1		1
Parking			1				1
Parks and Reserves			1	1	1		3
Rates/Finance			1				1
Recreation Facilities			1				1
Roading		1	1			2	4
Waste Management			1		9		10
Wastewater					2		2
Water Supply					7		7
Wrong Number			4			7	11
<b>Grand Total</b>	<b>4</b>	<b>2</b>	<b>26</b>	<b>3</b>	<b>74</b>	<b>8</b>	<b>117</b>

**5. PROJECTS**

- 5.1. **Snap, Send, Solve**, – Urgent matters are raised with managers, all managers have access to the dashboard to track and follow up on any outstanding Snaps.
- 5.2. **CRMs** – Any manager or team member have access to the Customer Service Supervisor for training. The CSO team is available to assist but managers have the responsibility to address outstanding CRMs in their areas.
- 5.3. **HappyOrNot** – Performance is well on track as per weekly updates to Councillors and staff.

**6. MUSEUM SERVICES – CRSM WILL MEET WITH GM TO DISCUSS FURTHER.**

- 6.1. **PARS** – Draft document is being finalised and will be presented to Council on 24 February.
- 6.2. **Policies & Procedures review** – ELT deferred to next LTP. The disability and retirement housing amendments need further discussion. CRSM will raise again in 2025 with GM.
- 6.3. **LTP** – Community and Recreations Services are on track.
- 6.4. **New Library** – Library Supervisor and CRSM are involved in discussions regarding IT requirements to accommodate the different systems e.g. Bibliotheca, Kotui.
- 6.5. WRC Roof remedials – Completed
- 6.6. **EMSOL Energy Audit** – CRSM included the LED stadium light replacement in LTP. Poolside the majority of the lights have been replaced by LED over the last few years.
- 6.7. **Age Friendly Strategy** – This will be discussed with the new GM.
- 6.8. **Community Economic Development Strategy review** – CRSM has submitted a report to CE for further discussion with GMs in 2025.

**Library Supervisor**

**7. HISTORY HOUSE MUSEUM**

- 7.1. Discussions will continue regarding the future of this service and the building at a Council workshop.

**8. GREY DISTRICT LIBRARY**

- 8.1. There was an average of 217 patrons per day during January at a total of 5,429.
- 8.2. The library welcomed 67 new members.
- 8.3. There were 12 events held during the month with a total of 305 children and guardians participating.
- 8.4. There was a total of 6,539 issues in January across our physical and digital platforms.

8.5. There were several extended staff absences throughout January, the team coped admirably.

**Programmes and outreach**

**Holiday Programme:**

8.6. The librarian and the team put on a great Summer Holiday Programme with several events throughout January, including a Paper Plan competition, an aquatic themed Lego day, an ocean-themed Tiny Art competition, a Colourful Fish, Crafty Crab, and Aquatic Life on a plate craft activity, and rock painting!

***Tiny Art:***



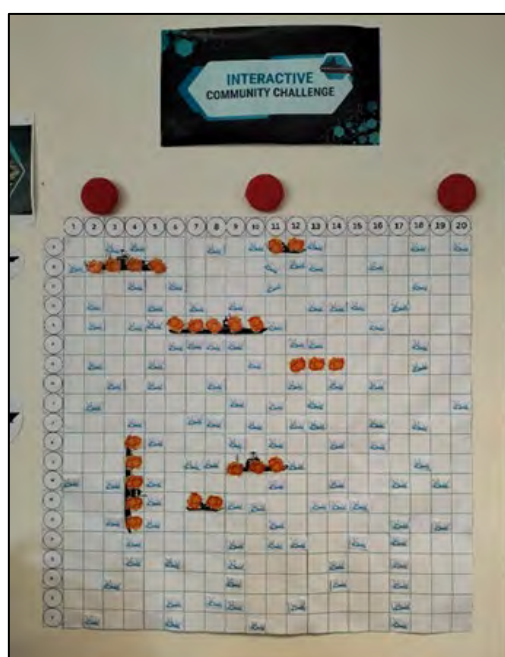
***Lego:***



**Colourful fish:**



**Interactive Battleship game:**



8.7. Summer Reading Challenge:

- 8.7.1. The Community had the opportunity to challenge themselves regardless of their age by participating in one of the three Summer Reading Challenges offered to them!
- 8.7.2. It was nice to see some photos coming through of them completing their challenges, whether it was reading or following a recipe from a book. The Children’s Librarian will be busy in the next few weeks visiting local schools to collect all the forms.

8.8. Displays:

- 8.8.1. **Main display:** Start the New Year on a Light Note
- 8.8.2. **Reading room display:** Historical Fiction

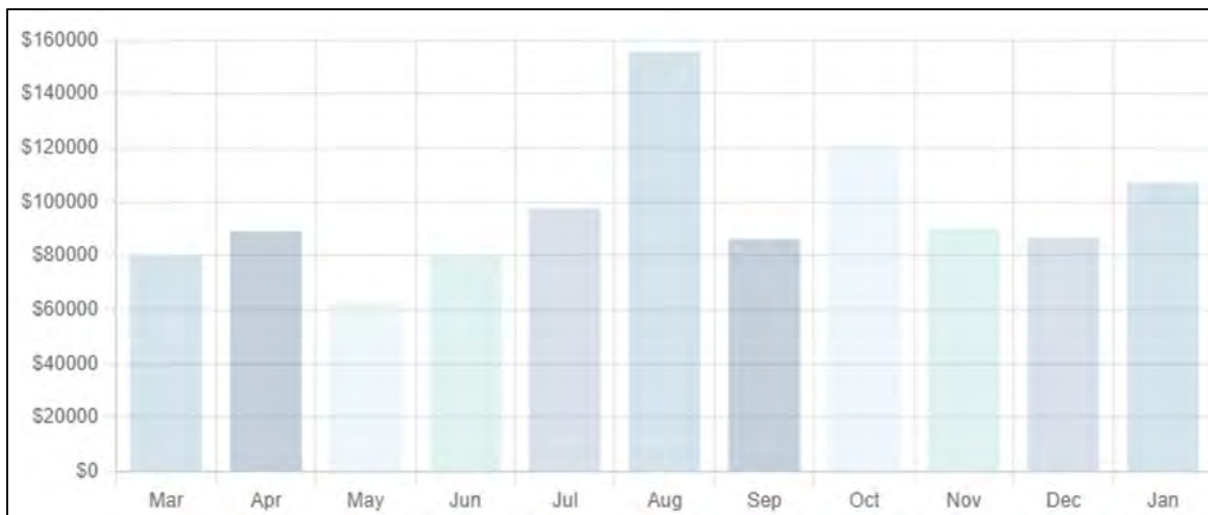


**Westland Recreation Centre Supervisor**

**9. WESTLAND RECREATION CENTRE**

9.1. We started the year off with some planning to prepare for the major events happening in the first quarter of 2025. The stadium received some scheduled maintenance to help keep our floor in immaculate condition before we hosted our first event of the year, Neuro Know How.

Casual visits	Quantity
Gym	164
Swim	5550
Hydro	1679
Stadium	118
<b>Current Members</b>	<b>1348</b>
<b>Member Visits</b>	<b>5131</b>



**Wet side**

**Swim School**

- 9.2. Swim School returned from the holiday break and kicked things off with some block lessons for our higher levels while we have the tutors available before some of them depart for university. We are currently recruiting and have had some great applicants. We are hoping to build the swim school up as the year progresses to help generate more revenue and set the swim school up for the future.



