

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

Date: Monday 26 January 2026
Time: 3:00pm
Venue: Council Chambers, 105 Tainui Street, Greymouth

Joanne Soderlund
Chief Executive

ORDINARY COUNCIL MEETING

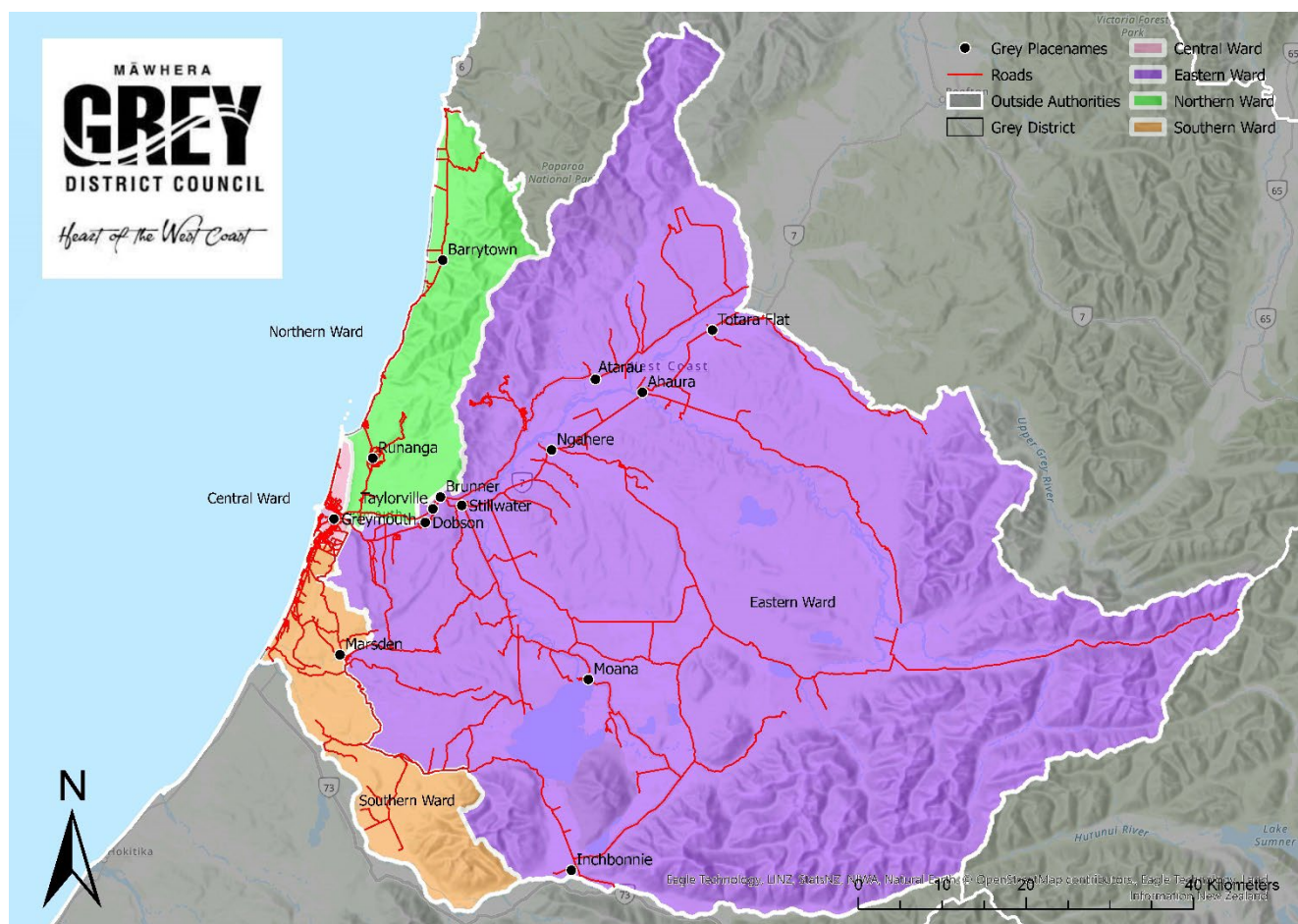
AGENDA

Members:

Mayor: Mayor Tania Gibson
Deputy Mayor: Councillor Allan Gibson
Members: Councillor Paulette Birchfield
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.



ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

to be held at Council Chambers, 105 Tainui Street, Greymouth on Monday 26 January 2026 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 18 DECEMBER 2025

SUGGESTED RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 18 December 2025 be confirmed as true and correct.

MINUTES OF THE ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Thursday 18 December 2025 commencing at 3:00pm**

PRESENT: Councillor Allan Gibson (Deputy Mayor), Councillor Paulette Birchfield, Councillor Peter Davy, Councillor Kate Kennedy, Councillor Rex MacDonald, Councillor Robert Mallinson, Councillor Tim Mora, Mayor Tania Gibson (Chair)

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kurtis Perrin-Smith (Group Manager Operations), Kathryn Ruddle (Group Manager Corporate Services), Penny Kirk (Group Manager Community), Peter O'Sullivan (Group Manager Economic Development & Regulatory Services), Emma Topp (Business & Contracts Manager), Nelia Heersink (Community Recreation Manager), Michael McEnaney (Regulatory Manager), Paddy Blanchfield (Transport & Infrastructure Manager), Trish Jellyman (Democracy Advisor), Laura Mills (Communication and Engagement Manager), Megan Bourke (Communications Officer)

0.1 APOLOGIES AND DECLARATIONS OF INTEREST**RESOLUTION OCM 25/12/016****Moved: Mayor Tania Gibson****Seconded: Cr Kate Kennedy**

That the apologies from Cr Jack O'Connor and Kw Francois Tumahai be accepted and leave of absence granted.

Carried Unanimously**0.2 UPDATES TO THE INTERESTS REGISTER**

There were no updates to the Interest Register.

0.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

1 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 24 NOVEMBER 2025****RESOLUTION OCM 25/12/017****Moved: Mayor Tania Gibson****Seconded: Cr Rex MacDonald**

That the minutes of the Ordinary Council Meeting held on 24 November 2025 be confirmed as true and correct.

Carried Unanimously

2.2 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 2 DECEMBER 2025**RESOLUTION OCM 25/12/018****Moved: Mayor Tania Gibson****Seconded: Cr Rex MacDonald**

That the minutes of the Extraordinary Council Meeting held on 2 December 2025 be confirmed as true and correct.

Carried Unanimously**2.3 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 27 NOVEMBER 2025****RESOLUTION OCM 25/12/019****Moved: Mayor Tania Gibson****Seconded: Cr Rex MacDonald**

That the minutes of the Tenders Subcommittee Meeting held on 27 November 2025 be received and noted.

Carried Unanimously**2.4 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 11 DECEMBER 2025****RESOLUTION OCM 25/12/020****Moved: Mayor Tania Gibson****Seconded: Cr Rex MacDonald**

That the minutes of the Tenders Subcommittee Meeting held on 11 December 2025 be received and noted.

Carried Unanimously**2 LIST OF ACRONYMS USED**

Refer page 33 of the agenda.

3 MATTERS UNDER ACTION**4.1 MATTERS UNDER ACTION**

Refer page 34 of the agenda.

4 AGENDA ITEMS**5.1 MAYOR'S UPDATE**

Refer page 35 of the agenda.

Her Worship stated that the meeting with Hon James Maeger went well, with matters that Council is currently working through discussed. She stated that the Minister also requested a list of separate priorities that Council is working on in relation to Regional Infrastructure Funding and resilience.

RESOLUTION OCM 25/12/021

Moved: Cr Robert Mallinson

Seconded: Cr Tim Mora

3.1 That the Mayor's activity report for the month of November 2025 be received.

Carried Unanimously

5.2 CHIEF EXECUTIVE'S UPDATE

Refer page 38 of the agenda.

RESOLUTION OCM 25/12/022

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

3.1. That the Chief Executive's update for the period 1 – 30 November 2025 be received.

Carried Unanimously

5.3 COMMUNITY REPORT

Refer page 41 of the agenda.

Her Worship stated that it is pleasing to see the huge progress that Council's Mayors Taskforce for Jobs (MTFJ) has made, with Council now ranked 10th out of 33 districts in the country. She stated that it is great to see how well MTFJ has adapted to the changes to the criteria.

Cr MacDonald asked about the longevity of MTFJ.

Her Worship responded that the success rate is high with lots of apprenticeships that have now been completed since her involvement with MTFJ started six years ago.

The improvements to Snap Send Solved were noted, with the GMC stating that staff have made a big effort to improve processes in this area.

RESOLUTION OCM 25/12/023

Moved: Cr Robert Mallinson

Seconded: Cr Rex MacDonald

That Council:

1. Receives the Community Report and notes the content herein.

Carried Unanimously

5.4 CORPORATE SERVICES REPORT

Refer page 52 of the agenda.

Her Worship thanked the GMCS for the improvements in reporting and the progress her team has made in this area.

She stated that it is great to see that the Annual Report was completed in house for the first time since 2021 as this will save Council a significant amount of money. She thanked staff for their work with the Annual Report.

Cr Mallinson stated that he is keen to have a discussion on what is hoped to be achieved with the upcoming rates review.

The GMCS responded that staff are working on the timeline for the rates review and a workshop will be arranged for early next year.

RESOLUTION OCM 25/12/024

Moved: Cr Allan Gibson

Seconded: Cr Robert Mallinson

That Council:

- a) Receives the report and notes the contents.

Carried Unanimously

5.5 ECONOMIC DEVELOPMENT & REGULATORY SERVICES REPORT

Refer page 66 of the agenda.

Cr Kennedy asked how does the TPP intersect with the new RMA reforms.

Her Worship stated that in more information is awaited following the government announcement.

RESOLUTION OCM 25/12/025

Moved: Cr Kate Kennedy

Seconded: Cr Allan Gibson

That Council:

1. Receives the report and notes the content herein.

Carried Unanimously

5.6 OPERATIONS GROUP REPORT

Refer page 74 of the agenda.

In response to concerns around the capacity and frequency of the emptying of rubbish bins at Moana over the holiday period, the GMO advised that he is aware of concerns in this area and stated that staff are currently working on solutions.

The GMO advised that work programmes relating to vegetation overgrowth, roading, parks and reserves, and cemeteries will be reviewed in the New Year as additional funding may be necessary. He stated that bad weather over spring has delayed maintenance work and spraying in many areas.

RESOLUTION OCM 25/12/026

Moved: Mayor Tania Gibson

Seconded: Cr Tim Mora

That Council:

1. Receives the Operations Group Report and notes the contents.

Moved: Cr Tim Mora

Seconded: Cr Kate Kennedy

2. Appoints Mayor Gibson, Cr Gibson and Cr Mallinson to the Local Water Done Well Governance Group.

Carried Unanimously

5.7 CAPITAL DELIVERY PROGRAMME 2025/26 - PROGRESS UPDATE

Refer page 89 of the agenda.

The GMO advised that financial reporting is not detailed down to the level of each individual item but this is a work in progress.

Cr Mallinson commented that this report is a good step towards what Council wishes to see going forward.

RESOLUTION OCM 25/12/027

Moved: Cr Allan Gibson

Seconded: Cr Paulette Birchfield

That Council receives this report and notes the content.

Carried Unanimously

5.8 SUNSHINE COACH

Refer page 94 of the agenda.

Her Worship stated that the Sunshine Coach has been a great asset for the community over the years.

It was agreed that the Sunshine Coach has passed its use by date and Council cannot afford to replace it.

RESOLUTION OCM 25/12/028

Moved: Cr Allan Gibson

Seconded: Cr Robert Mallinson

That Council:

1. Notes the content of the report.
2. Confirms that Council will not renew the Sunshine Coach, focusing existing funding on core services and infrastructure.
3. Funding available within the 2025-26 financial year, be reallocated to the next planned vehicle renewal.
4. The existing Sunshine Coach will be prepared for disposal.
5. Formally notes Council's thanks to the Variety Club, for funding the current vehicle and the benefit it has provided the community, over many years.

Carried Unanimously

5.9 APPLICATION TO CONNECT TO WATER & SEWER - 40 HILTON STREET, BLACKBALL

Refer page 99 of the agenda.

RESOLUTION OCM 25/12/029

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council

1. Receives the report
2. Approves in principle, a standard domestic water supply connection & sewerage connection to the rural lot being SEC: 1 SO: 11763, for a single dwelling, located immediately adjacent to Hilton Street, Blackball, based on the following basis:
 - a) The allotment is located immediately adjacent to existing Council water supply & sewerage infrastructure, on Hilton Road.
 - b) The applicant shall apply for a Road Works/Utility Connection Consent at the time they decide to proceed with the works.
 - c) If the applicant proceeds with the connection, they shall pay the following costs:
 1. All costs associated with the design and physical infrastructure installation, including any costs from the Road Controlling Authority.
 2. All consents, inspection and other approval fees that are applicable at the time of application, are met by the applicant. The approval does not constitute or imply Council has given approval to build any building or dwelling on the property. The applicant would still be subject to all other approvals and consents required by Council and all other authorities, and
 3. Council's approval in this case is based on the merits of this specific application and shall not be deemed to have set a precedent for any future applications. Future applications will continue to be considered on their merits.

Carried Unanimously

5.10 PRACTICAL ARRANGEMENTS RE URGENT MATTERS DURING DECEMBER-JANUARY RECESS 2025-2026

Refer page 104 of the agenda.

RESOLUTION OCM 25/12/030

Moved: Mayor Tania Gibson

Seconded: Cr Paulette Birchfield

1. That Council receive the report.
2. The Chief Executive (or the officer acting as Chief Executive) be authorised to attend to all non-delegated matters that may arise on an urgent basis during the December 2025/January 2026 recess, subject to the following:
 - a. She / He consults with available Council members and only executes this authority if all members consulted agree on the proposed course of action.
 - b. She / He reports all executions of authority in terms hereof to Council during January 2026 for ratification.
 - c. This authority does not extend to the exclusions per Article 32 of Schedule 7 of the Local Government Act 2002 (matters that cannot be delegated) which issues shall be dealt with by the full Council as soon as a quorum can be achieved and notification requirements can be met.