**Dry side**

**Fitness Centre**

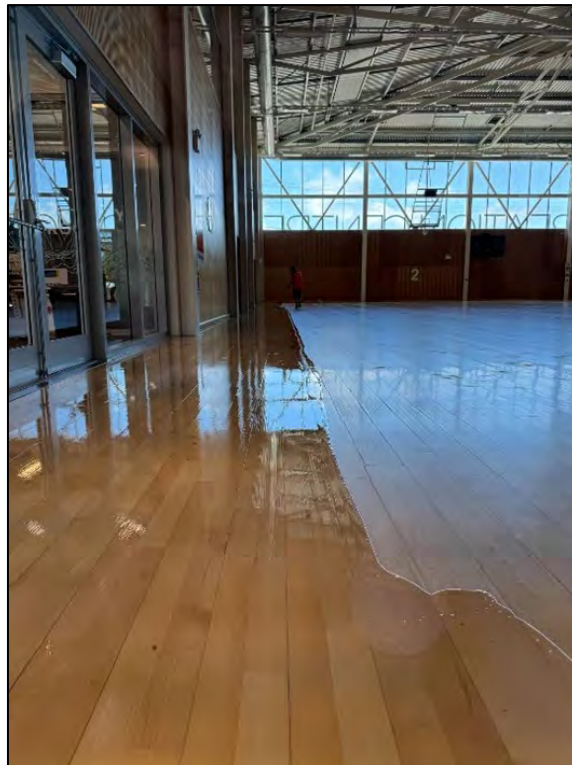
- 9.3. The fitness centre welcomed all our new year’s resolutioners with Group Fitness Classes kicking back into action as well.
- 9.4. Bodyscan 360 returned to give our members some information about their body composition to help them set some goals for the 2025 fitness journey.
- 9.5. The month was completed with our first Les Mills Release of the year. We themed this release “beginners’ week” to allow for all our new members to come and try classes with easier tracks and tempos to ease them into the new year.



**Stadium**

- 9.6. We made the most of the quiet schedule in the stadium at the start of January to do some scheduled preventative maintenance on the stadium floor. The team from Hardwood Technology came and serviced the floor. Removing any dead patches and scratches to keep our floor in great condition to last longer.





9.7. We also hosted our first event for the year with the Neuro Know How event taking place to celebrate Neurodivergence in our community. It was an amazing event, and we hope to host it again in the near future.



**Customer Service Supervisor**

**10. CUSTOMER SERVICES**

10.1. It has been a very busy Month for the team with lots of enquires and requests over the counter and phone. Along with the usual day to day activities we supported the infrastructure team with healthy home audits on our Council Flats. This identified several issues relating to heater capacity in the units and further support will be offered as required.

- 10.2. We have one of our team members advance her career within the council and will be taking up a new position within the Council in the coming months. Advertising has gone out to replace her in the Administration team.
- 10.3. To better support the organisation one of our team members has started studying for a Certificate in property management, this will help us to further understand our obligations and legislation in relation to Tenancy Rules. We have already identified that the condition of not allowing overnight guests without informing council is a breach of the Human rights act and this has been removed from the contract conditions.
- 10.4. In more positive news the Grey District Council has won the Customer Experience award through Snap Send Solve. This award is given to the organisation (not just councils) that received the highest percentage of Snap status updates combined with the highest overall communication star rating from their customers. We were up against 90 other Solvers in New Zealand, and this is a single award presented only to one organisation. A great effort from all the whole Grey Council Team.

**11. CRM**

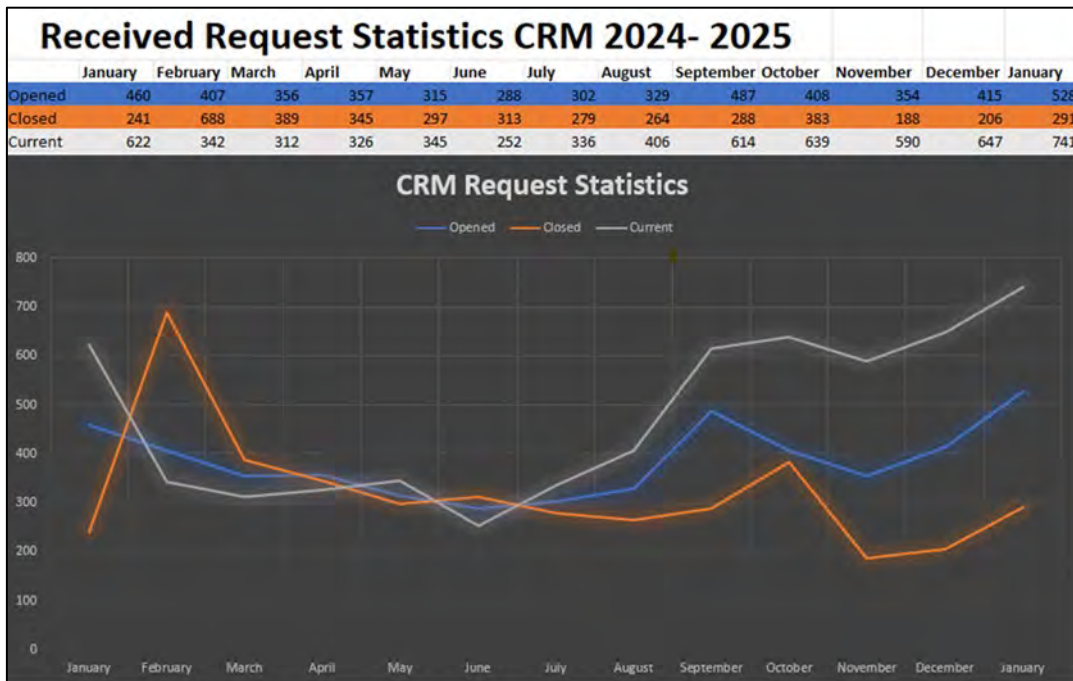
528 Opened  
 291 Closed  
 741 Current Total

**Largest demand categories:**

Busting/leaking pipes 46  
 Refuse not collected 48  
 Planning enquiry 27  
 Noise Complaints 38

**Department open CRM Totals:**

Assets & Engineering 533  
 Corporate Services 64  
 Regulatory/Building 144



**12. RETIREMENT HOUSING**

Percentage empty 0.70%  
 Percentage occupied 99.30%

**Vacancies:**

Address	Vacant Date	Number of days vacant
4/110 Alexander Street	24/01/2025	Under renovation