Carried Unanimously**5.11 SCHEDULE OF REGULAR MEETING DATES 2026**

Refer page 106 of the agenda.

RESOLUTION OCM 25/12/031

Moved: Cr Allan Gibson

Seconded: Cr Paulette Birchfield

That Council:

1. Receives the Schedule of Regular Meeting Dates for 2026.
2. Approves the meeting schedule provided in the report.

Carried Unanimously**5 MISCELLANEOUS ITEMS****6.1 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL**

Refer page 113 of the agenda.

RESOLUTION OCM 25/12/032

Moved: Cr Robert Mallinson

Seconded: Cr Peter Davy

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

1. Agreement for the Sale and Purchase between Grey District Council (Vendor), and Hayden Mark Hahn (Purchaser) for 86 & 88 Omapere Street, Dobson, Grey District.
2. Warrant of Appointment – Jason Warden
 - a) An Authorised Officer under section 171-174 and an Enforcement Officer under section 177 of the Local Government Act 2002:
 - b) An Enforcement Officer pursuant to section 38 of the Resource Management Act 1991.
3. Warrant of Appointment - Bethan Dickens
 - a) An Authorised Officer under section 171-174 and an Enforcement Officer under section 177 of the Local Government Act 2002:
 - b) An Enforcement Officer pursuant to section 38 of the Resource Management Act 1991.
4. Warrant of Appointment – Skye Andrews
 - a) An Authorised Officer under section 171-174 and an Enforcement Officer under section 177 of the Local Government Act 2002:
 - b) **An Enforcement Officer pursuant to section 38 of the Resource Management Act 1991**

Carried Unanimously**6 REPORTS FROM OUTSIDE ORGANISATIONS****7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS**

Refer page 114 of the agenda.

RESOLUTION OCM 25/12/033

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

“that

The Minutes of the following outside organisation be received:

1. Minutes of the Joint Committee West Coast Emergency Management Meeting held on 21 August 2025.
2. Minutes of the Te Tai o Poutini Plan Committee Meeting held on 19 November 2025.

Carried Unanimously

5.12 2026/2027 ANNUAL PLAN - WORK PROGRAMME YEAR 2 LTP

Refer page 110 of the agenda.

Her Worship stated that this report has been put forward to remind Council of the work projects that are in Year 2 of the LTP and to give an indication to staff of questions or comments in advance of what is listed.

The GMCS advised that the purpose of this report is to make the Annual Plan process more open to the public but pricing for capital projects is not included as it could hinder tender processes should Council go ahead with projects. She stated that this report will inform the public of what is contained in the Annual Plan from the start of the Annual Plan process.

Cr MacDonald asked the GMCS if there has been any thought given to the government's intention to implement a rates cap.

The GMCS stated that staff are starting to look at the Long Term Plan and they will then begin to monitor the rates cap but there is a lot of work to be done before the incorporating of the rates cap can be looked at. She advised that water services delivery will also need to be considered. She confirmed that a workshop is scheduled for March which will make a start on annual planning.

Cr Mallinson stated that he does not support recommendation 3.

Cr Mora stated that he is in favour of recommendation 3 as it is a draft.

RESOLUTION OCM 25/12/034

Moved: Cr Tim Mora

Seconded: Cr Kate Kennedy

That Council:

1. Receives the report.
2. Notes the timeline for the development of the 2026/2027 Annual Plan.

Carried Unanimously

Moved: Cr Tim Mora

Seconded: Cr Kate Kennedy

3. Confirms the direction and inclusions for the 2026/2027 Draft Annual Plan as outlined in clauses 4.5.2 and 4.5.4 of this report.

Against Crs MacDonald and Cr Mallinson

Carried

7 IN COMMITTEE ITEMS

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

Agenda items 8.1 -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:

RESOLUTION OCM 25/12/035

Moved: Mayor Tania Gibson

Seconded: Cr Paulette Birchfield

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 24 NOVEMBER 2025	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 27 NOVEMBER 2025	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	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

	information would be likely otherwise to damage the public interest s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
8.3 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 11 DECEMBER 2025	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)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.4 - IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.5 - NOTICE OF RESCISSION - RESCINDING OF COUNCIL RESOLUTION TO LEASE PORT LAND	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

	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 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)	withholding would exist under section 6 or section 7
8.6 - RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.7 - RICHMOND WHARF AND ROLL ON ROLL OFF FACILITY	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.8 - HISTORY HOUSE AND HARBOUR BOARD BUILDING CONTENTS PROPOSAL	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely	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

	unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
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Carried Unanimously

8 COUNCIL RESUME IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 4.52 pm .

Confirmed

T Gibson

Chairperson

_____/_____/_____
Date

3 LIST OF ACRONYMS USED

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

4 MATTERS UNDER ACTION

4.1 MATTERS UNDER ACTION

File Number:

Report Author: Democracy Advisor

Report Authoriser: Chief Executive

Appendices: Nil

Meeting Date	Reference	Subject	Update
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	17/4/25: CE met with applicant on 26 March 2025. Waiting for applicant to confirm next steps.
11 December 2024	11/12/015	Runanga Reserve Land Classification	26/11/25: Staff are awaiting a response from the Trust. Follow up request has been sent.
25 August 2025	25/08/087	Landfill Financial Assistance Fund 2025-2026 Financial Year	16/09/25: Investigate Funding Criteria and its alignment with the WMMP objectives and report back to Council with improvements. 20/01/26: Investigation work is now underway.
25 August 2025	25/08/082	Parking in CBD	20/01/26: Work has begun on analysing the current parking in the CBD, which encompasses the changes required for the Richmond Quay and Library development. It is likely that pre-engagement with Stakeholders and CBD businesses will begin soon, with CBD parking going out for wider engagement and consultation.

Confirmation of Statutory Compliance

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

5.1 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 month of December 2025.

2. EXECUTIVE SUMMARY

- 2.1. As 2025 drew to a close, a series of meetings continued, unlike in previous years. These meetings were prompted by central government's new proposals on *Simplifying Local Government* and *Rates Capping*. Together with *Local Water Done Well (LWDW)*, these matters represent significant issues that will require considerable attention throughout 2026.

- 2.2. West Coast Mayors participated in an online meeting with Minister James Meager to continue earlier discussions focused on identifying regional priorities and outlining future plans to address these. Key matters discussed included the Grey and Buller Ports and Hokitika Airport. The importance of maintaining a resilient transport network was emphasised, with concern expressed that disruption in any one area can have detrimental impacts across the wider region. Reference was also made to the SH6 Epitaph Slip and the associated improvement project, for which funding has been approved to progress detailed design and consenting.

The future of Tai Poutini Polytechnic was another significant topic, with strong emphasis placed on the need to retain tertiary education provision on the West Coast to ensure ongoing training opportunities for local young people. Government reform programmes, including reforms to the Resource Management Act (RMA), the TTPP One District Plan, and issues associated with the transition from existing district plans to the new plan, were also identified as key regional priorities.

- 2.3. The Chief Executive, Deputy Mayor and I attended an announcement by Hon Tama Potaka, Minister for Conservation, at the Arahura Marae regarding decisions on stewardship land. There have been indications for some time that Government was reviewing this legislation and the announcement was welcome news, with changes providing clearer direction and a degree of assurance to current and potential landowners on the West Coast.
- 2.4. I attended a meeting to discuss the Grey District Economic Development Strategy, originally developed in 2014. The 2014 strategy was a comprehensive and well-considered document and it is pleasing to note that many of its objectives have now been largely achieved. The intention is to update and refine the existing framework, with a particular focus on the goals, priority actions and KPIs for the next five years. It is intended to re-establish the Grey District Economic Development Leadership Group, which will act as the strategic guardians of the refreshed plan.
- 2.5. In summary, 2025 has been another busy and productive year, marked by the adoption of the Long Term Plan, the decision to establish a CCO for Local Water Done Well (LWDW), continued progress on the new library, and attendance at numerous community events. A new Council was elected in October, bringing together a strong combination of skills, experience, dedication, and commitment to the community. I am confident this Council is well placed to work through forthcoming challenges and to make decisions that are in the best interests of the community.

3. OFFICER RECOMMENDATION

- 3.1** That the Mayor's activity report for the month of December 2025 be received.

4. MAYORAL ACTIVITY SUMMARY

- 4.1. 2 December: Monthly catch-up with Kaiwhakahaere Tumahai; visit from a representative involved in establishing a new radio station; Extraordinary Council Meeting – Adoption of 2025/25 Annual Report; West Coast Mayors online meeting with Minister James Meager; catch-up with this year's Tuia for the Mayor's mentorship programme; St John prizegiving.
- 4.2. 3 December: WestREAP Disability Day held at the Westland Recreation Centre; Christmas Carnival planning meeting; Mayors, Chairs & Iwi emergency meeting following the Government's announcement of the plan to disestablish regional councils.
- 4.3. 4 December: Youth Trust raffle table; Christmas Carnival meeting and Plan B arrangements for wet weather; Regional Transport Committee; a local couple met with me to discuss issues around obtaining resource consents.
- 4.4. 5 December: Funeral of Kevin Brown, QSM; Christmas Carnival set up.
- 4.5. 6&7 December: Christmas Carnival; Coffee and Cars event.
- 4.6. 8 December: Morning meeting with CE; Runanga School Heritage Exhibition; Grey District Youth Trust AGM.
- 4.7. 9 December: Meeting to discuss Grey District Economic Development Strategy; Mayors Taskforce for Jobs (MTFJ) six-monthly update with the Programme Advisor.
- 4.8. 10 December: Regular CE catch-up; resident meeting to discuss roading concerns; MTFJ update with the GMC and CRSM.
- 4.9. 11 December: Hon Tama Potaki, Minister for Conservation announcement at the Arahura Marae regarding decisions on stewardship land; Tenders Sub Committee meeting; Runanga food drive.
- 4.10. 12 December: TTPP Committee meeting.
- 4.11. 15 December: CE catch-up; Mayors and Chairs end of year luncheon. A special Mayors, Chairs & Iwi meeting followed to discuss the International Visitor Levy and West Coast project plan.
- 4.12. 16 December: Christmas Carnival debrief; resident meeting; Mawhera Library project Governance Group meeting.
- 4.13. 17 December: CE catch-up.
- 4.14. 18 December: MTFJ regular update with the Coordinator; December Council Meeting.
- 4.15. 19 December: Catch-up with the CE; LWDW working group update; Mayors Chairs & Iwi special meeting for further discussion on the Government's Simplifying Local Government proposal. Following this, there was a meeting for initial discussions on Rates Targeting consultation.
- 4.16. 20 December: Runanga Market Day.

Confirmation of Statutory Compliance

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

(a) This report contains:

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

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

5.2 CHIEF EXECUTIVE'S UPDATE**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 – 31 December 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 – 31 December 2025 be received.

4. SUMMARY

- 4.1. In early December, I attended an online meeting with Hon James Meager, Minister for the South Island, alongside the Mayor and the Mayors and Chief Executives of the other West Coast district councils. The meeting focused on discussing regional priorities for economic growth and opportunities for ministerial advocacy in support of the West Coast.
- 4.2. I participated in a half-day workshop with the other West Coast Chief Executives to progress work under the Local Water Done Well programme. The workshop focused on aligning approaches across the Coast and advancing key next steps. A joint session with councillors from all three West Coast councils is scheduled for 30 January to discuss progress and provide an update on the work underway.
- 4.3. During December, I held a number of meetings relating to various property development matters. These discussions focused on progressing potential development opportunities as well as addressing some site-specific issues.
- 4.4. The Chief Executive and President of Taituarā, the national organisation representing senior local government professionals, visited the West Coast in December and met in person with Council's Executive Leadership Team. The meeting included an update on Taituarā's strategic direction and upcoming initiatives, along with discussion on how the organisation can continue to support councils and the wider local government sector.
- 4.5. I participated in an online briefing arranged by Taituarā for local government Chief Executives with James Palmer, Chief Executive of the Ministry for the Environment, focused on the Government's Resource Management reform programme. The session provided an overview of the proposed replacement legislation, including the Natural Environment Bill and the Planning Bill, and covered the scale of change, implementation challenges, and next steps in the process.
- 4.6. The Mayor, Deputy Mayor and I attended an announcement by Hon Tama Potaka, Minister for Conservation, at the Arahura Marae regarding decisions on stewardship land. The Minister outlined a series of reclassification decisions affecting approximately 80% of stewardship land in the region, providing greater certainty on future protections and management under the

Reserves Act and the Conservation Act, and clarifying opportunities for use and development of the land.

- 4.7. Two meetings took place during the month with representatives of the Department of Internal Affairs. The first was an opportunity to hear more about the Simplifying Local Government proposal at a Mayor, Chairs and Iwi meeting. The second was a consultation session about the potential rates capping initiative. Whilst DIA would ordinarily consult with LGNZ they recognise not all Local Governments, such as Grey District Council, are involved in LGNZ so are doing some wider consultation on the issue.

5. LOCAL GOVERNMENT OFFICIAL INFORMATION ACT (LGOIMA) REQUESTS

5.1. Summary of requests received for the period 1 – 31 December 2025

Received	Requested By	Subject	Referred To
02/12/2025	Grey Star	Plan for addressing age-related issues at the Aquatic Centre	GMCS
10/12/2025	Speak Up for Women	Swimming pool changing room provisions	CRSM
11/12/2025	Resident	Blackball sewerage financial information	GMCS
15/12/2025	Member of Public	Property information	Building Control
15/12/2025	Member of Public	Creative Communities Scheme	CE
19/12/2025	Responsible Campers	Communication relating to Responsible Campers Association	All Depts
Total requests received for period 1 – 31 December 2025			6
Total requests received YTD (1 January – 31 December 2025)			96
Total requests received previous YTD			90
Requests completed YTD			92
Requests not completed within 20 working days			13

6. MEDIA REQUESTS

Received	Requested By	Subject	Total
02/12/2025	Grey Star	Pokie Machines	
03/12/2025	The Press	Royal Hotel and Kaiata Dump	
03/12/2025	Grey Star	Blackball Trees	
03/12/2025	Grey Star	Anzac Park Toilets	
08/12/2025	Grey Star	Wilderness Trail	
10/12/2025	Grey Star	Multiple queries on RMA Reform action	
11/12/2025	Westport News	Election Expenses	2
15/12/2025	Grey Star	Library Update	
18/12/2025	Grey Star	Library Items	
19/12/2025	The Press	Christmas Tree	
19/12/2025	The Press	Mitchells Subdivision	
19/12/2025	The Press	Freedom Camping Infringements	
23/12/2025	Grey Star	Council Communication	
23/12/2025	Grey Star	BPA	
Total			15

Confirmation of Statutory Compliance

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

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

5.3 COMMUNITY REPORT

File Number:
Report Author: Group Manager Community

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 Community Group.

2. OFFICER RECOMMENDATION

That Council:

1. Receives the Community Report and notes the content herein.

3. COMMUNITY AND RECREATION SERVICES

Customer Feedback

The HappyOrNot system has not been renewed, with alternative options for collecting customer feedback currently being assessed. The new system will be in place before the end of January. The new system will be monitored and reporting through Council's internal systems.

PNCC – AFTER HOURS CALL SERVICE

Count of Action	Column Labels						
Row Labels	Existing Job Updated	Handed Call off to Staff/Contractor	Info Only - General Info	New Job Logged	Spoke to Someone - Done	Wrong Number	Grand Total
Animal Control	1			5	18	1	25
Building/Planning Services				1			1
Bylaws	3			6	22		31
Cemetery					1		1
Council Details				8	2		10
Council Property/Alarms		1		3			4
Outbound						1	1
Parking					1		1
Parks and Reserves				2	2		4
Recreation Facilities				1			1
Roading					5		5
Stormwater					1		1
Waste Management	1			7	9		17
Wastewater					1		1
Water Supply	1			3	11		15
Wrong Number				5		1	6
Grand Total	6	1		41	73	1	124

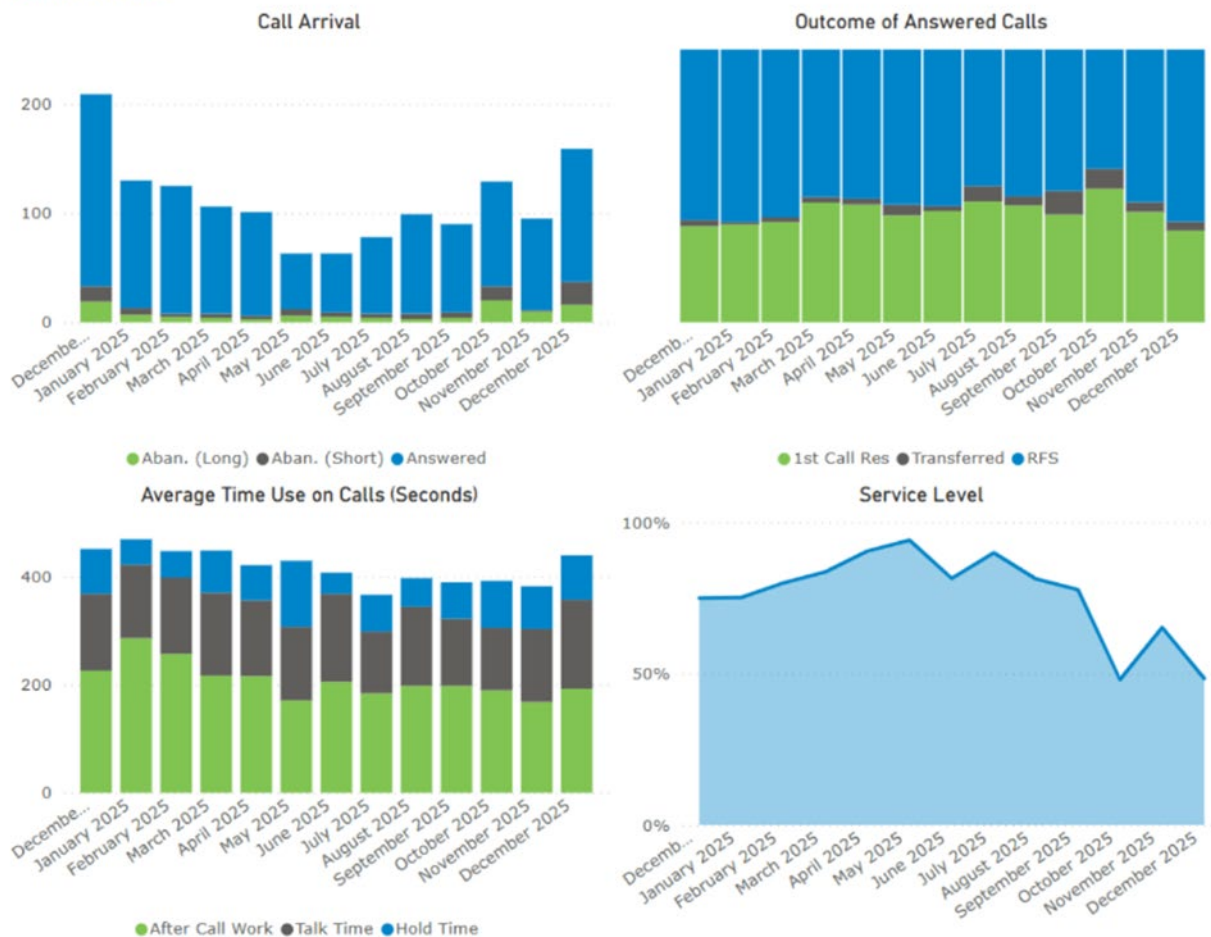
Summary of services delivered to date:

SUMMARY

Key Statistics

December							
159 Offered	122 Answered	77 Requests Logged	10% Aban. Rate	48% Service Level	55 ASA	369 AHT	

Annual Trends



4. PROJECTS

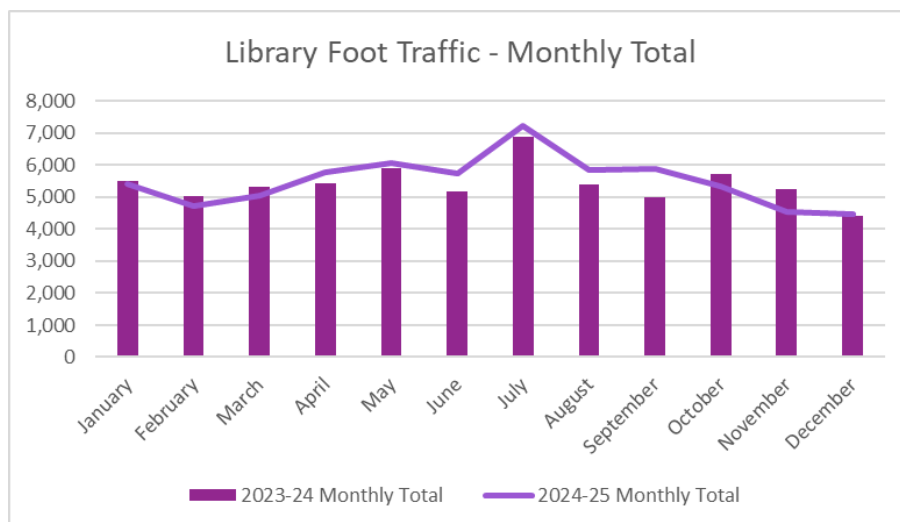
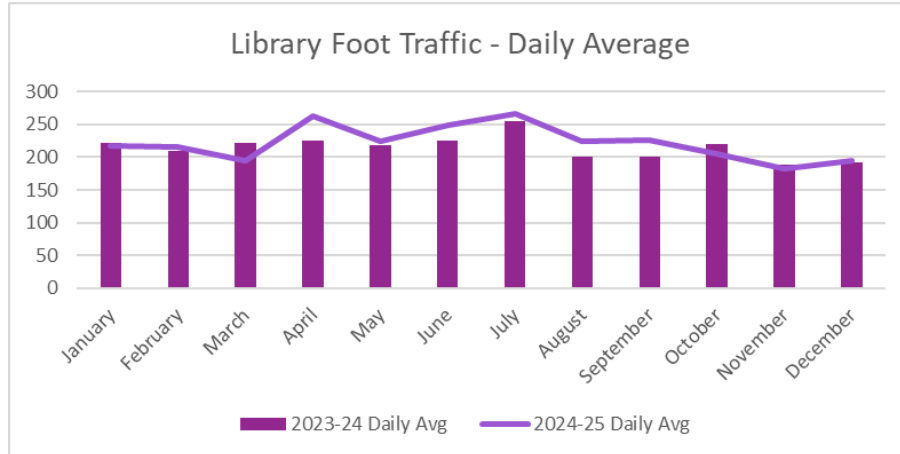
- 4.1. **Snap, Send, Solve**, – new approach from CSOs to assist staff across the organisation has been positively received and is progressing.
- 4.2. **CRMs** – Good progress has been made to reduce historic CRMs. New reporting structure is in place and used this month for the first time.
- 4.3. **Museum Services** – No change.
- 4.4. **Policies & Procedures review** – Community & Recreation focus on policies and procedures. Draft process in alignment of Code of Conduct and Communication Policy has been accepted and implemented.
- 4.5. **New Library** – Staff continue to attend the Library Fit out meetings to ensure the facility will be fit for purpose when in operation. Furniture tenders were awarded this month.
- 4.6. **West Coast Spaces & Places Strategy review** – Progressing well, expect further update in March.

5. HISTORY HOUSE MUSEUM

- 5.1. The first phase of the project is complete, and external funding is required to proceed. Process for the funding application will commence in January.

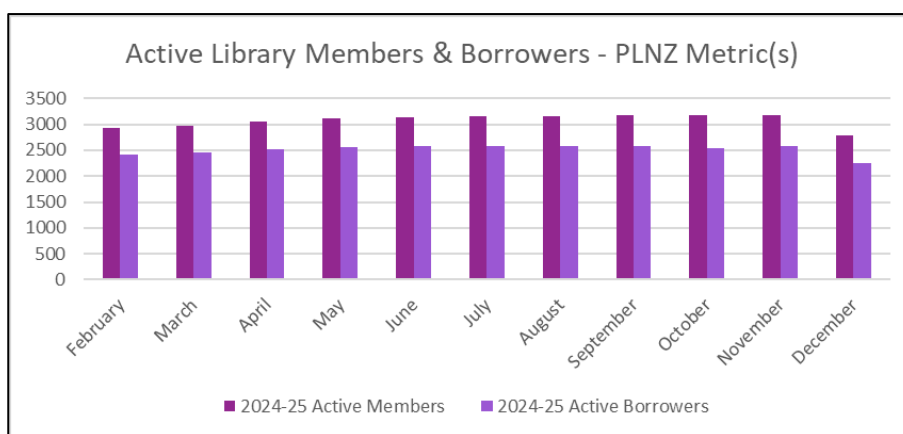
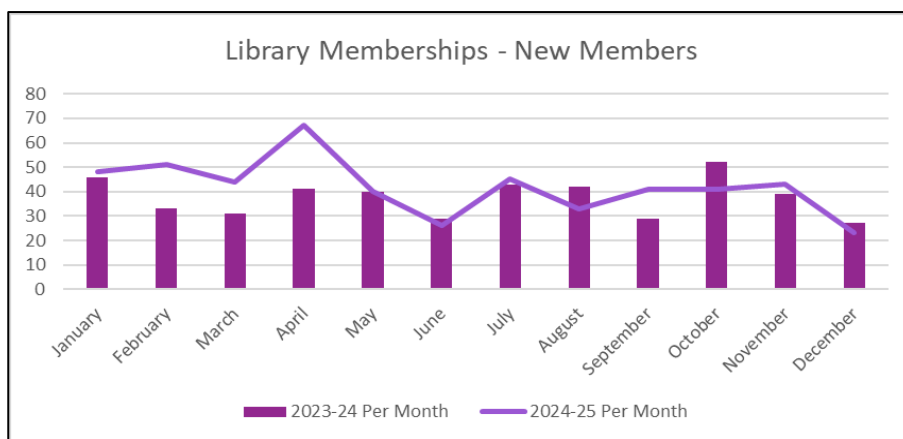
6. GREY LIBRARY

- 6.1. There was an average of 195 patron visits per day during December for a total of 4,485.

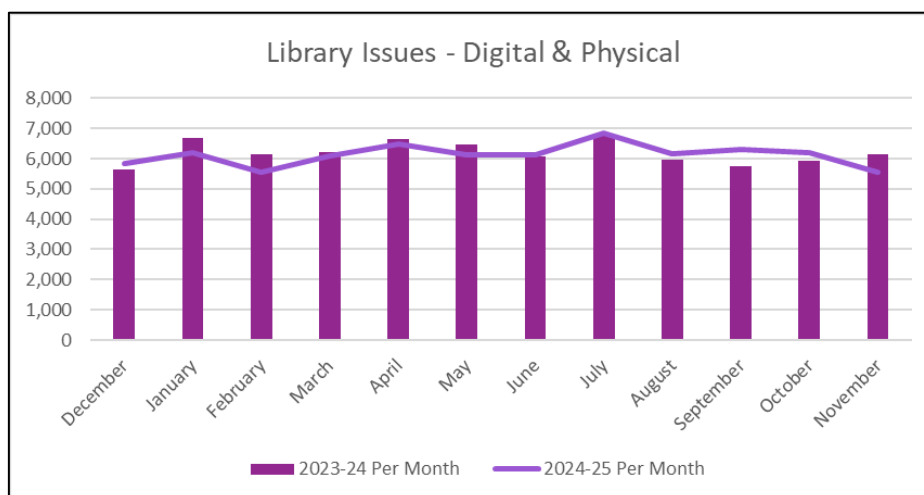


The Library welcomed 23 new members in December and has 2,780 active members with 2,248 active borrowers.¹

¹ PLNZ (Public Libraries New Zealand) defines active members as having had activity on their library card, including, but not limited to borrowing within the past 24 months; active borrowers as having borrowed a physical or digital item within the past 24 months.



There was a total of 5,527 issues in December across our physical and digital platforms.



There were 2,697 APNK Wi-Fi sessions and 290 APNK computer sessions during December.

6.2 PROGRAMMES AND OUTREACH

PLNZ Community Impact Survey: The Library has been promoting the annual Public Libraries of New Zealand (PLNZ) Community Impact Survey. The survey aims to understand what the patrons and community members value most about library services and activities.