**13. CAR PARK LEASING**

13.1. No changes to levels

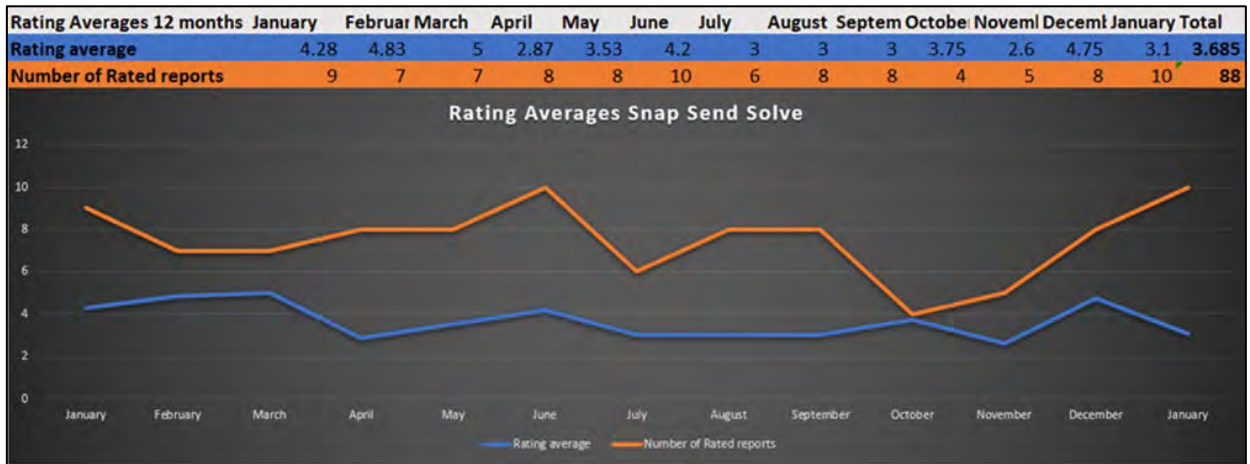
**14. SNAP SEND SOLVE**

95 Snaps Created

235 In Progress Overall Total

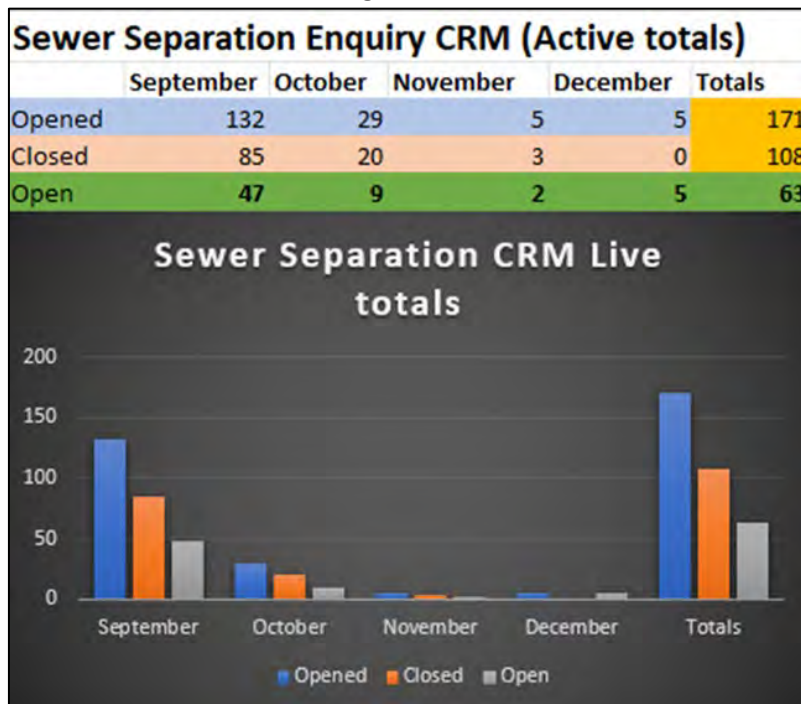
**SSS Ratings**

Last 12 months running rating total 3.1  
 Last 6 Months running rating total 3.35  
 Last 3 Months running rating total 3.7



**Sewer Separation Enquiries (CRM)**

No change since December 2024



**15. MAYORS' TASK FORCE FOR JOBS**

- 15.1. MTFJ has had a strong start to the year, focusing on business engagement through site visits with Mayor Tania, local drop-in sessions, and tailored employment support. We have successfully placed several young jobseekers into apprenticeships and entry-level roles while assisting businesses with Mana in Mahi funding. Our second learner licence course in January saw great attendance, helping more young people progress toward securing their full licence. In 2025, we will continue strengthening relationships with local employers, MSD staff, and the Council to create more pathways into sustainable employment.
- 15.2. Full report is available in the MTFJ portal

**16. COMMUNITY AND EVENTS**

## 16.1. Events

- 16.1.1. The Fun Fest Triathlons in Runanga & Blackball were successful with good participation numbers.

- 16.2. The Waitangi Day Committee had weekly meetings, and I liaised with them regularly in the lead up to the event.

## 16.3. Community engagement

- 16.3.1. BPA – New Year's Eve Party – debrief.
- 16.3.2. Art Gallery – all the ongoing projects/events
- 16.3.3. Grey District Youth Trust – ongoing projects shared on our marketing channels.
- 16.3.4. Waitangi Day committee – ongoing meetings
- 16.3.5. Sport Canterbury for the upcoming sport events
- 16.3.6. Sort some in kind sponsorship for the Waitangi event. This was successful with ANZCO kindly donating 350 sausages and 300 stakes towards the event.

## 16.4. Meetings

- 16.4.1. Waitangi Day with the committee
- 16.4.2. Fun Fest with Sport Canterbury West Coast office manager and other stakeholders e.g. the pools managers (Runanga & Blackball), volunteers (marshals), local business owner for spot prizes sponsorship
- 16.4.3. Grey Star for upcoming events
- 16.4.4. BPA- debrief of the New Year's Eve Party

## 16.5. Marketing

- 16.5.1. Admin tasks for Waitangi Day committee such donation/sponsorship letters written and sent, emails to sponsors. Liaising with the Anglican Church for trestle tables and chair, TMP and road closure paperwork, social media posts for sponsorship and advertising. Liaising with Polytech manager for the Atrium if the weather is not optimum for an outdoor event. Liaising with the contracts manager for the inhouse task officer regarding banners to be installed onto the Dixon Park front fence, rubbish bins drop off/picked up, chiller, chairs and trestle tables, traffic cones.
- 16.5.2. Admin tasks for the Fun Fest Triathlon – creating registration form, event poster, certificates of the participation, shopping for the BBQ, risk management. Admin tasks for both Triathlons events such vouchers, certificates, spot prizes, BBQ.

## 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.

**5.11 KEITH ROAD PLAYGROUND REDEVELOPMENT PROJECT, PAROA****File Number:****Report Author:** Group Manager Operations**Report Authoriser:** Chief Executive**Appendices:** 1. Indicative Stage One Layout - Pump Bike Track**1. REPORT PURPOSE**

- 1.1. Council to consider whether to approve the proposed stage one of a planned three stage project, to upgrade the existing Keith Road playground area, including the acceptance of ongoing maintenance costs, per Councils' Special Assets Policy. This would enable stage one of the project to start onsite.
- 1.2. To further consider financial support of stage one, utilising reserves funds available through the Reserves Subdivision Contributions, reserve. This reserve is collected during the subdivision process and is specifically for improving Community and Recreation in the area collected.
- 1.3. Reconfirm support for the overall redevelopment project, noting the subsequent stages will need formal Council approval under the Special Assets Policy before work can commence.

**2. EXECUTIVE SUMMARY**

- 2.1. Council currently owns and maintains a small playground on Keith Road, Paroa on land owned by Council. The playground consists of a slide, swings, seesaw and picnic table.
- 2.2. The existing playground is in need of modernisation and expansion to meet the needs of a growing community.
- 2.3. Significant funds have been collected by Council in recent years, through subdivision contributions, collected to support community and recreation.

**3. OFFICER RECOMMENDATION**

That Council

1. Receives the report; Keith Road Playground Redevelopment Project, Paroa.
2. Confirms approval of stage 1 of the proposed redevelopment under the Special Assets Policy, that will see a pump track built, which will support multiple age groups.
3. Approves an additional annual funding via the Parks & Reserves budget, for maintenance of \$1,500.00 ex GST per year.
4. Confirms support funding of \$25,000.00 ex GST, funding from the Reserves Subdivision Contributions, reserve, to support improved community and recreation in the area and that approved support funds be administered by Council to support elements of stage one.
5. Confirms that the community group can access up to 100m<sup>3</sup> of gravel from McLeans Pit, to support the stage one development.
6. Notes that further discussion for any additional funding, will likely be proposed for consideration by Council for stage 3 of the project at a future date.
7. Confirms ongoing, in-principle, support for the proposed playground redevelopment.

#### 4. BACKGROUND

- 4.1. There is currently a Council operated and maintained playground on Keith Road. The playground located on this site that is owned by Council and is currently maintained under the Parks & Reserves maintenance contract.
- 4.2. The existing playground is small in nature, with a slide, seesaw, swings and picnic table.
- 4.3. The Paroa community is growing rapidly and a larger facility, with improved equipment and activates is desired.
- 4.4. Following a number of submissions through the 2024/25 Enhanced Annual Plan, Council supported in principle, the upgrade and improvement of the Keith Road playground area. This resulted in the creation of the community group, aimed at achieving this outcome.
- 4.5. The Paroa Park Redevelopment Community Group is a group of passionate, local community members, who are working hard to realise improvements to the playground area. They have been actively fundraising since July 2024, with over \$12,000.00 achieved to date, including \$2,000.00 from Council's Contestable Fund (to fund towards the drainage improvements onsite). The community group is an Incorporated Society.
- 4.6. The committee ran a survey which was accessible region wide, over a period of one month.
  - 4.6.1. A total of 30 submissions were received during the period.
    - (1) 19x Paroa residents, 9x Grey District residents, 1x outside Grey District and 1x who didn't indicate their location.
    - (2) 73.3% use the current park, 23.3% didn't but will once upgraded and the remaining 3.4% don't use the park.
    - (3) The results show a number of common themes, a request for a public toilet, shelter/picnic tables, wheelchair accessibility, including disability friendly equipment.
    - (4) They also received a strong support from respondents to volunteer and participate on the project, with 25x responses confirming commitment.
- 4.7. The committee propose breaking the overall redevelopment into three stages.
  - (1) Stage one – Improve drainage and build a pump bike track.
  - (2) Stage two – Picnic and shelter area.
  - (3) Stage three – Install new playground equipment.
- 4.8. Stage one of the redevelopment project has an estimated value of \$100,000.00. The pump bike track is being designed by a local professional, who has designed similar facilities including the Greymouth Skate Park. An indicative site layout plan of the proposed bike pump track and other stages is shown in figure 2 below.
- 4.9. Council is required under the Protocol for Acceptance of Special Assets Policy, to assess the suitability of the equipment, to ensure it is sound and safe, as well as ensure prudent financial decision making

is made. There is also a need to ensure decisions made fit with the Long Term Plan and Community Outcomes and that all present and ongoing costs have been identified.