Summer Reading Challenge: Two Summer Reading Challenges (one for children and one for adults) started before the Summer Holidays. They are aimed at improving and reinforcing literacy skills in the district along with community belonging.

Pre-College Exams: The Library was thrilled to be able to help our local community achieve their academic goals by proctoring a series of pre-college exams on behalf of an overseas University. Best of luck to the bright young mind who sat the exams – we're sure you did very well!

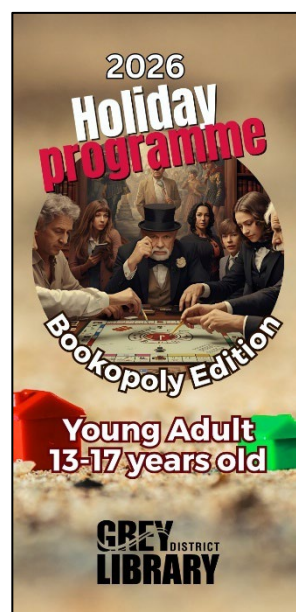
Work Experience: The Library partnered with local primary schools to host select students for end-of-year work experience placements. The Library loved having them assist with and learn about all things library.

Regent Christmas Tree: The Library team and Council staff got into the Christmas spirit to design and decorate a tree dripping in books at the Regent Theatre in Greymouth as part of the annual Community Christmas Tree Festival December 17-22).



Digital Advice: The Library might have farewelled our Digi-Coach in November, but the Library team has been hard at work (as usual) assisting the community with a variety of digital needs and issues. The team ran a total of 19 individual sessions which covered topics such as funeral paperwork, online passport renewals, new phone set-ups, IRD payments, and hacked social media accounts.

Summer Holidays Programme: Last month we highlighted our upcoming Summer Reading Challenges, and now we are all set to go with our Summer Holiday Programmes. The theme this year for children is NZ Adventurers and for young adults- Bookopoly!



7. WESTLAND RECREATION CENTRE**Summary**

Through December, the Westland Recreation Centre saw an increase in casual visitors with many of these from out of town, with record numbers using the Hydro slide.

	November 2025	December 2025
Casual visits	Quantity	Quantity
Gym	196	212
Stadium	116	198
Swim	2661	3688
Hydro	400	1147
Total	3373	5245
Current members	1697	1810
Member visits	6705	4930

**Wet side**

- 7.1. With the holiday season in full swing staff saw huge increase in our swim visits. To further promote hydro slide usage staff ran a promotion with a reduced rate for hydro slide concession passes, which led to very high hydro slide usage. The feedback from customers was positive and they would love to see this type of promotion again in the future.

Dry side**Fitness Centre**

- 7.2. The fitness centre has also been busy with an increase in out-of-town visitors. The intention for the New Year is to look at new programmes and / or activities that maximise the use of the facility.

Stadium

7.3 Casual use of the stadium increased over school holidays due to bad weather and teenagers looking to get active. Otherwise, a quiet period for the stadium with only a couple of bookings for the month.

8. CUSTOMER SERVICES**CRMS**

- 8.1. High demand services continue to be Planning, Water Supply, Noise Complaints, Animals, Roading, and Refuse & Recycling.
- 8.2. December recorded a sharp increase in new CRMs while resolution rates were low across most categories, resulting in growing backlogs.
- 8.3. Seasonal factors (high demand on the In-house Taskforce Team, statutory shutdown, leave coverage) likely contributed to reduced closure rates.
- 8.4 Since 1 January 2025 4,420 new CRMs have been created, 3,830 have been closed and 590 have been brought forward. Some of the CRMs remaining in the system have been physically completed, however some remain open due to administration error. The focus of the Customer Service & Administration Officers is to ensure this work is undertaken as a priority.

Category	CRMs brought forward (i.e. 1 Jan- 30 Nov)	New CRM's 1 Dec-31 Dec	CRMs solved 1 Dec-31 Dec	Total CRM's Remaining open	Notes
Animals incl. barking, roaming	38	23	23	38	Likely CRM administrative error
Assets incl. connections, general	24	17	13	28	
Building Control incl. unsafe buildings, unconsented works	17	4	1	20	
Cemeteries incl. information, maintenance	7	2	2	7	
Council Property incl. purchase, lease, LTO	20	3	0	23	
Footpath	18	12	6	24	Renewals are scheduled
Parking and Freedom Camping Objections	10 Parking 12 Freedom camping	5 5	1 2	14 15	

Health – Unsanitary Buildings, fire hazards etc	1 unsafe	1	0	2	
	2 hazards	1	0	4	
Litter	19	2	1	20	
Noise Complaints	18	19	1	37	Likely CRM administrative error
Parks and Reserves incl. general, mowing	12 general	1	0	13	
	2 mowing	10	4	8	
Pensioner Housing	0	1	1	0	
Planning incl. enquiries	60	24	1	83	Some of the remaining CRMs can be attributed to administrative errors
Public Toilets incl. general, damage	5	2	2	5	
Refuse and Recycling incl. missed collection, bins damage, new request	4 missed	27	25	10	Some of the remaining CRMs can be attributed to administrative errors
	1 damage	10	7	5	
	8 new	15	12	19	
Roading incl. potholes, general	22 potholes	17	3	36	Some of the remaining CRMs can be attributed to administrative errors
	21 general	13	4	30	
Sandwich Board	2	2	1	3	
Stormwater incl. general, flooding, blockages	10 general	4	0	14	Some of the remaining CRMs can be attributed to administrative errors
	8 flooding	0	0	8	
	6 blockages	4	0	10	
Vegetation Requests	11	18	8	21	
Abandoned Vehicles	6	1	0	7	
Wastewater/Sewage incl. separation, blocked, general	16 separations	0	0	16	
	1 blocked	2	2	0	
	3 general	2 odours	2	3 general	

Water Supply incl. breaking/leaking	30	40	28	42	
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RETIREMENT HOUSING

9.3 There are currently 11 people over 65 actively on the waiting list, with nine additional applications currently under review.

9.4 One unit in Runanga is currently un-occupied, and staff are waiting for an applicant that meets the criteria, as all people on the waiting list have declined this unit.

9. CAR PARK LEASING

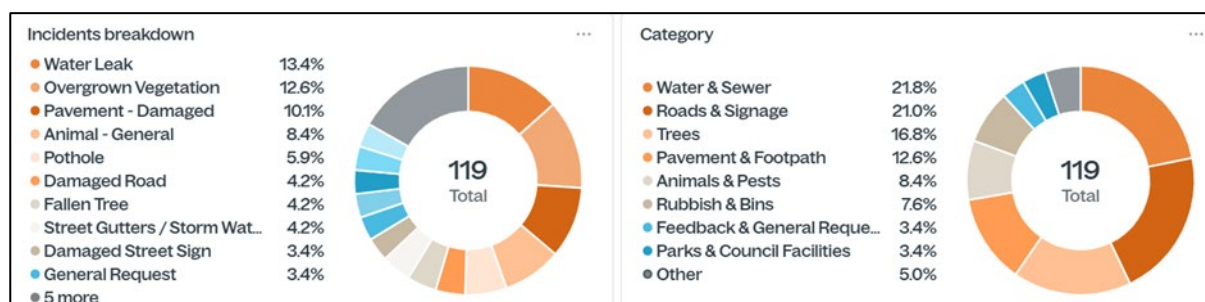
9.1. No new leases during December.

10. SNAP SEND SOLVE

119 Snaps Created in December

79 In Progress Overall Total

These figures are included in the CRM figures above.



11. LAND INFORMATION MANAGEMENT (LIMS)

Total Requested LIMS	21	
Average days to complete	7	(Maximum of 10 days allowed)
Refunded LIM's	1	Due to cancellation by customer on the same day
Cancelled	3	

12. MAYORS' TASK FORCE FOR JOBS

During December the MTFJ team attended the first Vines session held at Whare Manaaki. This provided an opportunity to connect with a range of local organisations working alongside whānau and other young people within the Grey District. The networking platform allowed the team to further promote the Mayor's Task Force for Jobs programme and raise more awareness on all the support offered.

13.



COMMUNICATIONS, ENGAGEMENT AND EVENTS

14. EVENTS

- 14.1. At the time of writing, staff were preparing for the two children's triathlons, which are run in conjunction with Sport West Coast/Canterbury. A new event is being introduced in February – kite flying and chalk art, called The Playground. Staff will also start the Friday Night Street Eats, with the January 30 event now combined with the fireworks, which were postponed from December 31.
- 14.2. The Christmas Carnival Market was a success in its new location, despite the rain, with a good variety of stalls and strong foot traffic.
- 14.3. As well as the Summer Events Guide, which is available from the library, the Westland Recreation Centre, Council Offices and online, staff are putting more Grey District events on our website.
- 14.4. Planning is progressing for Agfest in October 2026.

15. COMMUNICATIONS

Channel	Number	Notes
Media Release/Facebook Posts	38	Month of December
Facebook Followers	10K	Has increased by about 2000 in a year
Facebook Engagement statistics	8395 interactions	
Instagram Followers	1485	
TikTok	1100	
Email Newsletter Followers	1726	

- 15.1. Staff will shortly start to wrap up the campaign on looking inside the current library and will start regular updates on the new library.
- 15.2. Filming has been completed for a new video series focussing on water services, and waste.
- 15.3. Staff will continue with the waste and recycling series, to raise awareness of these services.
- 15.4. There has been strong demand from community groups to use the two TV screens in the CBD, and some interest from the commercial sector.
- 15.5. Some of our favourite **Facebook comments**:

On Coastwood making the new library furniture: *“Great to see another local business being awarded a tender for the library build. Furniture made by locals for locals.”*

On where recycling ends up: *“Very interesting to hear what happens to the various things!”*

On the Port upgrade: *“Good to see this happening, it’s long overdue really and funded externally so win win for the council and the district. The old story, build it and they will come.”*

On the Royal Hotel demolition: *“Full marks to council for updates plus photos, great to be kept informed.”*

16. ENGAGEMENT

- 16.1. Staff are preparing to move to a new engagement platform in March, which will replace ‘Have Your Say’. Users will notice little change, but it will allow for better reporting information, and better stakeholder management. The URLs are expected to stay the same, and there will be some projects carried over.
- 16.2. Staff are doing substantial work to bring stakeholders into a central database, which will strengthen communication and engagement across all areas of Council.
- 16.3. Work should start on the first community hall solar installation later this month. This is Government funded through EECA and has been a collaborative effort with WCEM.
- 16.4. With many active community groups working to improve community spaces, staff are putting time and effort into supporting them and ensuring they have access to the information they need.

Confirmation of Statutory Compliance

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

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

5.4 CORPORATE SERVICES REPORT

File Number: F/7

Report Author: GM Corporate Services

Report Authoriser: Group Manager Operations

Appendices: 1. GDC Management Accounts for the period ending November 2025

1. REPORT PURPOSE

- 1.1. To provide an update to Council with respect to the delivery of functions and activities within the Corporate Services Group.

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 2026. The attached financial reports are for the period ending 30 November 2025. The Budgets included relate to those approved in year 1 of the 2025-2034 Long Term Plan and include carry forwards approved by Council in September 2025.

4. FINANCE

4.1. Annual Plan:

Staff are currently working on Annual Plan Budgets. First Drafts are expected to be completed by the beginning of February for review by the Executive Leadership Team (ELT), with a workshop on the Annual plan for Councillors to be held in early March.

4.2. Rates Review

Staff are currently gathering background information and connecting with other Councils who have recently completed a rates review. While staff still intend to run the rates review alongside planning and consultation for the 2027-2037 Long Term Plan, staff feel that creating a project working party which includes Councillors will give us the best result.

4.3. 2027-2037 Long Term Plan

Our Corporate Planning and Strategic Planning Manager has completed a first draft of the Environmental Scan (The Scan) for the upcoming LTP. The Draft is set to go to the ELT for review and then staff will consult with West Coast Regional Council, Buller and Westland District Council on the regional aspect of The Scan to ensure we have identified all environmental factors that will affect our choices moving forward with the 2027-2037 LTP.

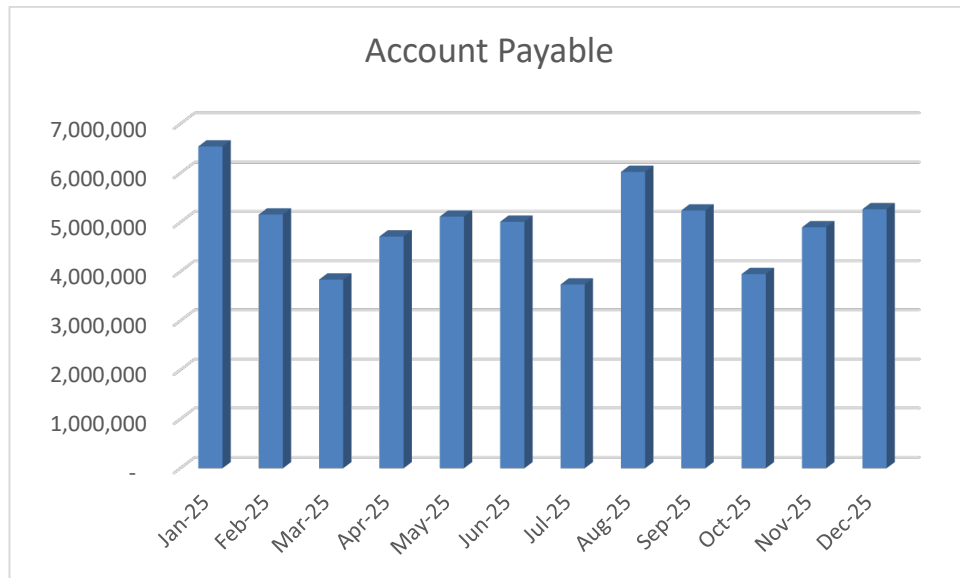
- 4.4. Work continues on reviewing internal processes within the finance area. Accounts Receivables are working through the trial balance and are making huge progress on tidying balances and refining processes to make them more efficient.

- 4.5. Rates Debt collection has begun to return in house. The first round of bank demands for overdue accounts has been sent without engaging a debt collector. This has already started to see results

with payments and payments plans being made directly without any additional debt collections costs being incurred on those debts.

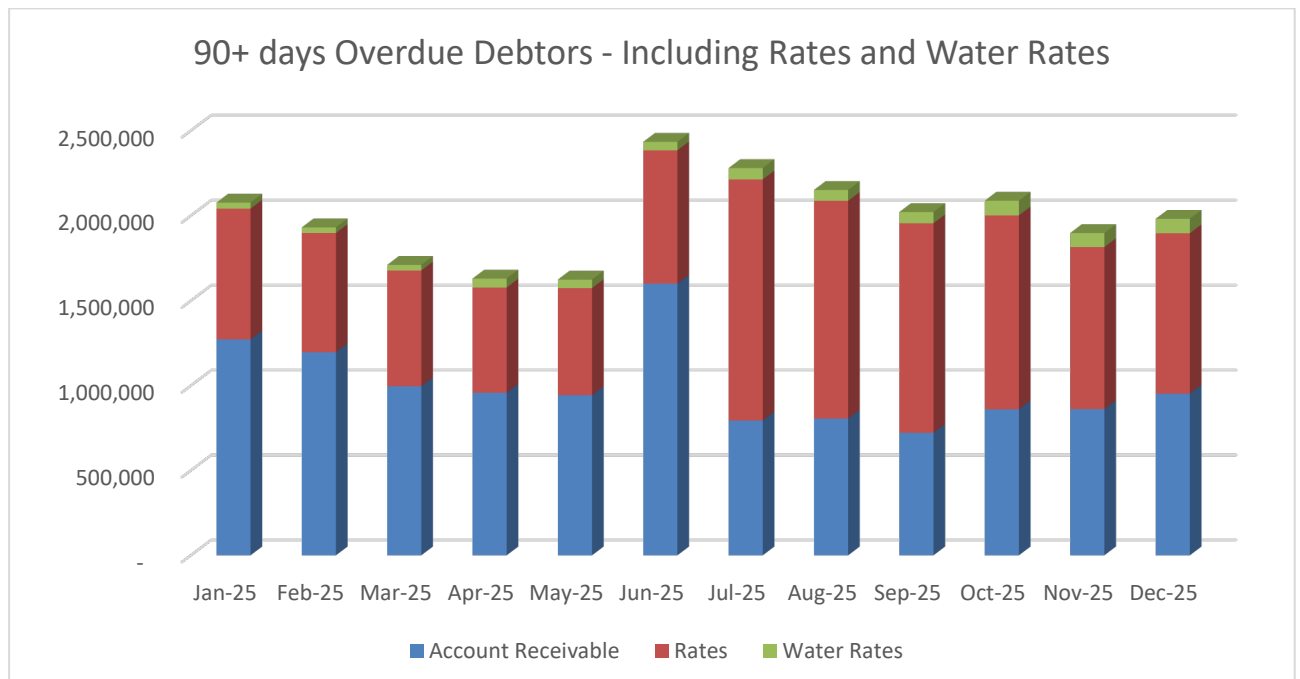
4.6. Creditors

4.6.1. Supplier invoices are paid on the 20th of the month. There is a weekly pay run where any urgent or late invoices are paid. Staff are working to reduce the level of weekly payment runs to help control cashflows.



4.7. Debtors (including Rates and Water Billing).

4.7.1. Overdue accounts across Debtors, Rates and Water Billing are displaying an overall downward trend.



Confirmation of Statutory Compliance

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

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

Grey District Council
STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE
For the period ended 30 November 2025

	Actual 2026 \$000	YTD Budget \$000	Full Year Budget \$000
REVENUE			
Rates revenue	11,475	12,234	29,362
Subsidies and grants	1,839	2,392	5,740
Fees and charges	2,918	3,411	8,187
Financial and Development Contributions	166	146	350
Interest revenue	23	103	248
Other revenue	1,438	553	1,326
Total revenue	17,859	18,839	45,213
EXPENSES			
Personnel costs	3,776	4,187	10,049
Finance costs	742	832	1,997
Other expenses	10,388	10,468	26,560
Depreciation and amortisation expense	5,781	5,781	13,877
Total expenses	20,687	21,268	52,483
Surplus / (deficit) before TAX	(2,828)	(2,429)	(7,270)
Income Tax credit (expense)	35	-	-
Surplus / (deficit)	(2,828)	(2,429)	(7,270)
OTHER COMPREHENSIVE REVENUE AND EXPENSE			
<i>Items that will not be reclassified to surplus/(deficit)</i>			
Gains/(Losses) on revaluations of assets	18	-	48,287
Total other comprehensive revenue and expense	-	-	48,287
Total comprehensive revenue and expense	(2,828)	(2,429)	41,017

Funding Impact Statement - Council Wide

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
Sources of operating funding			
General Rates, Uniform annual general charges, rates penalties	15,967	5,322	6,195
Targeted Rates (other than metered water supply rates)	12,864	4,288	5,282
Subsidies and grants for operating purposes	3,493	1,164	1,698
Fees and charges	9,068	3,023	3,068
Interest and dividends from investments	7,676	2,559	3,211
Local authorities fuel tax, fines, infringement fees and other receipts	671	224	1,246
Total Operating Funding	49,739	16,580	20,700
Applications of operating funding			
Payments to staff and suppliers	36,693	12,120	14,034
Finance costs	1,997	666	742
Internal charges and overheads	7,467	2,489	3,298
Other operating funding applications	-	-	-
Total applications of operating funding	46,157	15,275	18,074
SURPLUS / (DEFICIT) OF OPERATING FUNDING	3,582	1,305	2,626
CAPITAL FUNDING			
Sources of capital funding			
Subsidies and grants for capital expenditure	2,250	750	141
Development and financial contributions	370	123	168
Increase/(decrease) in debt	13,782	9,879	-
Gross proceeds from the sale of assets	-	-	62
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	16,403	10,752	371
Applications of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	14,202	12,975	6,745
- to replace existing assets	15,551	10,325	1,583
Increase/(decrease) in reserves	(9,768)	(11,243)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	19,985	12,057	8,328
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(3,582)	(1,305)	(7,957)
FUNDING BALANCE	-	(1)	(5,331)

FUNDING IMPACT STATEMENT - Land Transport

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	2,731	1,138	1,138
Targeted rates	-	-	-
Subsidies and grants for operating purposes	3,296	1,373	1,390
Fees and charges	90	38	18
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	191	80	59
Total Operating Funding	6,308	2,629	2,605
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	4,959	2,329	1,665
Finance costs	-	-	1
Internal charges and overheads	791	330	432
Other operating funding applications	-	-	-
Total applications of operating funding	5,750	2,659	2,098
SURPLUS / (DEFICIT) OF OPERATING FUNDING	558	30	507
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	2,250	938	141
Development and financial contributions	-	-	3
Increase/(decrease) in debt	606	231	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	2,856	1,169	144
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	1	-	19
- to replace existing assets	4,555	3,949	449
Increase/(decrease) in reserves	(1,142)	(2,810)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	3,414	1,139	468
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(558)	30	(324)
FUNDING BALANCE	-	-	183

FUNDING IMPACT STATEMENT - Stormwater

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	1,095	456	456
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges	-	-	-
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
Total Operating Funding	1,095	456	456
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	992	413	275
Finance costs	108	45	18
Internal charges and overheads	287	120	133
Other operating funding applications	-	-	-
Total applications of operating funding	1,387	578	426
SURPLUS / (DEFICIT) OF OPERATING FUNDING	(292)	(122)	30
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	1,652	1,184	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	1,652	1,184	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	875	729	35
- to replace existing assets	1,982	1,605	25
Increase/(decrease) in reserves	(1,497)	(1,272)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	1,360	1,062	60
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	292	122	(60)
FUNDING BALANCE	-	-	(30)

FUNDING IMPACT STATEMENT - Wastewater

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	-	-	-
Targeted rates	4,281	1,784	1,779
Subsidies and grants for operating purposes	-	-	-
Fees and charges	1,806	752	27
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
Total Operating Funding	6,087	2,536	1,806
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	3,765	967	670
Finance costs	610	254	243
Internal charges and overheads	365	152	184
Other operating funding applications	-	-	-
Total applications of operating funding	4,740	1,373	1,097
SURPLUS / (DEFICIT) OF OPERATING FUNDING	1,347	1,163	709
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	370	154	-
Increase/(decrease) in debt	2,759	2,679	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	3,129	2,833	-
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	4,041	3,255	1,393
- to replace existing assets	1,776	1,604	160
Increase/(decrease) in reserves	(1,341)	(863)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	4,476	3,996	1,553
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(1,347)	(1,163)	(1,553)
FUNDING BALANCE	-	-	(844)

FUNDING IMPACT STATEMENT - Water Supply

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	-	-	-
Targeted rates	4,650	1,937	1,854
Subsidies and grants for operating purposes	-	-	-
Fees and charges	-	-	-
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
Total Operating Funding	4,650	1,937	1,854
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	2,324	992	876
Finance costs	447	186	145
Internal charges and overheads	443	185	327
Other operating funding applications	-	-	-
Total applications of operating funding	3,214	1,363	1,348
SURPLUS / (DEFICIT) OF OPERATING FUNDING	1,436	574	506
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	3,507	2,528	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	3,507	2,528	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	3,480	3,339	130
- to replace existing assets	2,336	2,042	719
Increase/(decrease) in reserves	(873)	(2,279)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	4,943	3,102	849
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(1,436)	(574)	(849)
FUNDING BALANCE	-	-	(343)

FUNDING IMPACT STATEMENT - Solid Waste

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	586	244	244
Targeted rates	3,597	1,499	1,499
Subsidies and grants for operating purposes	-	-	140
Fees and charges	1,618	674	739
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
Total Operating Funding	5,801	2,417	2,622
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	5,042	2,101	1,776
Finance costs	153	64	46
Internal charges and overheads	168	70	149
Other operating funding applications	-	-	-
Total applications of operating funding	5,363	2,235	1,971
SURPLUS / (DEFICIT) OF OPERATING FUNDING	438	182	651
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	137	967	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	137	967	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	425	425	177
- to replace existing assets	148	148	11
Increase/(decrease) in reserves	2	576	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	575	1,149	188
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(438)	(182)	(188)
FUNDING BALANCE	-	-	463

FUNDING IMPACT STATEMENT - Commercial & Property

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	545	227	227
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges	1,736	723	736
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	94	39	1,127
Total Operating Funding	2,375	989	2,090
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	1,646	686	604
Finance costs	246	102	115
Internal charges and overheads	520	217	313
Other operating funding applications	-	-	-
Total applications of operating funding	2,412	1,005	1,032
SURPLUS / (DEFICIT) OF OPERATING FUNDING	(37)	(16)	1,058
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	(12)	116	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	(12)	116	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	60	60	51
- to replace existing assets	4,252	723	174
Increase/(decrease) in reserves	(4,361)	(683)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	(49)	100	225
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	37	16	(225)
FUNDING BALANCE	-	-	833

FUNDING IMPACT STATEMENT - Community & Recreation

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	6,363	2,651	2,651
Targeted rates	-	-	-
Subsidies and grants for operating purposes	15	6	25
Fees and charges	1,453	606	616
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	66	28	15
Total Operating Funding	7,897	3,291	3,307
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	5,856	2,442	2,277
Finance costs	396	165	128
Internal charges and overheads	1,065	444	331
Other operating funding applications	-	-	-
Total applications of operating funding	7,317	3,051	2,736
SURPLUS / (DEFICIT) OF OPERATING FUNDING	580	240	571
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	4,576	4,391	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	4,576	4,391	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	5,031	5,031	4,927
- to replace existing assets	250	250	31
Increase/(decrease) in reserves	(125)	(650)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	5,156	4,631	4,958
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(580)	(240)	(4,958)
FUNDING BALANCE	-	-	(4,387)

FUNDING IMPACT STATEMENT - Environmental Services

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	1,929	804	804
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges	2,039	850	928
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	58	24	18
Total Operating Funding	4,026	1,678	1,750
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	2,735	1,139	1,136
Finance costs	9	4	2
Internal charges and overheads	1,088	453	525
Other operating funding applications	-	-	-
Total applications of operating funding	3,832	1,596	1,663
SURPLUS / (DEFICIT) OF OPERATING FUNDING	194	82	87
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	165
Increase/(decrease) in debt	(5)	(5)	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	(5)	(5)	165
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	-	-	-
- to replace existing assets	55	55	2
Increase/(decrease) in reserves	134	22	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	189	77	2
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(194)	(82)	163
FUNDING BALANCE	-	-	250

FUNDING IMPACT STATEMENT - Democracy & Administration

For the period ended 30 November 2025

	Budget 2025-26 \$000	Budget YTD 2025-26 \$000	Actual 2025-26 \$000
OPERATING FUNDING			
SOURCES OF OPERATING FUNDING			
General Rates, Uniform annual general charges, rates penalties	2,718	1,133	675
Targeted rates	337	140	149
Subsidies and grants for operating purposes	181	76	143
Fees and charges	326	136	5
Internal charges and overheads recovered	7,676	3,198	3,211
Local authorities fuel tax, fines, infringement fees and other receipts	261	109	28
Total Operating Funding	11,499	4,792	4,211
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	9,374	3,158	4,755
Finance costs	28	9	44
Internal charges and overheads	2,739	913	904
Other operating funding applications	-	-	-
Total applications of operating funding	12,141	4,080	5,703
SURPLUS / (DEFICIT) OF OPERATING FUNDING	(642)	712	(1,492)
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	562	187	-
Gross proceeds from the sale of assets	-	-	62
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	562	187	62
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	290	290	13
- to replace existing assets	197	163	12
Increase/(decrease) in reserves	(567)	446	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	(80)	899	25
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	642	(712)	37
FUNDING BALANCE	-	-	(1,455)

5.5 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 November 2025.