- 4.9.1. As Council will ultimately own and operate the improved facilities, this report seeks Council approval to proceed with stage one of the redevelopment. It further seeks an additional \$1,500.00 ex GST per financial year to support increased maintenance onsite.
- 4.10. All new assets will meet relevant standards, including NZS5828:2015 Playground equipment and surfacing standards and best practice design for pump bike tracks. Council staff will work with the designer and committee group to ensure material and construction quality is to the required standard.
- 4.11. Funding Support - Reserves Subdivision Contributions
  - 4.11.1. This proposed redevelopment of the Keith Road playground will significantly increase and improve recreational activities in the Paroa area, along with providing improved community outcomes. The proposed redevelopment will turn the existing playground area into a community hub and support the significantly expanding community's needs.
  - 4.11.2. Through subdivision development, Council collected Reserves Subdivision Contributions which are held to support improved community and recreation outcomes.
  - 4.11.3. It is considered that the proposed redevelopment project will deliver improved outcomes for Council and the community and therefore the consideration of utilising some of the funds held, is appropriate. The proposal aligns with the purpose of the funding collected through development.
  - 4.11.4. In recent years, development in the Paroa area alone, has resulted in around \$172,000.00 being collected and held in the Reserves Subdivision Contributions reserve.
  - 4.11.5. As described above, the community group has an impressive fundraising record over a very short period but requires funding support to enable the completion of the stage one build. It is therefore recommended that Council consider approving funding from the Reserves Subdivision Contributions reserve, of \$25,000.00 ex GST to support stage one of the proposed redevelopment.
  - 4.11.6. Based on the success of stage one and stage two, that Council considers further funding from the Reserves Subdivision Contributions reserve, at a later date. Stage three of the project will be the highest value stage and considerable funding will be required to ensure completion. Council could consider a further, higher level of seed funding, which could support additional external funding application.
  - 4.11.7. The community group has shown interesting in utilising some gravel from the McLeans Pit Landfill area. It is considered that this could be made available to the group, at effectively no cost to Council. For Council's reference, if the gravel was to be purchased at retail value, 100m<sup>3</sup> could be valued at around \$2,500.00 ex GST. The supply of gravel would further enhance the project deliverability increase the community outcomes.



4.12. Should approval to proceed be confirmed by Council, the committee group will install the below sign onsite, signalling to the community that work is about to get underway. The sign will comply with the requirements of the District Plan and our Transport & Infrastructure team. Figure 1 inserted below.



Figure 1: Paroa Park Redevelopment Stage 1 Sign



Figure 2: Indicative Site Layout Plan - Showing all proposed stage locations

**5. OPTIONS**

**5.1. Option One – Preferred Option**

5.2. Approve the acceptance of stage one of the proposed playground redevelopment, including an additional maintenance budget of \$1,500.00 ex GST per year.

5.3. Approve funding from Reserves Subdivision Contributions reserve to a value of \$25,000.00 ex GST.

**5.4. Option Two**

5.5. Do not approve the acceptance of the asset, with no increased maintenance costs and no seed funding

Option	Option Description	Advantages	Disadvantages
<p><b>Option One PREFERRED</b></p>	<p>Approve the acceptance of the proposed stage one – Pump Bike Track, including increased maintenance costs of \$1,500.00 ex GST per year.</p>	<ol style="list-style-type: none"> <li>1. The community is supportive of the project and Council has shown support through the Enhanced Annual Plan process and recent Contestable Fund.</li> <li>2. Minimal financial expenditure from Council is required for the playground.</li> <li>3. Keith Road Playground area will be expanded to include new facilities, with a point of difference through the stage one project (Pump bike track), which will actively engage the local community in outdoor activities.</li> <li>4. The community will have expanded opportunities for recreation and community activities.</li> <li>5. Meets Council Vision of being a Thriving, Connected and Resilient Grey District.</li> </ol>	<ol style="list-style-type: none"> <li>1. Minor additional maintenance budget is required to ensure the equipment and surrounds is maintained adequately.</li> <li>2. Additional staff time would be needed to support the completion of the project.</li> </ol>
	<p>Approve seed funding ex Reserves Subdivision Contribution reserve, to a value of \$25,000.00 ex GST.</p>	<ol style="list-style-type: none"> <li>6. Utilises funds collected from development in the Paroa area for their intended purpose – to support community and recreation.</li> </ol>	<ol style="list-style-type: none"> <li>3. Would see a reduction in reserve levels.</li> </ol>
<p><b>Option Two</b></p>	<p>Do not approve the acceptance of the asset, proposed through stage one,</p>	<ol style="list-style-type: none"> <li>1.No additional capital, operational budget or access</li> </ol>	<ol style="list-style-type: none"> <li>1. The playground area would not receive any upgrades or additional</li> </ol>

Option	Option Description	Advantages	Disadvantages
	with no increased maintenance costs and no seed funding.	to reserve funds required from Council.  2.No additional staffing resource from Council required.	facilities. Renewal of existing assets would fall to Council in due course.  2. The community is not being supported to achieve the project.  3. Positive community and recreational outcomes for the Paroa area would not be achieved.

**6. CONSIDERATIONS**

6.1. Legal and Legislative Implications

6.1.1. Nil.

6.2. Financial

6.2.1. If Option One is selected, there will be additional ongoing maintenance costs as outlined above, as well as a commitment by Council to allow use of funds from the Reserves Subdivision Contribution reserve.

6.2.2. If Option Two is selected, there will be no initial addition to maintenance costs to the area, however renewal funding will still be impacted when existing equipment requires replacement.

6.3. Existing Policy and Strategy Implications

6.3.1. In line with Protocol for Acceptance of Special Assets Policy and Council Vision of being a Thriving, Connected and Resilient Grey District.

6.4. Fit with Purpose of Local Government Statement

6.4.1. Fits with the purpose of Local Government through enabling democratic local decision-making and action on behalf of the Grey District community, and promoting improved community and recreational outcomes, for the Grey District.

6.5. Effects on Mana whenua

6.5.1. There is currently nothing to indicate any unforeseen issues or impacts in respect of Māori in the Grey District.

6.6. Significance and Engagement

6.6.1. This matter and decision is considered as low significance from Council’s Significance and Engagement Policy and therefore there is no need for Council to engage with the wider community.

6.6.2. Further internal engagement and resources will be required to ensure the project is successful. This will involve staff ensuring the site and equipment is appropriate and to ensure ongoing collaboration with the community group and any outside agencies.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Medium	Good level of interest through community survey however respondent numbers were low.
Is there a significant impact arising from duration of the effects from the decision?	Low	Small increase in the ongoing operational budget, to ensure the stage one asset is maintained.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	Nil.
Does the decision create a substantial change in the level of service provided by Council?	No	While improved facilities will be seen, it is not deemed to change the level of service.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	Seed funding is from Reserves Subdivision Contribution reserve and ongoing additional maintenance costs are minor.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	N/A

6.7. Community Wellbeings and Outcomes

6.7.1. This report seeks to gain direction from Council, to support a community-based project and upgrade the Keith Road playground area. This project will support community and recreational outcomes and result in the creation of a community hub.

6.8. Other

6.8.1. N/A.

**7. CONCLUSIONS**

7.1. The information within this report suggests that moving forward with the acceptance of the asset will enable this project to progress to the next stage – stage one, and the recommendations as outlined are the appropriate actions.