2. OFFICER RECOMMENDATION

That Council:

1. Receives the report and notes the content herein.

3. REGULATORY DEPARTMENT

3.1. Planning

3.1.1. Processing 2025 – December:

- Applications lodged: 9
- Applications granted: 8

- Rolling total for 2025 :183
- Processing: Internal (in-house Planners) vs External (Consultants)
 - Applications Processed In house: 5
 - Applications Processed Externally: 4
- New Lots being created in applications received: 40

3.1.2. Te Tai o Poutini Plan

- Processing under both the TTPP and the Grey District Plan has resulted in processing times increasing (significantly in some circumstances). The reasons for this were mainly due to the complexity and newness of the TTPP. The TTPP is a very large document that has many rules. Some of which have not been applied in the Grey District i.e. earthworks, noise insulation, lighting.

Council has worked with all those affected, particularly the building industry to streamline processes and to be pragmatic where legislation allows.
- The appeal period for the decisions of TTPP was extended by the Environment Court. The new close date was 08 December 2025.

3.2. Freedom Camping and Parking Compliance**3.2.1. Freedom Camping**

- Infringement notices issued – December: **25**
- Occupation of the campsites rose sharply at the back end of November. By far the largest majority of campers are tourists in rentals. Camper compliance has remained steady.

3.2.2. Parking

- Infringement notices issued - December: **115**
- Rolling total for 2025: **1352**

3.3. Food, Health and Liquor Licencing**3.3.1. Liquor Licencing Processing - December:**

- Applications lodged: **15**
- Applications granted: **17**
- Applications year to date: **199**

3.3.2. Food Licencing Processing - December

- Applications lodged: **9**
- Applications granted: **9**
- Applications year to date: **93**

3.4. Noise ComplaintsDecember

- Complaints received: **11**
- Complaints year to date: **165**

3.5. Animal ControlDecember

- Complaints received: **15**
- Complaints year to date: **171**
- Infringements Issued: **0**

3.6. Other Regulation**3.6.1. Bylaw Compliance**

- Compliance is generally good.

3.6.2. RMA Compliance/District Plan Complaints:Land Use Consent Monitoring

- December – **8**

4. LAND LEASES

- 4.1. Ongoing maintenance of leases and licences and consideration of processes and policies relating to these matters continue and good progress is being made in relation to this.
- 4.2. Staff are working collaboratively with other departments to implement and streamline procedures in order to maximise efficiency and ensure unnecessary delays are not experienced by customers.

Update on the total number in progress

Current Leases:	113
Lease Rental reviews:	8
Lease CPI Rental reviews:	0 (all completed)
Lease renewals:	6
New Leases/enquiries:	6
Cancellation/Potential Surrender of Leases	2
Assignment of Leases	0
Current Licences to Occupy:	171
Licence to occupy CPI Rental reviews:	0 (all completed)
Licence to Occupy Renewals:	144
New Licence to Occupy/ enquiries:	7
Freeholding of Land/Sale of Land:	3
Freeholding Land Enquiries:	2
Land purchase enquiries:	5
Potential Land Sales	2

- 4.3. Ongoing review of properties to consider for sale is being undertaken, with settlement having taken place for two of the properties listed with the agency already and offers being presented on the others. Staff are preparing to list the latest property Council approved for sale.
- 4.4. Reviewing and dealing with outstanding debts remains ongoing as does consideration of procedures to prevent debt levels accumulating with a focus on prevention being key.

BUILDING CONTROL**4.5. Building consents**

4.5.1. **December** - 17 Building Consent applications were received.

- 1 application for alterations to a commercial building.
- 1 application for Separation of Services (drainage).
- 2 applications received for new dwellings.
- 2 applications for solid/liquid fuel heaters.
- 2 applications for a farm sheds.
- Other applications were amendments, alterations etc.

4.6. BCA Accreditation and TA assessments

4.6.1. Internal audits have been undertaken in accordance with the audit schedule.

4.6.2. The Small Stand-alone Dwellings Building Consent Exemption was announced on 18 December and is effective from 15 January 2026. This gives the Building Team a very short timeframe to prepare to be able to accept applications for Project Information Memorandums (PIMs) that are required under the exemption. Councils building consenting software provider won't have a fully working solution until late March, leaving the building team to manage applications manually until such time. Measures have been put in place to handle any applications that may be submitted during this time.

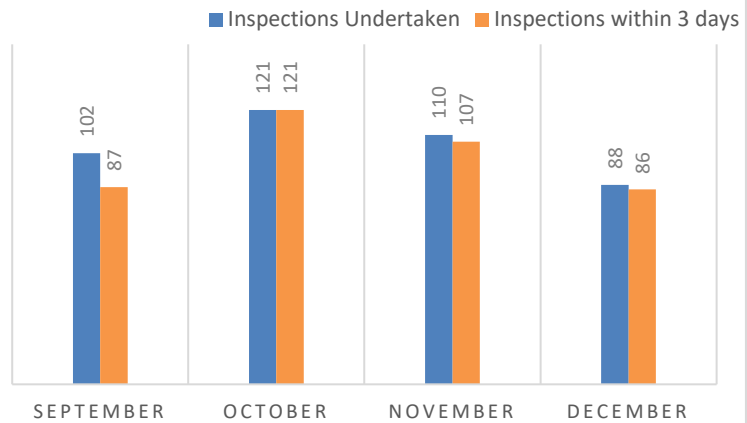
4.7. **Resourcing and Training**

4.7.1. The BCA continues to use external contractors to undertake overflow building consent processing and inspections. Further information below.

4.7.2. Inspection statistics graphs below:

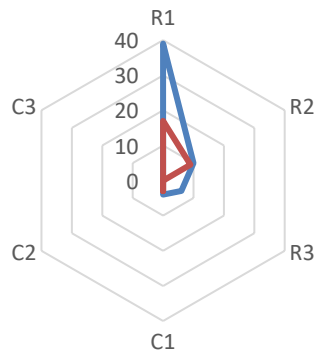
1. Inspections undertaken monthly for the previous 4 months and compliance with 3-day stat timeframe.
2. Inspections for last month broken down by complexity. Residential (R1-R3), R1 being simple residential projects and R3 being complex residential projects (multi-unit dwellings and complex weathertightness construction). Commercial (C1-C3), C1 having less than 100 occupants, C2 having more 101-499 occupants, and C3 having 500 occupants or more. Currently R1, R2 and R3 comprises of the bulk of our work. Chart 2 also compares the percentage of work completed by internal staff versus work completed by external contactors.
3. Chart 3 shows the overall percentage of inspections undertaken by internal staff versus inspections completed by external contactors for the previous month.
4. Chart 4 shows internal vs. external inspections resourcing over the last 12 months.

1. INSPECTIONS UNDERTAKEN BY MONTH

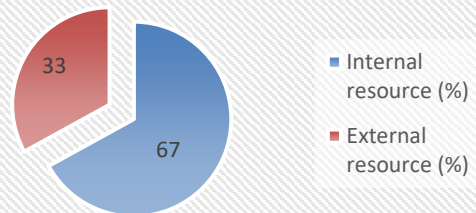


2. Current inspections resource by complexity

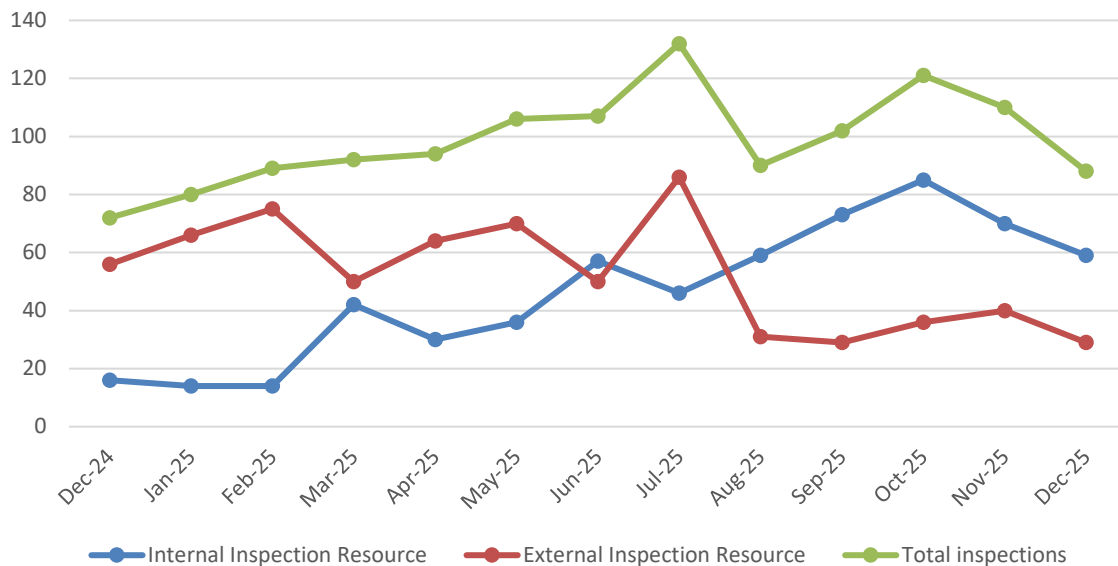
— Internal Resource — External Resource



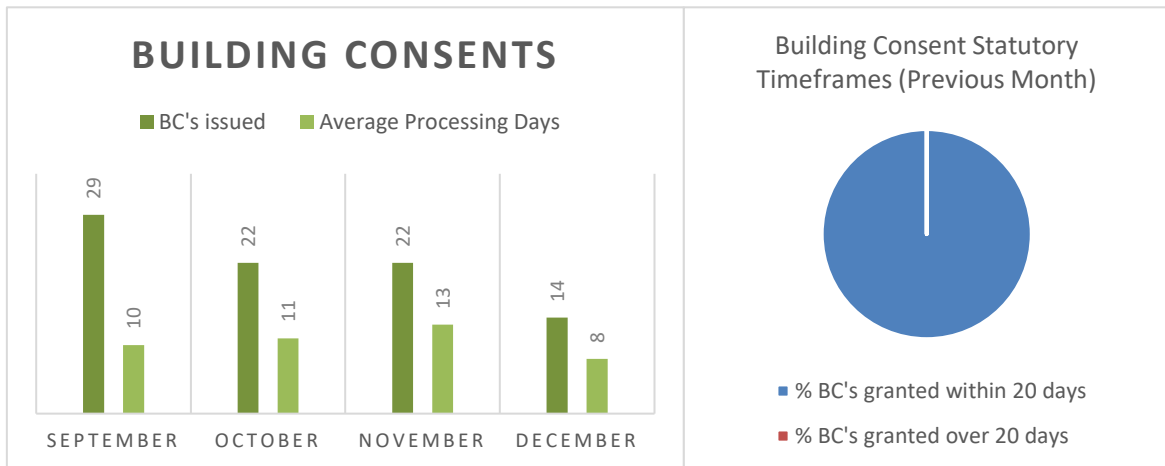
3. Current inspections resource (percentage)



4. Inspection Resourcing Int Vs. Ext over 12 months



4.7.3. The graphs below illustrate building consents issued, average processing times, and compliance with statutory timeframes. Compliance in December was 100%.



4.7.4. Table below shows the previous 4 months of compliance with statutory timeframes for issuing Code Compliance Certificates (CCC) and Building Consents (BC).

Consent and Code Compliance Certificate Key Statistics				
	Sept	Oct	Nov	
Building Consents issued within 20 days	93%	100%	83%	100%
Code Compliance Certificates issued within 20 days	100%	100%	100%	100%
Inspections undertaken within 3 days of requested date (80% target)	85%	100%	98%	98%

4.8. LTP Performance Measures

4.13.1. Year to date LTP performance measures.

4.9. Measure	Target	Current Performance
4.10. Customer satisfaction with building control information	65%	52%
4.11. % of building consents issued within 19 working days	95%	92%
4.12. Grey District Council maintains accreditation as a building consent authority	Achieved	Achieved
4.13. Building Warrant of Fitness audits are undertaken in line with MBIE guidance recommendations (20% of buildings with BWoF annually)	20%	6%

4.13.2. The first Building Customer Satisfaction Survey was undertaken in the 3rd Quarter of 2025 to measure customers satisfaction with GDC's Building Control related information available on the website, in paper publications and advice provided by staff.

52% of people said they were satisfied with our information, only 10% were dissatisfied, and 38% were unsure.

Staff will survey again in the second quarter of 2026 to provide a performance measure for the Annual Report. In the meantime, we will work on improving our information by improving the layout and checking for clarity.

4.13.3. BWoF audits are underway. 3% were reported completed in in November and 6% overall for December (YTD). This indicates we are on track to exceed 20% by June 30.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002). 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 OPERATIONS GROUP 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 report and notes the content.

3. HEALTH & SAFETY

- 3.1. The Health & Safety Manager continues to offer ongoing support and advice to managers and the wider organisation.
- 3.2. Visitor/contractor safety while at the Tainui Street offices has been improved with the purchase of VisTab technology. VisTab enables Council to know who and how many non-workers are on at the Tainui Street location in event of an emergency. This could be rolled out to other facilities in due course.
- 3.3. Safe365 range of reporting based on the type of event logged. All active and closed events are shown in the summary and events logged across Council since the last Council meeting. Worker reporting is improving on previous reports.
- 3.3.1. Incident reports 15
- 3.3.2. Hazards reports 0
- 3.4. The Council's overall performance rating has increased by 2% from 43% in the last report to 45%. Continuation of process and policy reviews is ongoing with amendments being applied as required to meet the current legislative guidance.
- 3.5. Continuous improvement of the H&S management platform Safe365 - work is being done to increase checklists / audit capability and employee reporting efficiencies.
- 3.6. The Draft Health, Safety and Wellbeing Manual is with ELT, SLT and the Risk and Assurance Committee Chair for consultation and initial review / feedback. Wider distribution is planned for early 2026.
- 3.7. A full health & safety report will be provided to the next meeting of Council's Risk & Assurance Sub-committee.

4. TRANSPORT & INFRASTRUCTURE

- 4.1. **Roading Network Maintenance Contract** – The contract works is progressing well. The contractor has been responding to service requests within the specified timeframes and continues to deliver work to a good standard. The following section provides reports and photographs of works completed during the current reporting period.

- 4.1.1. **Pavement Repairs on Arnold Valley Road**– The pavement damages on Arnold Valley Road have been addressed before the busy tourist season. There are more areas to be added to the list and these will be completed in the New Year.



Fig 1: Pavement repair works at Arnold Valley Road at Moana

- 4.1.2. **Kerb and Channel Cleaning** – Our contractor has started the kerb and channel cleaning works and have employed additional staff. The team have completed Blaketown, Cobden and the Greymouth CBD. The spraying contractor are following behind in these areas also.



Fig 2: Kerb and Channel cleaning works

- 4.1.3. **Kumara – Inchbonnie Road – Temporary Safety Improvement**– Contractors have completed some temporary safety work along Kumara – Inchbonnie Road, where a slip has occurred, damaging a culvert pipe. Damage was caused during the October / November

flood events. The culvert pipe had a scouring sock fitted and a temporary safety barrier has been installed, to improve safety.



Fig 3: Temporary Safety Improvement works on Kumara – Inchbonnie Road

4.1.4. Atarua Road Erosion Protection – Early in January the third erosion spot was filled with rock, in a similar way to the original two locations. This has further protected the area. Final design for the river erosion protection is still being worked through and is expected to be to hand in the week of the Council meeting. Pricing will be requested from three local suppliers to complete this works.

4.2. Port

4.2.1. The slipway has been a very busy space over December with several vessels using the facility to undertake routine maintenance. An urgent repair was undertaken on local vessel, the Jay Elaine.

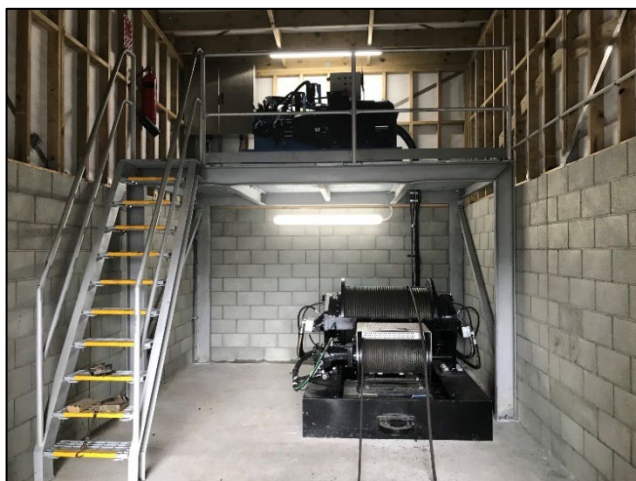


Fig 4: Winch and new lighting in winch shed

4.3. **Aerodrome:** The aerodrome operated as per normal during December.

4.3.1. **Runway Usage Summary**

Aircraft Type Summary Type Movements

- Unknown 77
- Aeroplane 34
- Helicopter 29
- Microlight 10

4.3.2. **Activity Level** - During December 2025, the airport had 150 movements an increase from 135 for the same month last year (December 2024).

4.3.3. 77 unknown movements are for aircraft operating under flight numbers. As these are not contained in the NZCAA registry AIMM (Aircraft Movement Monitoring) an aircraft type cannot be allocated to them therefore they are identified as unknown, as are the air ambulance and the rescue helicopter.

5. UTILITIES & INFRASTRUCTURE

5.1. Water Supplies

5.1.1. Greater Greymouth Water Supply

- (a) Stage 2 of the smart meter deployment within the South Beach/Paroa trial area is progressing, with an additional 130 smart meters procured. This work forms part of Council's wider leak reduction programme and once installed will assist Council with its wider leak reduction program. Usage data will be collected and analysed to determine consumption patterns. This information will form part of the groups reporting to Council, when ready.
- (b) Replacement control cabinets for the two UV reactors at the Greater Greymouth Water Treatment Plant are expected to arrive this month. Staff are now planning for their installation.
- (c) The new fourth bore at the Greater Greymouth Water Treatment Plant has been used in early January to supplement the flows into the treatment plant. While not fully automated at present, flows have been pumped into the treatment plant and is helping manage draw down across the existing bores.

5.1.2. Runanga Water Supply

- (a) The Sids Road WTP can provide around 16 litres per second into the Coal Creek, Runanga, Dunollie and Rapahoe areas. Some minor delays have been seen around installing the additional balance tank installed onsite. This is mainly due to the Christmas/new year break. This is being installed in the week of this Council meeting now. Following this, the entire site will go through a disinfection and commissioning process, before being able to feed treated water into the reticulation. The completion of the Drinking Water Safety Plan is also required before this can occur.
- (b) Rapahoe Watermain Renewal – The second stage of the Rapahoe Trunkmain renewal has been awarded. To date, approximately 220m of the total 900 m watermain has been successfully installed using horizontal directional drilling, prior to Christmas (Somerled Avenue). The remaining 680m of watermain, including the rail crossing between the State Highway rail corridor and the urban area of Dunollie, is scheduled to commence in the third week of January. The Deed to Grant for the rail crossing has been approved, and the contractor is currently in the process of applying for the Permit to Enter.



Fig 5: Water Main Pipe Laying at Somerled Ave

5.1.3. Blackball Water Supply

- (a) The supply operated as per normal during December. Staff will start more detailed investigation and design work in the new year, for the upcoming treatment improvements (year 2 of the LTP).

5.1.4. Potential Moana Water Supply

- (a) It is noted that while Council has provided funding for an investigation report into a potential Moana Water Supply, Council has not yet canvassed the community and other key stakeholders on whether a water supply should proceed. Funding of a water supply is not included in the current LTP. Given the transition to the new water supply CCO on 1 July 2027, any potential infrastructure installation will likely be completed by the CCO, following consultation and a decision on whether to proceed, is made.
- (b) Council has received the investigation report into potential water supply options for the Moana township. The report is currently under technical review and outlines probable extraction locations, indicative pressure zone configuration, and potential reservoir site locations. Findings will be reported to Council following completion of the review.
- (c) With the new TTPP One District Plan decision notified, Council has received interest from a developer in the area, who is actively seeking information about the process to install a new water supply. Staff will shortly present detail to Council and seek direction on a way forward. If Council consider their being merit in having a wider discussion with the community, a consultation process could be commenced.

5.1.5. Water Supply - Break Trends

- (a) Water supply pipework breaks are shown below, over a twelve-month period.

- (b) In December (up until the 21st), 15 service breaks and 1 mains / ridermain break were observed.

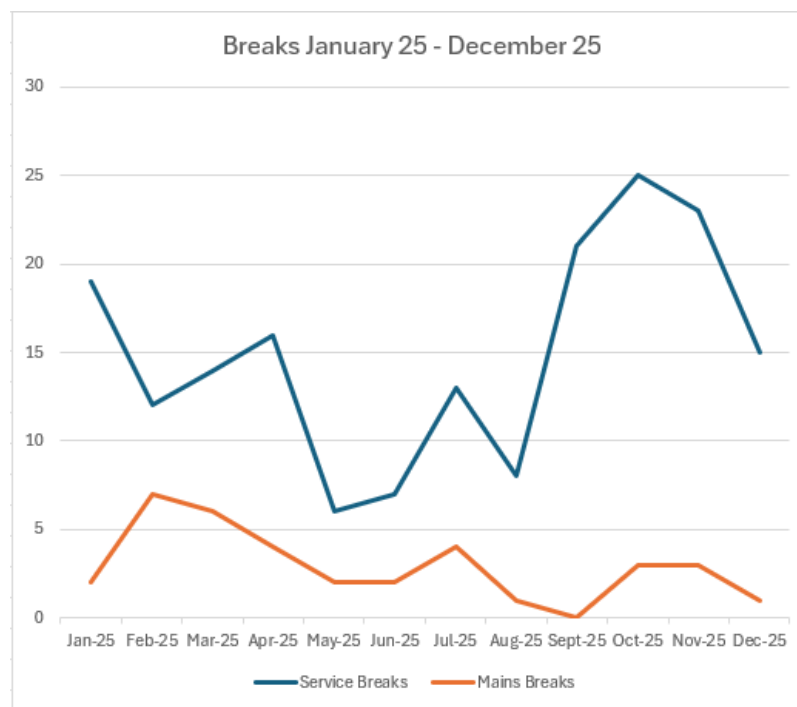


Fig 6: Water Supply Break Trend - 12 Months

5.2. Wastewater Schemes

5.2.1. Greater Greymouth

- (a) Works on the new wastewater pumping station at the Cobden Wastewater Treatment Plant is nearing completion. Work on the Cobden side of the Grey River is now significantly completed, and a site walkover has been undertaken. Some minor remediation works have been identified and scheduled to be addressed soon. Work on the Greymouth side of the Grey River in the Johnston Street area, will be completed late January/early February and will ensure flows are directed, directly to the Greater Greymouth Wastewater Treatment Plant (Preston Road).



Fig 7: Cobden Wastewater Pump Station

- (b) The Smith Street sewer separation project has recently been tendered. The tender process has now closed, and evaluation is currently underway. The project includes approximately 170 m of new sewer main and 45 m of service laterals, enabling additional properties to separate their sewer connections.
- (c) Both the older Johnston Street and Cobden UV treatment plants are suffering due to age and while staff and contractors continue to keep these plants operational, the new plant at Preston Road is critical.
 - (i) Work on the Cobden plant was delayed and will now occur late January. This work will see the replacement lamps, sleeves, wipers and some electrics.
 - (ii) During the same visit, contractors will fully assess the Johnston Street facility and detail up required works and cost estimates. Work on this site will be completed as soon as information is to hand.
 - (iii) All other areas of the Greater Greymouth Wastewater Scheme were operating as normal (Cobden, Greymouth, Blaketown, Boddytown, Kaiata, Dobson and Taylorville).

5.2.2. Runanga / Dunollie

- (a) Council has awarded the next stage of the Runanga sewer reticulation renewal programme, with construction scheduled to commence in the third week of January.

5.2.3. Karoro / South Beach / Paroa

- (a) Staff noted a screen blockage at the Karoro Wastewater Treatment Plant early in the new year, during a site inspection. This was resolved quickly by our maintenance contractor. Vegetation control around the site was urgently improved, including on the clarifier and wetland inlet areas.
- (b) Staff are finalising the option selection for the conveyance of wastewater flows from Karoro, South Beach and Paroa to Greater Greymouth Wastewater Treatment Plant (Preston Road). Physical works on infrastructure to support this transfer, is planned to start from July 2026.

5.2.4. Blackball

- (a) The scheme was operating as normal throughout December. Staff are expecting to complete their review of options for refurbishing the screening equipment at the wastewater treatment plant, this month.

5.2.5. Moana

- (a) The scheme was operating as normal throughout December.

5.2.6. Te Kinga

- (a) The scheme was operating as normal throughout December.

5.3. Stormwater & Flood Protection

- 5.3.1. Staff are now reviewing the capacity modelling report for the Greymouth CBD area. Council has also been updated on the findings. Staff will then work through a tender package before releasing the first stage of work to the market, utilising this year's allocation of approved budgets.

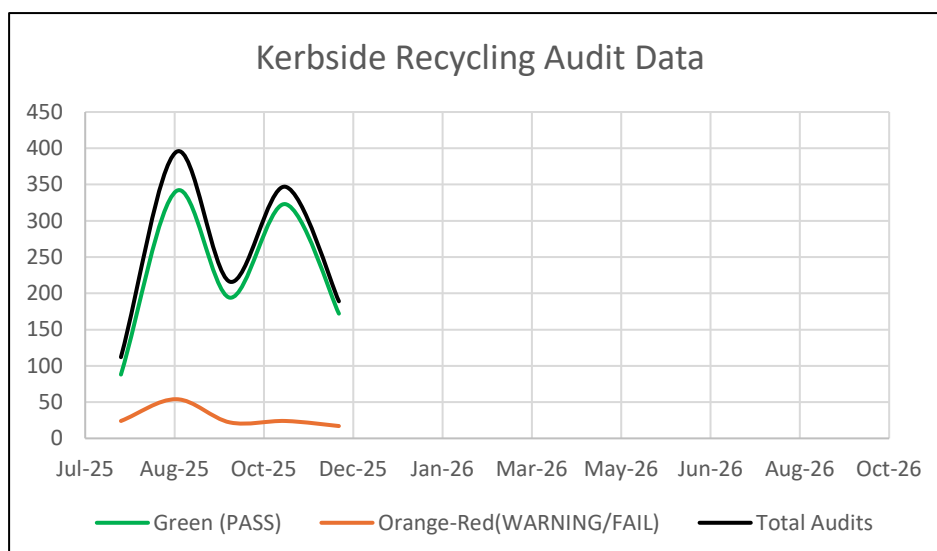
5.4. Refuse & Recycling

- 5.4.1. **McLeans Pit Landfill & Recycling Centre** – The Landfill and Recycling Centre maintained continuous operations throughout the holiday period, closing to the public only on the statutory holidays. During this period, contractors observed a material change in operational patterns, with a reduction in overall customer numbers offset by a corresponding increase in the average volume of material received per load across the weighbridge.
- 5.4.2. **Resource Centres** – The Moana Resource Centre is currently undergoing vegetation management works, with scrap metal removal works scheduled for the week commencing 19 January. Progress has been achieved in relation to the feral cat trapping programme, with formalised data recording processes now in place. This will enable more robust monitoring and informed evaluation of appropriate future courses of action. The Blackball Resource Centre continues to operate effectively, with a targeted review of site security upgrade options identified as a key area of focus. The Nelson Creek Resource Centre is performing to a high standard, with consistent operations and ongoing effective site maintenance and management.
- 5.4.3. **Mitchells & Preston Road** – No further progress was made on discussions relating to the lease agreement for the Mitchells skip site during the December period. Engagement on this matter is expected to recommence as operational focus returns and discussions progress further through January-February. The Preston Road Recycling Centre experienced the typical increase in usage associated with the holiday period. In response, the site container has been serviced twice weekly from the beginning of December, with this service frequency to be maintained until usage levels reduce.
- 5.4.4. **Kerbside Collection** – Services continued to operate effectively throughout the reporting period. A modest increase in service requests was recorded, slightly above the typical average for December, attributable to the Christmas period and the lead-up to the New Year, which traditionally results in higher volumes of discarded packaging and materials within the community and across the roading network usage. Kerbside recycling audits also continued during December. A marginally reduced number of audits were completed due to the operational impacts of the Christmas week and the preceding period of heightened activity. Updated audit results are reflected in the table and graph below.

a) Kerbside Recycling Audit Data – December

Area	Total Audits	Pass (Green)	Fail (Orange-Red)
Karoro	65	61	4
Paroa	13	10	3
Rutherglen	11	11	0
Gladstone	35	31	4
Camerons	22	20	2
Boddytown	42	39	3

b) Kerbside Recycling Audit Data August-December



5.4.5. Litter Bins – The scheduled

replacement of litter bins along the Moana foreshore has been delayed due to current internal workloads operating at capacity. As a result, the In-House Task Force will not be utilised for the installation, and external contractors will be engaged to deliver the works. This procurement and delivery process is due to commence shortly and will also encompass other locations identified for litter bin replacement. In parallel, a new order for round litter bin liners has been placed and will be supplied locally in due course.