**8. NEXT STEPS**

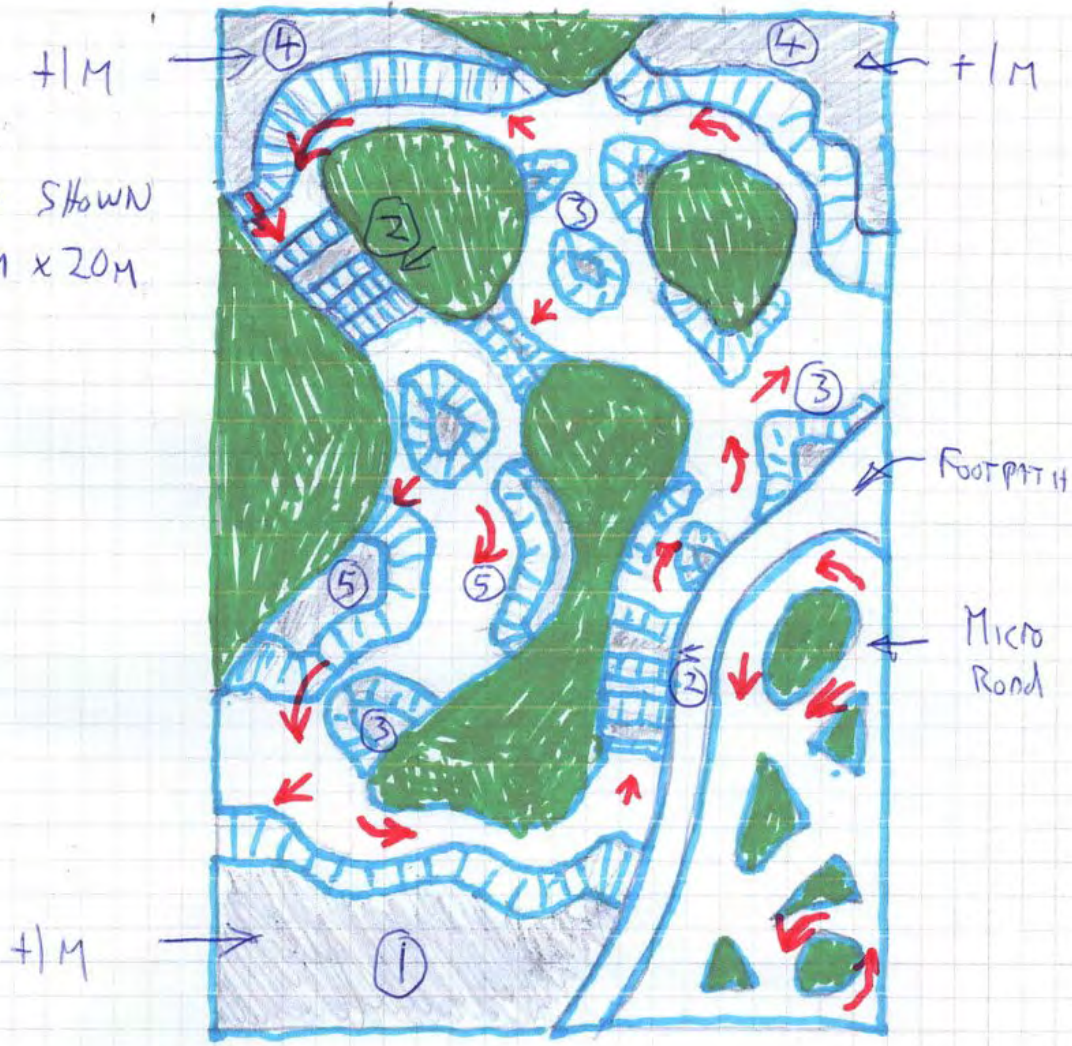
8.1. Notify the community group of Council's direction.







## 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.

Area shown  
is 30m x 20m



-  = TOP OF PUMP BUMP OR PLATFORM STANDING AREA
-  = POTENTIAL DIRECTION OF TRAVEL
-  = Greenspace / Seating Area
-  = DIRECTION OF Curved Slope
-  = 1 M<sup>2</sup>
-  = FLAT Ground.

**5.12 APPOINTMENT OF A COMMISSIONER FOR THE GREY DISTRICT LICENSING COMMITTEE****File Number:****Report Author:** Regulatory Manager**Report Authoriser:** Chief Executive**Appendices:** Nil**1. REPORT PURPOSE**

- 1.1. Council to nominate a person to the Chief Executive for appointment as Commissioner of the Grey District Licensing Committee (DLC).

**2. EXECUTIVE SUMMARY**

- 2.1. In March 2025 the current DLC Chairperson term expires. The Grey DLC has an independent chairperson, that is they are not an elected official. They are appointed as a commissioner. The position holds 5 year term. Prior to the expiry of the term the position needs to be re-appointed or a process for public nominations needs to be undertaken.
- 2.2. The existing Chairperson Mrs Rachel Van Der Geest has been approached and she has expressed her interest in being re-appointed for the five year term. Over the past five years Mrs Van Der Geest has done a very good job and there is no reason why she should not be considered for re-appointment.
- 2.3. Appointment is by way of recommendation to the Chief Executive by Council.

**3. OFFICER RECOMMENDATION**

- 3.1. That Council nominates Mrs Rachel Van Der Geest for appointment by the Chief Executive to serve as Commissioner for the Grey District Licensing Committee.

OR

- 3.2. That Council can decide to call for public nominations.

**4. BACKGROUND**

- 4.1. Section 193 of the Sale and Supply of Alcohol Act 2012 provides for Council to nominate a person for appointment by the Chief Executive as Commissioner for the DLC. The Act requires the person to be of good standing in the community and excludes persons that has or, by virtue of his/her relationship with another person may have an appearance of an interest in or bias in relation to the alcohol industry. In this respect, a Medical Officer of Health, an alcohol inspector, a Police Officer or a territorial authority staff member is specifically disqualified to act in this role.
- 4.2. Mrs Rachel Van Der Geest, the current Chairperson of the Grey District Licensing Agency for the past five years has expressed her desire to be re-appointment to the role. Mrs Van Der Geest is considered most worthy to be re-appointed.

**5. OPTIONS**

- 5.1. Council has to determine whether it wants to call for public nominations or whether it is satisfied that it has a suitable candidate to nominate for the role.

Should public nominations be the desired an interim commissioner/chair will need to be appointed as the current chairs term ends in early March.

**6. CONSIDERATIONS****6.1. Legal and Legislative Implications**

6.1.1. A DLC is a committee of council (s 200(1)), is administered by the council, and may include councillors. However, it is an independent inquisitorial and impartial body. Council is legislatively required to have a DLC. Each DLC, which is selected to consider an application, is made up of a chair and two members. The chair can be either an elected member of the council (from the approved member list) or a commissioner appointed by the chief executive, on the recommendation of the council.

**6.2. Financial**

6.2.1. The DLC Chairperson is a paid position. Rates are subject to the Sale and Supply of Alcohol Act 20214. The position is currently filled so their will be no change from the status quo.

**6.3. Existing Policy and Strategy Implications**

6.3.1. The appointment of a Commissioner for the Grey District Licensing Committee aligns with the Council's existing policies on governance and statutory compliance. The appointment process follows the requirements set out in the Sale and Supply of Alcohol Act 2012, ensuring that decisions on alcohol licensing within the district are made by an independent and suitably qualified individual. Furthermore, this appointment supports Council's commitment to maintaining transparent, fair, and community-focused decision-making in regulatory matters.

**6.4. Fit with Purpose of Local Government Statement**

6.4.1. The proposed appointment aligns with the purpose of local government by ensuring effective governance and compliance with statutory obligations. The District Licensing Committee plays a crucial role in upholding public safety, community well-being, and responsible alcohol management. By appointing a Commissioner, Council continues to fulfill its role in enabling democratic decision-making, promoting social and economic well-being, and ensuring efficient service delivery within the district.

**6.5. Effects on Mana whenua**

6.5.1. Positive.



6.6. Significance and Engagement

6.6.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Medium	Interest is heightened due to the role i.e. approval of alcohol licences. However, given the good standing in the community and the performance of the DLC this is unlikely to be controversial.
Is there a significant impact arising from duration of the effects from the decision?	Low	Unlikely to have a significant effect.
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?	No	Current level will be maintained.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	N/A
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	Current level of service will be maintained.

6.7. Community Wellbeings and Outcomes

Positive: Anyone wanting to sell and supply alcohol to the public in New Zealand must apply to their local council for a licence. DLCs consider and decide all applications for licences and manager’s certificates. A DLC considers the application, agency reports, evidence and submissions presented to it against the criteria in the Act and any relevant case law. It then objectively evaluates the evidence, determines facts, forms opinions and draws conclusions to make its decision.

6.8. Other

6.8.1. N/A

## 7. CONCLUSIONS

The term of a current DLC Commissioner expires in March 2025. Council is required to re-fill this role as it operates the DLC with the minimum number of three. Further the Commissioner role that requires re-filling is the DLC Chairperson. A DLC must appoint a Chairperson. The current Chairperson Mrs Rachel Van Der Geest has requested re-appointment. The Act stipulates that appointments are made by way of recommendation by Council to the CE. Alternatively, Council can select to go to public nominations.

## 8. NEXT STEPS

- 8.1. Council upon recommendation undertake the necessary actions to appoint/re-appoint a DLC commissioner/DLC Chairperson.

## 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.

**5.13 OPEN DRAIN - 30 GOLF LINKS ROAD****File Number:****Report Author:** Utilities Infrastructure Manager**Report Authoriser:** Group Manager Operations**Appendices:** Nil**1. REPORT PURPOSE**

- 1.1. To gain Council's direction around an open drain located on private land, at 30 Golf Links Road, Kaiata.

**2. EXECUTIVE SUMMARY**

- 2.1. The property owner of 30 Golf Links Road, Kaiata has been in discussions with staff for some time around the open drain located on their property.
- 2.2. The property owner has carried out significant work to the open drain, ensuring it can drain both their land and the surrounding area.
- 2.3. During work to open up and clean out the open drain, it has been confirmed that both direct drainage and natural drainage is occurring to the open drain from numerous neighbouring properties.
- 2.4. It has further been noted that potential septic tank overflows may be occurring into the open drain.
- 2.5. The property owner is requesting the Council refund them the amount invested to clean out and maintain the open drain and assistance to remove potential septic tank overflows from the drain.
- 2.6. Staff have reviewed the status of the open drain and provide comment within this report to assist Council direction.

**3. OFFICER RECOMMENDATION**

That Council;

1. Receives this report; Open Drain 30 Golf Links Road, Kaiata.
2. Notes the situation of the property owner and the significant work they have completed to ensure the open drain is operable.
3. Confirms that the open drain on the private land is deemed to be a 'private common drain', servicing numerous properties and that maintenance of the drain is the responsibility of the property owner and benefiting users.
4. Confirms it is unable to refund funds spent on the open drain by the property owner given its defined status. Noting such an action would set a significant precedent across the district.
5. Directs staff to action;
  - (a) Further investigation into the possible septic tank overflows and if confirmed, initiate enforcement to ensure connection to the new sewer lateral provided to each property.

- (b) To programme work to collect water run-off from Golf Link Road, which is currently running down the driveway of 30 Gold Link Road and redirect to the Golf Link Road Stormwater reticulation.

#### 4. BACKGROUND

- 4.1. The current property owner has been in discussion with staff for some time about the open drain on their land. Staff have visited the property and walked the drain with the property owner, to fully understand the situation. Several meetings have also been held at the Council offices with the property owner.
- 4.2. In the recent year, the property owner has invested around \$47,000.00 into cleaning out the overgrown open drain, improving its capacity and uncovering drainage pipework from neighbouring properties. The work is understood to have significantly improved the drainage in the area but has come at a high cost for the property owner.

The property owner finds themselves in a very difficult and stressful situation whereby requesting financial assistance from neighbouring/benefiting properties is acknowledged as difficult.

- 4.3. Private drains on private land, are numerous throughout the district and cater for drainage paths for natural drainage from higher to lower land areas or through open drainage paths created historically. While it is acknowledged that drainage has been defined as coming from both the 30 Golf Links Road, it is also benefiting numerous other properties along Golf Links Road and the State Highway. This however doesn't mean the open drain defaults to being a public drain. It is considered that this drain is a 'private common drain'.

This is not an unusual situation, and it occurs frequently with both open and piped drains all over New Zealand. As this open drain is on private land and shared by numerous benefiting properties, the responsibility for maintaining the open drain falls to the property owners that the drain serves.

- 4.4. If Council was to consider taking over this open drain as a public open drain, a significant precedent would likely be set. The number of similar open drains within the district is significant and may result in Council needing to consider maintain all similar drains, at significant cost per year.
- 4.5. There is no record of Council having completed any maintenance on or spending public funds on the open drain previously. While unknown, the open drain has likely been created by a previous property owner to drain the land, which may have occurred when urban sections fronting Golf Links Road, were created.
- 4.6. **LIM Report** - The current property owner purchased the property following gaining a LIM report from the Council. The LIM report included all known information about the property, at the time of the report. The LIM report did not note the existence of the open drain being discussed, but at the time, no information was recorded on Council records, and it was easily identifiable on aerial photos.

It is noted that future LIM reports will now need to include information about the 'private common drain' located on this property as Council is now aware of its existence.

- 4.7. **Potential Septic overflows into the open drain** – It has been observed that there are likely septic tank overflow pipes directed into the open drain. This is a matter of concern and Council Health Protection Officer will be informed.

Council's GIS system notes five (5) properties adjacent to the land at 30 Golf Links Road, are yet to connect to the new sewer lateral provided to their boundary. A total of sixteen (16) properties neighbour 30 Golf Links Road.

As a result of the report to Council, it is recommended that the properties yet to connect to the sewer lateral, are contacted and requested to complete their required connection works. The deadline for connection was mid-2018 and Council could commence enforcement action to enable resolution of this issue.

- 4.8. **Stormwater Runoff from Golf Links Road** – Through discussions with the property owner, it has been identified that stormwater runoff from Golf Links Road is draining back into their private drainage (eastern side of their access driveway). Staff have confirmed that the runoff from Golf Links Road can be redirected to the stormwater system on Golf Links Road to mitigate this element, which increases flows on the private land.

It is recommended that Council programmes this work to be completed, without delay.

- 4.9. **Plan showing current situation** - A plan of the current situation is inserted below for Council’s reference (figure 1). It shows the approximate flow path of the open drain through 30 Golf Links Road, before draining through neighbouring property to the north, and into Racecourse Creek (shown in cyan). Council’s stormwater reticulation is shown in green, while a small section of drainage down the driveway of 30 Golf Links Road is shown in orange.

Council’s stormwater drainage also drains to Racecourse Creek.



Figure 1: Plan showing current drainage paths discussed in this report – 30 Golf Links Road, Kaiata

## 5. OPTIONS

5.1. Options considered within this report are outlined below;

- 5.1.1. **Option 1 - preferred option:** The status quo is maintained, and the open drain is confirmed as a 'private common drain', owned by the property owner, maintained by the property owner and benefiting users.
- 5.1.2. **Option 2:** Council obtains an easement over the land, sufficiently sized to enable maintenance of the drain into the future, including provision of a maintenance budget.
- 5.1.3. **Option 3:** Council purchases land or has land vested to them, sufficiently sized to enable maintenance of the drain into the future and provides a maintenance budget.

5.2. Options Advantages and Disadvantages

5.2.1. **Option 1 – Status quo.**

(1) Advantages

- (a) Open drain is confirmed as a 'private common drain'.
- (b) Status quo is maintained and the open drain is maintained by the property owner and benefiting users.
- (c) The drain will likely be maintained to a higher standard than Council could achieve.
- (d) No district wide precedent is set through Council taking over maintenance and/or ownership of this open drain.
- (e) No additional cost is seen by Council.

(2) Disadvantages

- (a) Maintenance falls on the existing property owner and benefiting users, which places the existing property owner in a difficult and stressful situation.

5.2.2. **Option 2 – Council maintained with easement.**

(1) Advantages

- (a) The open drain would be maintained approximately once every 5-7 years to ensure flow, but ultimately to a lower standard than expected by the property owner.
- (b) No cost outside of rates, would be seen by the property owner or benefiting users, as maintenance would be funded and completed by Council.

(2) Disadvantages

- (a) Likely costs of up to \$15,000.00 per 5-7 years, and initial legal fees to register easements of up to \$2,000.00.
- (b) The maintenance level is unlikely to be inline with the expectations of the property owner.
- (c) A significant precedent would be set for the district, if the option was consider favoured.

5.2.3. **Option 3 – Council maintained with ownership of land.**

(1) Advantages

- (a) As noted under option 2, above.

(2) Disadvantages

- (a) Likely maintenance costs of up to \$15,000.00 per 5-7 years
- (b) Indicative land purchase costs, subdivision costs and legal fees are discussed below.

- (i) Land value is currently \$195,000.00 (proposed 2024 valuation), the portion of land estimated to require purchase is valued at \$10,071.00 (determined on a prorate basis).
- (ii) Subdivision and legal fees are estimated at \$10,000.00.
- (c) The maintenance level is unlikely to be in line with the expectations of the property owner.
- (d) A significant precedent would be set for the district, if the option was consider favoured.

## 6. CONSIDERATIONS

### 6.1. Legal and Legislative Implications

6.1.1. Nil

### 6.2. Financial

6.2.1. As outlined within the options section of the report. Various levels of funding would be necessary to support options 2 and 3. Nil cost is expected through option 1 (preferred).

### 6.3. Existing Policy and Strategy Implications

6.3.1. If Council considered either option 2 or 3 was appropriate, it is considered that a significant district wide precedent would be set.

6.3.2. 'Private Common drains' are very common throughout New Zealand and is a reasonable determination for the drain being discussed in this report.

### 6.4. Fit with Purpose of Local Government Statement

6.4.1. Fits with the purpose of Local Government through enabling democratic local decision-making and action on behalf of the Grey District community

### 6.5. Effects on Mana whenua

6.5.1. Nil.

6.6. Significance and Engagement

6.6.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	High interest from immediate landowners.
Is there a significant impact arising from duration of the effects from the decision?	High	A significant precedent could result from this decision and have a wider effect throughout the district.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	
Does the decision create a substantial change in the level of service provided by Council?	No	If option 1 is considered favoured by Council, status quo would remain.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	
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

6.7. Community Wellbeings and Outcomes

- 6.7.1. The outcome of this report will provide direction to the property owner and enable a defined response.
- 6.7.2. It is acknowledge that the preferred option is not in line with the property owners expectations, but provides Council with a consistent approach/outcome across the district.

6.8. Other

- 6.8.1. N/A

**7. CONCLUSIONS**

- 7.1. The determination of the status of the open drain as a ‘private common drain’ is inline with other determination within the district.



- 7.2. It is acknowledged that this situation for the property owner is difficult but direction from Council will provide a definitive outcome.
- 7.3. The removal of any potential septic tank overflows and ensuring that property owners connect to the new sewer lateral should be achieved.
- 7.4. The redirection of Golf Link Road stormwater runoff, which currently affect 30 Golf Links Road should be programmed and redirected, to assist with alleviating the situation.

## 8. NEXT STEPS

- 8.1. Notify the property owner and benefiting properties of Council direction/outcome.
- 8.2. Commence work to ensure property owners connect to their provided sewer laterals and stop any potential septic tank overflows.
- 8.3. Programme work to redirect Golf Links Road stormwater to the Golf Links Road stormwater systems.

## 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.

**5.14 RETIREMENT HOUSING - HEALTHY HOMES STANDARDS - HEATING UPGRADES****File Number:****Report Author:** Business and Contracts Manager**Report Authoriser:** Group Manager Operations**Appendices:** Nil**1. REPORT PURPOSE**

- 1.1. To seek approval for funding to ensure Council's retirement housing units meet the healthy home standards for heating.

**2. EXECUTIVE SUMMARY**

- 2.1. It has recently come to attention that some of the Council retirement housing units require an upgrade to meet the healthy home standards.
- 2.2. In 2021 Council engaged an electrician to undertake a review of heating in all retirement housing units. As a result several electric wall heaters were installed.
- 2.3. A recent audit has highlighted that some of the heating in the retirement housing units require an upgrade. Following this Council staff have undertaken a high-level review to establish what might be required.
- 2.4. In order to meet the healthy home standard, heating upgrades need to be completed by 1 July 2025. Unbudgeted funds will be required to carry out this work and approval for this is now being sought.

**3. OFFICER RECOMMENDATION**

1. That Council;
  - (a) Receives the report and notes the requirements under the healthy homes standards.
  - (b) Approves unbudgeted funding of up to \$290,000.00 GST Excl by way of loan funding.
  - (c) Directs staff to complete final investigation to determine all required heating upgrades, seek pricing and present proposals for procurement and installation work to the Tenders Subcommittee and report back to Council on progress via the Operations and Capital Programme report.

**4. BACKGROUND**

- 4.1. The healthy home standards became law on 1 July 2019 and introduced minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. Council has previously undertaken a review and arranged for work to ensure that the retirement housing units meet the healthy home standards.
- 4.2. In 2021 Council engaged an electrician to undertake a review of heating in all retirement housing units. Following this review several electric wall heaters were installed in the units. It was understood that this upgrade ensured that the heating met the healthy home standard.

- 4.3. A recent audit of a small number of units undertaken by Tenancy Services has highlighted that some of the heating in the retirement housing units needs to be upgraded to meet with the healthy home standards. The outcome of this audit was unexpected given the work completed in 2021.
- 4.4. As a result of the audit findings staff have undertaken a high-level review of Council's retirement housing stock to enable this report to Council under urgency. This high-level review was to establish which retirement housing units needed further upgrading.
  - 4.4.1. The results of the high-level review are highlighted below.
    1. The total number of retirement housing units is 118.
    2. 87 of the retirement housing units likely need heating upgrades.
    3. 16 retirement housing units that have existing heat pumps installed that require further investigation to confirm heating capacity before a determination can be made.
    4. 15 retirement housing units do not require any upgrades.
- 4.5. Staff will undertake a detailed review of the retirement housing units and investigate options to minimise cost impact to Council, to meet the healthy home standards.

## 5. OPTIONS

- 5.1. There is only one option considered available to Council, as the healthy homes standards are mandatory and the deadline to meet the standards is relatively short.
- 5.2. The typical advantages and disadvantages presented for Councils reference are not discussed in this instance.

## 6. CONSIDERATIONS

- 6.1. Legal and Legislative Implications
  - 6.1.1. Failure to carry out the work would mean that healthy home standards would not be met and Council not meeting its obligations under those rules.
- 6.2. Financial
  - 6.2.1. This will have a financial impact as it will be unbudgeted expenditure and must be done in this financial year.
  - 6.2.2. Funding is proposed to be via loan and could be funded from year one of the Long-Term Plan 2025-34. It is proposed that loan servicing costs are funded in the 2024-25 financial year through savings made on the recent roof replacement projects (loan funding costs for two months of this financial year are expected to be around \$4,772.10).
- 6.3. Existing Policy and Strategy Implications
  - 6.3.1. Nil
- 6.4. Fit with Purpose of Local Government Statement
  - 6.4.1. Nil
- 6.5. Effects on Mana whenua
  - 6.5.1. Nil

6.6. Significance and Engagement

6.6.1.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	This will only affect the tenants.
Is there a significant impact arising from duration of the effects from the decision?	Low	NA
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Medium	Is a strategic asset but only affects tenants.
Does the decision create a substantial change in the level of service provided by Council?	Low	Will improve level of service.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Medium	Immediate impact and ongoing budgeting required.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	NA	NA
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	Low	There will be a contract to complete the work.
Does the proposal or decision involve Council exiting from or entering into a group of activities?	NA	NA

6.7. Community Wellbeings and Outcomes

6.7.1. Ensuring the retirement housing units meet the healthy home standards. Will provide comfortable accommodation for elderly on an ongoing basis and assist with improved wellbeing. An advantage for residents is that the heating costs will likely be lower with a more efficient form of heating. Efficient electrical energy use is also regarded as positive for the environment.

**7. CONCLUSIONS**

7.1. This work is required in order to meet mandatory healthy homes requirements, and the funding of this work is challenging at this time but necessary.

**8. NEXT STEPS**

8.1. If council provide approval of the recommendation staff will immediately commence the detailed review and options to ensure compliance.

8.2. Commence work within the approved budget where necessary to ensure that healthy home standards are met.

## 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:** Chief Executive

**Appendices:**

1. Minutes of the Te Tai o Poutini Plan Committee held on 13 December 2024
2. Minutes of the Cobden Aromahana Sanctuary and Recreation Areas Inc (CASRA) held on 21 January 2025

#### 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 13 December 2024.
2. Minutes of the Cobden Aromahana Sanctuary and Recreation Areas Inc (CASRA) Committee Meeting held on 21 January 2025.

### Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

- (a) This report contains:
- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
  - (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
- (b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.



**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ONLINE VIA ZOOM AT 9.00PM ON 13 DECEMBER 2024**

**Present**

R. Williams (Chairman), Mayor T. Gibson (GDC), Cr B. Cummings (WCRC), Cr P. Haddock (WCRC), Kaiwhakahaere F. Tumahai (Ngāti Waewae), Cr A. Cassin (WDC), Cr G. Neylon (BDC), Mayor J. Cleine (BDC), Cr A. Gibson (GDC)

**In attendance**

Joanne Soderlund (GDC), Carissa du Plessis (BDC), J. Armstrong (TTPP Project Manager), Barbara Phillips (WDC), Sarah Gunnell (Director of Urban Edge Planning Ltd), D. Lew (WCRC), J. Allen (WCRC), Doug Bray (WCRC), Max Dickens (WCRC), Chu Zhao (WCRC), Stephen Blackneath (Public)

**Welcome**

**Apologies**

Kaiwhakahaere P. Madgwick (Makaawhio), Mayor H. Lash (WDC)

**Moved** (R. Williams/ Cr Haddock)

*That the apologies of Kaiwhakahaere Madgwick and Mayor Lash be accepted.*

*Carried*

**Report – Submission on Te Tai o Poutini Plan Variation 2 – Coastal Hazards**

J. Armstrong noted that the TTPP Committee have requested that staff improve the useability of TTPP. The re-notification of Variation 2 provides an opportunity to make this part of the plan more usable. She suggested that one improvement would be to separate the objectives and policies for coastal hazards out from the general natural hazard provisions, and also align them with planner recommendations already made for other hazards, including alignment with the New Zealand Coastal Policy Statement (NZCPS).

Cr Gibson asked if point 2.1.7 of the submission includes buildings or stop-banks or any man-made structure.

S. Gunnell answered that they are more like sheds and less sensitive hazard activities.



One point in the submission relates to the maintenance and repair of existing natural hazard mitigation structures as upgrades. It is suggested it be a permitted activity if it does not increase the footprint or height of a structure by more than 10%.

Cr Gibson asked if the rule framework enables people to fix a floodwall after a weather event, without having to apply for a resource consent.

D. Lew commented that people can repair lawfully established structures directly because they are already consented. He also pointed out that Section 330 of the RMA outlines emergency works and power to take preventative or remedial action. Finally, Mr. Lew noted that the 3 district councils on the coast will administer this through their normal consent and compliance functions once the plan is operative.

Mayor Cleine noted that the submission suggests substantial change to the plan, and wondered how safe the panel would be in adopting these changes.

Ms. Gunnell noted that they still do not know if the panel is going to accept the approach or not.

D. Lew commented that he trusted the hearing panel legal expertise to make decisions and keep them clear of judicial challenge.

**Moved** (Cr Haddock/ Cr Cassin)

1. *That the Committee receive the report.*
2. *That the Committee approves the submission on TTPP Variation 2 – Coastal Hazards and directs staff to lodge the submission on their behalf prior to 5pm on 19 December 2024.*

*Carried*

The meeting then moved to a public excluded session at 9.24 am to discuss Contract Variations.

Meeting ended at 9.35 am.

**Minutes of the Cobden Aromahana Sanctuary and Recreation Areas Inc meeting, held 21 January 2025 at the Ark, 47 Richmond St. Cobden at 5:30PM**

Present: Rob and Ailsa Harrison, Denis Skates, Daniel Lowe, Henk Stengs

Apologies: Michelle de Vries and Kurtis Perrin-Smith.

The minutes of the previous meeting on 29 October 2024 were confirmed (Moved Henk/Denis)

Matters arising: The work on Cobden Island will be rescheduled.

Financial: A total of \$3817.18 has been spent since the previous meeting last October. Of this \$3,247.60 was spent on contractor costs, with the remaining expenditure on herbicide, dye and new shoulder straps for the knapsack sprayer. The balance in the Society's account currently stands at \$18,485.60 (Moved Rob/Henk)

Correspondence: Nil.

Progress at the recreation area: Planting has got underway with 706 plants planted on the western side of the former dump. Kurtis-Perrin Smith (Grey District Council) is keen to continue with planting in this area with provision for an additional 1500 plants to be planted once there is some rain. Work has continued with spraying new areas in preparation for planting, as well as release spraying and weeding beside the tracks and the entrance sign. This work will continue. There has been positive progress and this looks set to continue.

Daniel said there had already been some growth of the *Hebe elliptica* which he had planted last December. A few plants have died which may have been of a different cultivar. Daniel had a meeting with Mr Perrin-Smith, about doing more of the afore-mentioned planting. The only disappointment was that eight *H. elliptica* have been stolen.

Bird counts : Ailsa gave her report. During the current survey period good numbers of scaup and mallard/mallard cross were in the lagoon, with two lots of scaup chicks there at present. Other species seen were shoveller, paradise shelduck, pukeko, black shag, Dominican gull, black and little

shag, as well as an occasional pied shag were seen. A black swan is currently sitting on a nest.

In the estuary the resident white heron has been seen. Royal spoonbills have been spotted before and after the nesting season. Other inhabitants include pied stilts, Dominican gull, grey ducks, mallards, mallard cross, paradise shelduck, variable and South Island pied oystercatchers, white-faced heron, spur winged plover, pukeko, pied shag, little shag, and little black shag. There are six ducklings present but it is uncertain whether they are grey or mallard ducks.

Predator control. Denis said that two rats have been caught since last October, no mustelids. There was no apparent reason for such a low number of catches, despite having tried using different baits. Problems with vandalism of some traps are ongoing.

General. Rob attended a Cobden Community Group meeting along with staff representatives from the Grey District Council and the West Coast Regional Council. The community is keen to advance easier and low impact access to the beach across the rocks in conjunction with other groups. Discussion centred on jute sandbags (possibly filled with crusher dust) as a low impact and environmentally friendly option. *NB – subsequent to the meeting Kahuna Board riders expressed their willingness to help with this project.*

Future working bees are likely to be weeding in the recreation area.

The meeting ended at 6:13pm

The next meeting will be on Tuesday April 22.

## 8 IN COMMITTEE ITEMS

### COUNCIL IN-COMMITTEE

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

#### Agenda items 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, & 8.8

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><b>8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 27 JANUARY 2025</b></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><b>8.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 10 FEBRUARY 2025</b></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><b>8.3 - IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE</b></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	
<b>8.4 - OVERDUE DEBTORS REPORT</b>	<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)(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>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>8.5 - HISTORY AND FUTURE OF 50 PRESTON ROAD PROPERTY</b>	<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>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>8.6 - COUNCIL OWNED LAND - ENQUIRIES TO PURCHASE</b>	<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)(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
<b>8.7 - REVIEW OF LEASES WITH RENT REVIEW ARRANGEMENTS</b>	<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)(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</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>any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	
<p><b>8.8 - LIBRARY STRUCTURE</b></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>

**9 COUNCIL RESUMES IN OPEN MEETING**

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