5.4.6. Waste Minimisation Management Plan

- (a) Engagement is scheduled to commence with service providers to explore recycling streams not currently available within the West Coast Region. Initial investigations will focus on identifying opportunities for the acceptance and processing of additional battery types, as well as waste oil containers.
- (b) The internal fly-tipping working group has received approval from the Executive Leadership Team to undertake a monitoring and mitigation trial aimed at strengthening deterrence measures for this activity. A formal report will be presented upon completion of the trial, outlining outcomes and recommended next steps.

5.4.7. Enviroschools Programme

- (a) As the school term has not yet commenced, there is no update available at this time.

5.5. Parks & Reserves

- 5.5.1. Following numerous complaints about the state of our parks & reserves areas and cemetery spaces, staff worked closely with our maintenance contractor to quickly resolve. It is pleasing to note that improvements have been noted, noting that we still have some further areas to get on top of.
- 5.5.2. Keith Road Playground pump track has progressed well. While not official open, it is being used. Council is working closely with the surfacing contractor and the community group to complete some additional works. Staff are aware of some additional items such as fencing, picnic tables and landscaping, which may require further acceptance by Council through the Special Assets Policy, in due course.

5.6. Cemeteries

- 5.6.1. Staff have been closely monitoring the maintenance standard of cemeteries in the district since receiving many complaints in December. The maintenance standard has significantly improved, and staff are working closely with our contractor to ensure the required maintenance levels are seen moving forward.

5.7. Public Conveniences

- 5.7.1. The maintenance and operations of public conveniences have been per normal during December. Council continues to receive positive feedback around the cleanliness of its facilities. Some complaints have been received early January, and staff will be undertaking some further audits.

5.8. Vehicle Fleet

- 5.8.1. Vehicles to be replaced this financial year include the Animal Control and the Port Vehicle.

6. BUSINESS & CONTRACTS

6.1. Retirement Housing

- 6.1.1. The replacement of windows has been completed at the Blaketown complex. One unit in Cowper Street complex is to be completed.
- 6.1.2. The front doors at the McGowan Street complex will be replaced in February.
- 6.1.3. Staff have recently planted some native plants on a sloped area at the Dobson complex. With these plants installed this has removed a health & safety risk for the staff maintaining the area.



Fig 8: Native Planting at Dobson Retirement Complex

6.2. Buildings

- 6.2.1. Staff are compiling a list of all council buildings, which will lead onto a condition assessments being undertaken. This will provide Council with detailed information on the current state of all buildings and allow for better, informed budgeting and renewals programming.

6.3. Inhouse taskforce

- 6.3.1. Staff are continuing with general maintenance and assisting other Council departments. Recent high growth has resulted in increased mowing and weed eating needs. The team are working hard to ensure any areas that have high growth at present, will quickly be brought back under control.

- 6.3.2. One staff member has recently finished working for council. We are currently recruiting for the replacing of this role.

6.4. Contractor Performance

- 6.5. Staff are currently looking at different options for the contractor performance framework. A draft framework will be developed in the New Year.

7. CAPITAL PROGRAMME DELIVERY

- 7.1. Given the short turnaround since the December meeting, along with the Christmas and New Year period, no detailed programme update is provided to this meeting. The next detailed update will be presented at the February meeting along with more detailed financial information.
- 7.2. Staff continue to work on delivering the capital delivery programme for the 2025/26 financial year, as reported to Council through the August meeting.
- 7.3. The 2025/26 capital programme has a significant focus on the three waters infrastructure. Planned projects include renewal of aging reticulation, commencement of work to upgrade the Greater Greymouth Water Treatment Plant (to ensure compliance with modern standards), the commencement of work on the new UV treatment plant at the Greater Greymouth Wastewater Treatment Plant and improving stormwater systems to reduce urban flooding risks. The UV treatment project is expected to be tendered at the end of January.
- 7.4. Council's footpath renewal contractor has commenced works, in the Puketahi Street and Alexander Street area of Greymouth. Work is expected to be completed towards the end of February.

8. GENERAL

- 8.1. Staff continue to support the annual report / Local Water Done Well / asset valuations and regional partnering opportunities.
- 8.2. A significant amount of work is going into supporting ongoing discussions with Westland and Buller District Council's, and the creation of an implementation plan for the new Water Services Council Controlled Organisation.

9. EMERGENCY MANAGEMENT / LIFELINES

- 9.1. There were no weather events during December, that required increased input from staff.

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 TASMAN VIEW, ARNOTT HEIGHTS & ROADING RAINFALL DAMAGE - FUNDING REQUEST**File Number:****Report Author:** Group Manager Operations**Report Authoriser:** Group Manager Community**Appendices:** Nil**1. REPORT PURPOSE**

- 1.1. To retrospectively approve funding for emergency repair works on Tasman View, Taylorville-Blackball, Kumara – Inchbonnie, Station and Milton Roads and Arnett Heights, following extreme weather events in 2023/2024 which caused significant damage.

2. EXECUTIVE SUMMARY

- 2.1. Between March 2023 and September 2024, major weather events caused damage to Council's Roding Network at Tasman View Road, Milton Road/Arnett's Heights and Taylorville-Blackball, Kumara-Inchbonnie and Station Roads. Council undertook initial response actions, design work, construction, and remediation activities to restore road functionality and address ongoing safety concerns. Funding applications were submitted to NZTA as required under emergency works procedures, with varying outcomes.
- 2.2. In March 2023 a slip occurred on Tasman View Road. Total repairs for the slip site were \$195,157.69. Initial costs were covered under an already approved funding work category with NZTA. An emergency works application to NZTA for \$261,600.00 to complete the remaining repairs was approved at a subsidy rate of 64%. The 36% Council share (\$93,960.00) was not included in Council Budgets.
- 2.3. In June 2023, a second slip at Milton Road occurred. An emergency works funding application for \$193,560.00 was initially approved at a subsidy rate of 83% this was later reduced to 64% for the remaining portion of the repair in the 2024 year. The remaining Council share of the funding of \$69,681.00 was not included in Council Budgets.
- 2.4. In August/September 2024 Arnett's Heights, Taylorville-Blackball, Kumara – Inchbonnie and Station Road all sustained damage due to rainfall events. Total remedial repairs and response for these events cost \$462,941.37. An emergency works application to NZTA for these repairs was declined. These costs were not included in Council budgets.
- 2.5. As Council did not have funds available within existing budgets it is proposed to fund these using the balance of the Roding Reserve being \$521,271.00 and a \$105,000.00 five year term loan to cover additional unbudgeted expenditure.

3. OFFICER RECOMMENDATION

That Council:

1. Receives this report and notes the content.
2. Approves debt funding of \$105,000.00 to cover Councils Share of Roding Emergency works due to storm damage in the 2023/2024 years.
3. Approves the use of \$521,271.00 from the Roding Reserve to cover the remaining balance of the unbudgeted Emergency Roding works due to storm damage in the 2023/2024 years.

4. BACKGROUND

- 4.1. Between March 2023 and September 2024, major weather events caused damage to Council's Roding Network at Tasman View Road, Milton Road/Arnott's Heights, Taylorville-Blackball, Kumara-Inchbonnie and Station Roads. Council undertook initial response actions, design work, construction, and remediation activities to restore road functionality and address ongoing safety concerns. Funding applications were submitted to NZTA as required under emergency works procedures, with varying outcomes.
- 4.2. The slip at Tasman View received funding approval for \$261,600.00 total expenditure from NZTA. Total project expenditure for remedial work on Tasman View was \$195,157.69. Council received subsequent approval to reallocate the unused balance of funding to Milton Road/Arnott Heights emergency works. Council did not have any budget set aside for its share of the approved additional emergency works claims (\$93,960.00).
- 4.3. Arnott Heights experienced multiple slip events with the first slip occurring in June 2023. Emergency works funding for the June event was approved by NZTA, and related design and preliminary works costing \$96,907.09 were successfully claimed against minor works where Council had budgeted to cover its share of the costs.
- 4.4. In August/September 2024, widespread heavy rainfall caused slips across multiple sites, resulting in \$462,941.37 in remedial costs over four areas (Milton Road \$377,843.45, Taylorville-Blackball Road (\$39,384.91), Kumara-Inchbonnie Road (\$40,320.35) and Station Road (\$5,081.40). A funding application for \$1 Million (initial response and recovery works) was submitted to NZTA in October 2024 but declined on the basis that the event did not meet emergency works criteria, leaving these costs unclaimed.
- 4.5. Construction of the Arnott Heights retaining wall commenced in May 2025 and was completed in September 2025 at a total cost of \$264,456.81. This was partially funded through previous NZTA approvals and the remaining portion of the Tasman View funding.
- 4.6. Overall, while some of the emergency works above were successfully funded through NZTA emergency works provisions, \$626,271.00 remains as unbudgeted expenditure to be covered by Council.
- 4.7. The Roding Reserve currently has an available balance of \$524,000.00.
- 4.8. It is recommended that \$521,271.00 be utilised from the Roding Reserve to fund the above additional funding, to cover the costs of the emergency works combined with a loan of \$105,000.00, to be paid back over a five-year period. This would impact budgeted roading expenditure in the Long Term Plan by \$24,000.00 per year over the five years which can be addressed through the upcoming Annual Plan process.
- 4.9. If the entire overspend were to be funded by a loan over five years this would cost around \$143,000.00 per year which would affect the level of service in the roading activity if it were to be absorbed into current operational budgets and would therefore have an impact on the rate increase for the next five years.
- 4.10. The short payment term on the loan calculation reflects that in Council's Revenue and Financing Policy, the Roding activity has no allowance for any loan funding component.

5. OPTIONS

- 5.1. Options considered are:
 - 5.1.1. Option 1: Approve funding of works via the Roding Reserve and Short-term loan (preferred option).
 - 5.1.2. Option 2: Approve funding of the emergency works by short term debt.
- 5.2. Options Assessment

5.2.1. Option 1: Approve funding of works via the Roothing Reserve and Short-term loan (preferred option).

(a) Advantages

- (i) Reduces the burden on ratepayers of servicing a larger loan over a longer period.
- (ii) The Loan can be reduced quicker making funds available for other projects soon.

(b) Disadvantages

- (i) Leaves no funds for the future projects in the Roothing Reserve.
- (ii) Reduces the ability to spend on further roading projects while the loan is being serviced.

5.2.2. Option 2: Fully fund works using debt funding.

(a) Advantages

- (i) Leave funds in the roading reserve to be available for the future projects.

(b) Disadvantages

- (i) Puts a higher burden on the rates.
- (ii) Has a negative effect on Council's self-imposed debt cap.
- (iii) Reduces future years Roothing budget available for works while the loan is serviced

6. CONSIDERATIONS

6.1. Legal and Legislative Implications

6.1.1. Council has a responsibility undertake mitigation works to ensure security of Roothing assets. These works were performed under urgency as part of an emergency, while the work is completed Council still has an obligation to ensure that the works are funded by money received for that activity.

6.2. Financial

6.2.1. Using the funds available from the roading reserve \$521,271.00 and only funding a \$105,000.00 loan over five years would add \$24,000.00 to expenditure over five years. This funding and associated cost is outside the Long Term Plan but can be included in the 2026/2027 Annual Plan.

6.3. Existing Policy and Strategy Implications

6.3.1. Emergency Roothing costs are consistent with Council policy. The amount of timing delay in approving funding for the works is inconsistent.

6.4. Fit with Purpose of Local Government Statement

6.4.1. Tasman View Road and Arnott Heights are both critical district assets and therefore the works and the need to fund them are deemed appropriate.

6.5. Effects on Mana whenua

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?	Medium	There is public interest in this item as damage to Milton Road caused significant disruption.
Is there a significant impact arising from duration of the effects from the decision?	Medium	Loan funding to support the requested works will have an impact on Council's debt levels and the reduction of the reserves means money is available for other emergency events.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Yes	Council's Roding is deemed to be a strategic asset.
Does the decision create a substantial change in the level of service provided by Council?	No	Work is already complete.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Yes	If approved by Council, additional debt funding of up to \$105,000.00 ex GST will be required.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	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	
Does the proposal or decision involve Council exiting from or entering into a group of activities?	N/A	

7. CONCLUSIONS

- 7.1. Due to the urgent nature of the works, funding outside of the approved Long Term Plan the expenditure could not have been foreseen.
- 7.2. Funding the unbudgeted expenditure via the Roding Reserve and a smaller Loan helps reduce the impact on ratepayers further into the future.

8. NEXT STEPS

- 8.1. If the preferred option is approved by Council, reserve funds are moved to offset the expenditure and staff draw down debt for the balance of the over expenditure.

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

6.1 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. Agreement for the Sale and Purchase between Grey District Council Incorporating the Greymouth Harbour Board pursuant to the Local Government (West Coast Region) Reorganisation Order 1989 (Vendor), and Kyle Kohe-Lyons and Paige Nicole Smith (Purchaser) for 2 Rigg Street, Blaketown, Greymouth.
2. Lease of Council Reserve Land between Grey District Council and Kotuku Combat Sports for a Harbour Board Endowment Reserve known as Part Reserve 1426 (LINZ Parcel No. 3689619) known as Arthur Fong Park measuring approximately 104.8 square metres.

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.

7 REPORTS FROM OUTSIDE ORGANISATIONS

Nil

8 IN COMMITTEE ITEMS

COUNCIL IN-COMMITTEE

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

Agenda item(s)

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

OFFICER RECOMMENDATION

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 18 DECEMBER 2025	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

8.3 - RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(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
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9 COUNCIL RESUME IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING