

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

Date: Monday 23 March 2026
Time: 3:00pm
Venue: Council Chambers, 105 Tainui Street, Greymouth

Joanne Soderlund
Chief Executive

ORDINARY COUNCIL MEETING

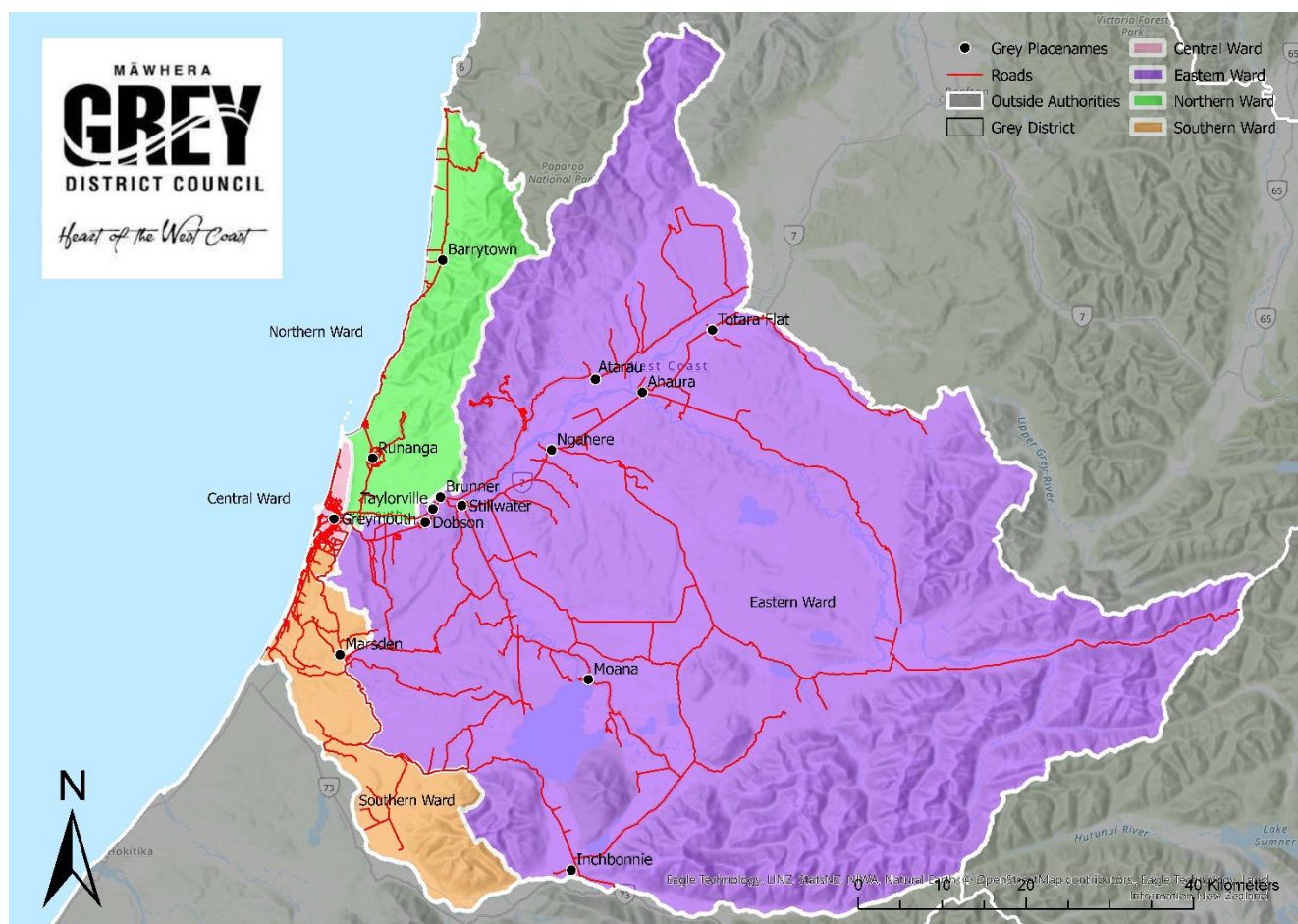
AGENDA

Members:

Mayor: Mayor Tania Gibson
Deputy Mayor: Councillor Allan Gibson
Members: Councillor Paulette Birchfield
Councillor Peter Davy
Councillor Rex MacDonald
Councillor Robert Mallinson
Councillor Tim Mora
Councillor Jack O'Connor
Kaiwhakahaere Francois Tumahai

Contact Telephone: 03 7698600
Email: trish.jellyman@greydc.govt.nz
Website: <https://www.greydc.govt.nz/our-council/agendas-and-minutes/Pages/default.aspx>

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



ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

to be held at Council Chambers, 105 Tainui Street, Greymouth on Monday 23 March 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.

Table of Contents

1	APOLOGIES AND DECLARATIONS OF INTEREST	6
1.1	APOLOGIES.....	6
1.2	UPDATES TO THE INTERESTS REGISTER	6
1.3	IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA	6
2	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	7
2.1	CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 23 FEBRUARY 2026	7
2.2	RECEIPT OF MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026	7
2.3	RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026	7
3	LIST OF ACRONYMS USED	25
4	MATTERS UNDER ACTION	26
4.1	MATTERS UNDER ACTION.....	26
5	AGENDA ITEMS.....	27
5.1	MAYOR'S UPDATE	27
5.2	CHIEF EXECUTIVE'S UPDATE	30
5.3	COMMUNITY REPORT	33
5.4	CORPORATE SERVICES REPORT	45
5.5	ECONOMIC DEVELOPMENT & REGULATORY SERVICES REPORT	59
5.6	OPERATIONS GROUP REPORT.....	69
5.7	CAPITAL DELIVERY PROGRAMME 2025/26 - PROGRESS UPDATE	84
5.8	NAMING OF UNNAMED ROADS - CONSULTATION DIRECTION	90
5.9	ENVIRONMENTAL SCAN FOR 2027-2037 LONG TERM PLAN.....	96
5.10	RATES REVIEW	99
5.11	WEST COAST THEATRE TRUST	112
5.12	RICHMOND QUAY IMPROVEMENTS (LATE COVERING REPORT).....	118
5.13	ON-STREET PARKING - PROPOSED CHANGES (LATE COVERING REPORT).....	119
6	MISCELLANEOUS ITEMS	120
6.1	DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL.....	120
7	REPORTS FROM OUTSIDE ORGANISATIONS	121
7.1	RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS	121
8	IN COMMITTEE ITEMS.....	134
8.1	CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 23 FEBRUARY 2026	134

8.2	RECEIPT OF IN COMMITTEE MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026	134
8.3	RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026	134
8.4	IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE	135
9	COUNCIL RESUME IN OPEN MEETING	136

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

Cr Kate Kennedy is on leave of absence from 19/03/26 to 11/05/26

1.2 UPDATES TO THE INTERESTS REGISTER

Elected members to please advise if there are any changes to be made to the current Interests Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

Notwithstanding that an elected member may declare an interest at any later stage in this Agenda (prior to taking part in the deliberation of a particular item) those items where an interest will be declared may wish to be disclosed now.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 23 FEBRUARY 2026

SUGGESTED RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 23 February 2026 be confirmed as true and correct.

2.2 RECEIPT OF MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026

SUGGESTED RECOMMENDATION

That the minutes of the Risk and Assurance Sub-Committee Meeting held on 26 February 2026 be received and noted.

2.3 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026

SUGGESTED RECOMMENDATION

That the minutes of the Tenders Subcommittee Meeting held on 26 February 2026 be received and noted.

MINUTES OF THE ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

**Held in Council Chambers, 105 Tainui Street, Greymouth
on Monday 23 February 2026 commencing at 3:00pm**

PRESENT:

Mayor Tania Gibson (Chair)

Councillor Allan Gibson (Deputy Mayor), 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

IN ATTENDANCE:

Joanne Soderlund (Chief Executive), Kathryn Ruddle (Group Manager Corporate Services), Penny Kirk (Group Manager Community), Peter O'Sullivan (Group Manager Economic Development & Regulatory Services), Michael McEnaney (Regulatory Manager) left meeting at 3.58pm, Nelia Heersink (Community & Recreation Services Manager) left meeting at 3.58pm, Paddy Blanchfield (Transport & Infrastructure Manager) left meeting at 3.58pm, Emma Topp (Business & Contracts Manager) left meeting at 3.58pm, Ayush Yadav (Senior Utilities and Infrastructure Engineer) left meeting at 3.58pm, Cath Wilson (Health & Safety Manager) left meeting at 3.58pm, Trish Jellyman (Democracy Advisor), Laura Mills (Communication and Engagement Manager)

1 APOLOGIES AND DECLARATIONS OF INTEREST

RESOLUTION OCM 26/02/007

Moved: Mayor Tania Gibson

Seconded: Cr Paulette Birchfield

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

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 26 JANUARY 2026

RESOLUTION OCM 26/02/008

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

That the minutes of the Ordinary Council Meeting held on 26 January 2026 be confirmed as true and correct.

Carried Unanimously

2.2 RECEIPT OF MINUTES OF THE ANIMAL CONTROL COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 20 JANUARY 2026

RESOLUTION OCM 26/02/009

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

That the minutes of the Animal Control Committee held on 20 January 2026 be received and noted.

Carried Unanimously

2.3 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JANUARY 2026

RESOLUTION OCM 26/02/010

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

That the minutes of the Tenders Subcommittee Meeting held on 29 January 2026 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 12 FEBRUARY 2026

RESOLUTION OCM 26/02/011

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

That the minutes of the Tenders Subcommittee Meeting held on 12 February 2026 be received and noted.

Carried Unanimously

2.5 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 17 FEBRUARY 2026

RESOLUTION OCM 26/02/012

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

That the minutes of the Extraordinary Council Meeting held on 17 February 2026 be confirmed as true and correct.

Carried Unanimously

3 LIST OF ACRONYMS USED

Refer page 26 of the agenda.

4 MATTERS UNDER ACTION

4.1 MATTERS UNDER ACTION

Refer page 27 of the agenda.

Cr Kennedy stated that Runanga Reserve Land Classification has been slow moving. It was agreed that further follow up would be made.

5 AGENDA ITEMS

5.1 MAYOR'S UPDATE

Refer page 28 of the agenda.

RESOLUTION OCM 26/02/013

Moved: Cr Allan Gibson

Seconded: Cr Tim Mora

3.1 That the Mayor's activity report for the month of January 2026 be received.

Carried Unanimously

5.2 CHIEF EXECUTIVE'S UPDATE

Refer page 30 of the agenda.

RESOLUTION OCM 26/02/014

Moved: Cr Robert Mallinson

Seconded: Cr Tim Mora

1. That the Chief Executive's update for the period 1 – 31 January 2026 be received.

Carried Unanimously

5.3 COMMUNITY REPORT

Refer page 33 of the agenda.

RESOLUTION OCM 26/02/015

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council:

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

Carried Unanimously

5.4 CORPORATE SERVICES REPORT

Refer page 46 of the agenda.

Discussion took place on the report including the unbudgeted costs for the Taylorville Resource Park (TRP) hearing and the Te Tai o Poutini Plan appeals.

RESOLUTION OCM 26/02/016

Moved: Cr Allan Gibson

Seconded: Cr Jack O'Connor

That Council:

- a) Receives the report and notes the contents.
- b) Council also notes the changes to the Long Term Plan process where a staff report about workshop content and discussion will go to the following Council meeting.

Carried Unanimously

5.5 ECONOMIC DEVELOPMENT & REGULATORY SERVICES REPORT

Refer page 61 of the agenda.

RESOLUTION OCM 26/02/017

Moved: Mayor Tania Gibson

Seconded: Cr Kate Kennedy

That Council:

1. Receives the report and notes the content herein.

Carried Unanimously

5.6 OPERATIONS GROUP REPORT

Refer page 72 of the agenda.

Discussion took place on the paying of landing fees at the aerodrome.

RESOLUTION OCM 26/02/018

Moved: Cr Rex MacDonald

Seconded: Cr Paulette Birchfield

That Council:

1. Receives the report and notes the content.

Carried Unanimously

5.7 APPROVAL OF TRIENNIAL AGREEMENT 2025- 2028

Refer page 86 of the agenda.

The CE advised that the latest version of the Triennial Agreement was circulated today and now includes DWC and Iwi as signatories.

RESOLUTION OCM 26/02/019

Moved: Cr Robert Mallinson

Seconded: Cr Allan Gibson

That Council:

1. Receives the report.
2. Approves the Triennial Agreement as per Appendix 1 and authorises the Mayor to sign the agreement as per the later version which was circulated this morning.

Carried Unanimously

5.8 HOW DID WE DO SURVEY - COUNCIL PERFORMANCE

Refer page 94 of the agenda.

Her Worship stated that overall there was general improvement with more participants using this new and much improved platform.

Discussion took place on footpath renewals and it was agreed that there is a lack of funding for this.

RESOLUTION OCM 26/02/020

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council:

1. Receives the How Did We Do survey report.
2. Notes the outcome.
3. Records its thanks to all residents who participated in the survey.

Carried Unanimously

5.9 KEITH ROAD PLAYGROUND REDEVELOPMENT PROJECT, PAROA - STAGE TWO

Refer page 107 of the agenda.

Cr Gibson declared an interest and took no further part in the discussion or decision.

Her Worship congratulated the Paroa committee and community for their work on this project.

RESOLUTION OCM 26/02/021

Moved: Mayor Tania Gibson

Seconded: Cr Jack O'Connor

That Council

1. Receives the report.
2. Confirms approval of stage two works that will see landscaping, a concrete pad, picnic tables, bike stands, small shelters and new boundary fences along Keith Road and Clough Road frontages, under the Special Assets Policy.
3. Confirms that all items must be installed in a way to reduce future maintenance costs.
4. That the final design and material of all items noted, including their location, be approved by the GM Operations, prior to any work commencing on site.
5. Confirms ongoing, in-principle, support for the proposed playground redevelopment.

Carried Unanimously**5.10 NELSON CREEK COMMUNITY WATER SUPPLY**

Refer page 113 of the agenda.

Her Worship stated that she, the Deputy Mayor and GMO attended a meeting with the Nelson Creek community last weekend.

She expressed her thanks to the GMO for his excellent work for this community and spoke of the importance of being able to help out the Nelson Creek community.

Cr Gibson stated that the three volunteers who have been running this scheme over a very long time have taken on a huge responsibility and none of the three involved are part of this water supply.

Her Worship thanked community members for their work over the years.

RESOLUTION OCM 26/02/022

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

That Council:

1. Receives the report.
2. Notes the request from the Nelson Creek Community seeking Council takes over the community water supply (Appendix 1)
3. Approves staff to undertake an investigation and due diligence into the implications and options for the vesting of the Nelson Creek Water Supply to Council and report its findings, options and recommendations back to Council at a future meeting.
4. Notes that any decision to proceed with the vesting of the water supply (including any funding/rating changes) will be the subject of a further Council report and decision, including engagement/consultation with the community.

Carried Unanimously**5.11 FUNDING OF WATER SERVICES COUNCIL CONTROLLED ORGANISATION (WSCCO) SETUP COSTS**

Refer page 120 of the agenda.

The CE spoke to this report and answered questions from Councillors.

RESOLUTION OCM 26/02/023

Moved: Cr Allan Gibson

Seconded: Cr Robert Mallinson

That Council:

1. Endorses the setup budget of \$5 million for the water services council controlled organisation.
2. Approves:
 - (a) *Its 1/3 share of the debt funding for the setup costs as per the heads of agreement adopted when the Water Services Delivery Plan was approved in August 2025.*
 - (b) *That the CCO setup costs will initially be debt funded by Buller District Council with the debt transferring to the water services council-controlled organisation from date of operational activity which is expected to be 1 July 2027.*

- (c) *That Buller District Council is the council identified in the heads of agreement as responsible for the administrative matters which will include the raising of debt funding.*

Carried Unanimously

6 MISCELLANEOUS ITEMS

6.1 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL

Refer page 127 of the agenda.

RESOLUTION OCM 26/02/024

Moved: Mayor Tania Gibson

Seconded: Cr Tim Mora

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 Matthew Luke Ryan and Sacha Ryan (Purchaser) for 154 – 156 Bright Street, Cobden, Greymouth.
2. Deed of Renewal of Lease between Grey District Council and West Coast Civil Defence Emergency Management Group for Part of the Westland Recreation Centre (Activity Room) Located at 83 High Street, Greymouth.
3. Deed of Ground Lease (residential) between Grey District Council and Kyle Kohe-Lyon and Paige Nicole Smith for all of the land at 2 Rigg Street, Blaketown in Lot 127 Deposited Plan 455 being 885m² (more or less) contained in Record of Title W55A/1117.

Carried Unanimously

7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

Refer page 128 of the agenda.

Her Worship stated that it is very disappointing to see that plants have been stolen from CASRA.

RESOLUTION OCM 26/02/025

Moved: Cr Rex MacDonald

Seconded: Cr Jack O'Connor

“that

The Minutes of the following outside organisations be received:

1. Minutes of the meeting of the Cobden Aromahana Sanctuary and Recreation Areas Inc held on 28 January 2026.
2. Minutes of the meeting of the Te Tai o Poutini Plan Committee held on 12 December 2025.
3. Minutes of the meeting of the West Coast Emergency Management Joint Committee held on 20 November 2025.

Carried Unanimously

8 IN COMMITTEE ITEMS

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

Agenda items 8.1 – 8.7

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 26/02/026

Moved: Mayor Tania Gibson

Seconded: Cr Allan Gibson

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
8.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF ORDINARY COUNCIL MEETING HELD ON 26 JANUARY 2026	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 JANUARY 2026	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, 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

	(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 12 FEBRUARY 2026	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
8.4 - 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 - 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
8.6 - RATES PENALTIES REMISSION REQUEST	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for

		withholding would exist under section 6 or section 7
8.7 - METERED WATER WATER LEAK ADJUSTMENT	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

Carried Unanimously

9 COUNCIL RESUME IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 4.12pm

Confirmed

T Gibson

Chairperson

_____/_____/_____
Date

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

**Held in Council Chambers, 105 Tainui Street, Greymouth
on Thursday 26 February 2026 commencing at 2:00pm**

PRESENT: Mr Rob Caldwell (Chair)
Mayor Tania Gibson (Deputy Chair), Councillor Robert Mallinson, Councillor Jack O'Connor

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kathryn Ruddie (Group Manager Corporate Services), Kurtis Perrin-Smith (Group Manager Operations), Peter O'Sullivan (Group Manager Economic Development & Regulatory Services), Cath Wilson (Health & Safety Manager), Trish Jellyman (Democracy Advisor), Laura Mills (Communications & Engagement Manager), Megan Bourke (Communications Manager)
Mr Miles O'Connor from Bancorp (left meeting at 3.15pm)

1 APOLOGIES AND DECLARATIONS OF INTEREST

APOLOGY

COMMITTEE RESOLUTION RA 26/02/001

Moved: Cr Jack O'Connor

Seconded: Mayor Tania Gibson

That the apology received from Cr Rex MacDonald be accepted and leave of absence granted.

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD ON 6 OCTOBER 2025

COMMITTEE RESOLUTION RA 26/02/002

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

That the minutes of the Risk and Assurance Sub-Committee Meeting held on 6 October 2025 be confirmed as true and correct.

Carried Unanimously

3 AGENDA ITEMS

3.1 CORPORATE SERVICES REPORT

Refer to page 15 of the agenda.

Discussion took place on the Annual Plan, the Environmental Scan and the unbudgeted costs from the Taylorville Resource Park consent application and the Te Tai o Poutini Plan.

The Chairman requested that more commentary be provided for the next meeting on trade debtors in particular he would like to see aged debtors.

He also requested that commentary be provided on the financial statements for future meetings.

COMMITTEE RESOLUTION RA 26/02/003

Moved: Cr Jack O'Connor

Seconded: Mayor Tania Gibson

That the Risk and Assurance Sub-Committee Meeting:

- a) Receives the report and notes the contents.

Carried Unanimously

3.2 HEALTH & SAFETY UPDATE

Refer to page 30 of the agenda.

Discussion took place on the improvements that have been made in the H&S area. There has been a lot of work going into systems and processes but the competence rating had only increased by 1%.

COMMITTEE RESOLUTION RA 26/02/004

Moved: Mr Rob Caldwell

Seconded: Cr Robert Mallinson

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

Carried Unanimously

3.3 RISK AND ASSURANCE SUBCOMMITTEE 2026 WORKPLAN

Refer to page 33 of the agenda.

The committee agreed that they are happy with the workplan.

COMMITTEE RESOLUTION RA 26/02/005

Moved: Mayor Tania Gibson

Seconded: Cr Jack O'Connor

That the Risk and Assurance Sub-Committee Meeting:

1. Receives the report.
2. Adopts the attached 2026 Risk and Assurance Subcommittee Workplan.

Carried Unanimously

4 IN COMMITTEE ITEMS

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

Agenda items 4.1 – 4.4

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

COMMITTEE RESOLUTION RA 26/02/006

Moved: Cr Robert Mallinson

Seconded: Cr Jack O'Connor

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
4.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD ON 6 OCTOBER 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	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
4.2 - TREASURY UPDATE 17 FEBRUARY 2026	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
4.3 - HEALTH AND SAFETY REPORT	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	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

	making available of the information would be likely otherwise to damage the public interest	withholding would exist under section 6 or section 7
4.4 - ERNST & YOUNG DRAFT AUDIT MANAGEMENT REPORT	s7(2)(c)(i) - 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 to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

Carried Unanimously

5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 3.25pm

Confirmed

R Caldwell
Chairperson

____/____/____
Date

MINUTES OF THE TENDERS SUBCOMMITTEE MEETING OF THE GREY DISTRICT COUNCIL**Held in Council Chambers, 105 Tainui Street, Greymouth****on Thursday 26 February 2026 commencing at 4:00pm**

PRESENT: Cr Allan Gibson (Chair)
Mayor Tania Gibson (Deputy Chair), Councillor Robert Mallinson, Councillor Peter Davy

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kurtis Perrin-Smith (Group Manager Operations), Trish Jellyman (Democracy Advisor)

1 APOLOGIES AND DECLARATIONS OF INTEREST**1.1 APOLOGIES****APOLOGY****COMMITTEE RESOLUTION TC 26/02/004****Moved: Cr Allan Gibson****Seconded: Cr Robert Mallinson**

That the apology received from Cr Rex MacDonald be accepted and leave of absence granted.

Carried Unanimously

leave of absence from 26/02/26 to 26/02/26

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**2.1 CONFIRMATION OF THE TENDERS SUBCOMMITTEE MEETING HELD ON 12 FEBRUARY 2026****COMMITTEE RESOLUTION TC 26/02/005****Moved: Cr Peter Davy**

Seconded: Mayor Tania Gibson

That the minutes of the Tenders Subcommittee Meeting held on 12 February 2026 be confirmed as true and correct.

Carried Unanimously**3 IN COMMITTEE ITEMS**

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

Agenda item 3.1 & 3.2

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

COMMITTEE RESOLUTION TC 26/02/006

Moved: Cr Allan Gibson

Seconded: Mayor Tania Gibson

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
3.1 - CONFIRMATION OF IN COMMITTEE MINUTES OF TENDERS SUBCOMMITTEE MEETING HELD ON 12 FEBRUARY 2026	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
3.2 - GREYMOUTH LIBRARY - CAFE FIT OUT	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to	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

	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)	
--	---	--

Carried Unanimously

4 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

3.2 - GREYMOUTH LIBRARY - CAFE FIT OUT

“That the approved tender and tender sum be made publicly available once all tenderers have been notified of the outcome.”

The meeting concluded at 4.06pm.

Confirmed

A 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	24/02/26: Trust to review response from Solicitor.
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. 03/03/26: Drafting of funding criteria is in progress.
23 February 2026	26/02/088	Nelson Creek Community Water Supply	17/03/26: A meeting has been held with the community. GMO to investigate options and report back to Council.
23 February 2026	26/02/021	Keith Road Playground Redevelopment Project, Paroa – Stage 2	17/03/26: Landscaping, concrete pad, picnic tables, bike stands and small shelter has now been approved. A meeting to discuss fencing along Keith Road and Clough Road frontages to be arranged.

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 February 2026.

2. EXECUTIVE SUMMARY

- 2.1. The year is well underway with regular meetings of Mayors, Chairs and Iwi (MCI), Te Tai o Poutini Plan (TTPP) and other governance forums already taken place.
- 2.2. A major highlight has been the announcement that \$4.3m from the Coastal Shipping Resilience Fund has been awarded to Council to upgrade the Port of Greymouth. While Greymouth is the largest port on the West Coast, the poor condition of the main freight wharf at Richmond Quay has limited its ability to berth larger coastal vessels. The funding will allow the reconstruction of up to 80 metres of currently unusable wharf, enabling the loading and unloading of cargo vessels. This investment is a significant boost that will strengthen port resilience, support further upgrades, and create opportunities for industry.
- 2.3. Local Water Done Well (LWDW) continues to progress. West Coast WSCCO Mayors, Iwi Leads and the Steering Group have begun regular monthly online meetings. Strong collaboration with regional leaders and technical teams is essential as the project advances toward establishing the new entity by July 2027, with recruitment expected to begin in the near future.
- 2.4. My weekly "two-minutes with the Mayor" have recommenced, covering topics such as pre-engagement with the community on the Long Term Plan seeking feedback on preferences for ongoing levels of service as well as feedback sought on pedestrianising Richmond Quay. Updates have also included footpath renewals, road resealing, and bridge painting across the district. I also advised the community of a changed traffic layout at the Cobden tiphead to improve safety. It has been pleasing to report a reduction in fly tipping, following the work of a dedicated group that identified hotspot areas around Greymouth and introduced signage and surveillance, which appear to be delivering positive results.
- 2.5. The Mayors Taskforce for Jobs (MTFJ) programme continues to deliver positive outcomes, with the team building strong relationships with local employers and supporting successful youth employment placements. Recently, Greymouth was selected to participate in a national campaign promoting the initiative, and it was exciting to host a film crew in town to capture some of our young people in their new roles.

Overall, February has been a productive and encouraging start to the year. With completion of the new library nearing and infrastructure investment at the Port to begin, as well as new employment opportunities resulting from mining development, I look ahead to the year, with a focus on building resilience, supporting economic opportunities, and delivering for our communities.

3. OFFICER RECOMMENDATION

3.1 That the Mayor's activity report for the month of February 2026 be received.**4. MAYORAL ACTIVITY SUMMARY**

- 4.1. 2 February: Catch up with Chair of the Risk & Assurance Committee; the CE, Group Manager and I met with a developer to discuss consenting issues and to help him work towards a resolution.
- 4.2. 3 February: Photo session at the port with Hon Maureen Pugh ahead of the Coastal Shipping Resilience Fund announcement; Cobden community meeting.
- 4.3. 4 February: Regular catch up with the CE; recording "Two-minutes with the Mayor"; visited residents at Dixon House; Cr Gibson and I had a lengthy meeting with a resident, listening to various concerns.
- 4.4. 5 February: The Buller District Mayor and I had a general update via phone; visited Idea Services Celebration Day; West Coast WSCCO Mayors, Iwi Leads and Steering Group first regular monthly online meeting.
- 4.5. 6 February: Waitangi Day Picnic.
- 4.6. 9 February: Morning meeting with CE.
- 4.7. 10 February: TTPP Committee Meeting; I met with the Vice President for Endura Mining who updated me on the good progress being made with this project.
- 4.8. 11 February: Morning update with the CE; visited the residents of Granger House; short online meeting with WC Mayors to discuss TTPP matters; two-minutes with the Mayor recording; Mawhera Library Project governance group meeting; Abbeyfield meeting.
- 4.9. 12 February: MCI special meeting for further discussion on the Local Government Reform; regular update meeting with the MTFJ Coordinator; welcome to Coast-to-Coast participants and supporters.
- 4.10. 13 February: General update with CE; WSCCO working group workshop; viewed progress at the new library; the Terra Firma Managing Director met with me and provided an update on the Spring Creek mine project.
- 4.11. 14 February: Cr Gibson and I joined the Group Manager Operations at a Nelson Creek community meeting for discussion on the community water supply, currently managed by a small group of residents.
- 4.12. 16 February: Breakfast meeting with DWC Chair; update with the CE; MTFJ video.
- 4.13. 17 February: Blessing of the new Kāinga Ora homes in Tainui Street, Greymouth; TTPP extraordinary meeting.
- 4.14. 18 February: Regular update with the CE; Mayors LWDW meeting; Toki Pounamu committee meeting; "two-minutes with the Mayor; Grey Star photo promoting Rotary's Women's Duathlon event to be held in May; Life Education Trust.
- 4.15. 19 February: West Coast Emergency Management Joint Committee followed by the quarterly Mayors, Chairs & Iwi meeting – both meetings being held in Hokitika.
- 4.16. 20 February: Morning catch up with CE; Summer Reading Challenge winners draw.
- 4.17. 21 February: Blue Light Kids Fishing event.
- 4.18. 23 February: General update with CE; presentation to Council from DOC; February Council meeting.
- 4.19. 24 February: "Two-minutes with Mayor"; A member of the Dixon Park group met with me to go through plans the group have drafted for the upgrade to this facility; Life Education Trust.

- 4.20. 25 February: Update with the CE.
- 4.21. 26 February: West Coast Youth Sector Network; met with the Grey District DWC representative; Risk and Assurance Subcommittee meeting followed by a meeting of the Tenders Subcommittee.
- 4.22. 27 February: Life Education Trust; WCCCO working group workshop; MTFJ employee visit; Dixon Park upgrade meeting.

Confirmation of Statutory Compliance

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

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

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 – 28 February 2026.

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 – 28 February 2026 be received.

4. SUMMARY

- 4.1. The Executive Leadership Team (ELT) have commenced holding an all staff meeting the morning following the ordinary Council meeting each month. This allows for a timely update to staff on matters consider by Council and also a regular update on what is happening in each department.
- 4.2. I attended the first quarterly West Coast Coordinating Executive Group (CEG) meeting of the year. Key items discussed included the WCEM work programme, updates on national legislative and agency developments, and a range of regional readiness and recovery planning priorities.
- 4.3. February also saw the first West Coast Chief Executives (CE) meeting for the year. It was a great opportunity to discuss the tidal wave of reform coming at the sector currently as well as other joint matters such as the appeals process for the TTPP one district plan.
- 4.4. Council's Executive Leadership Team (ELT) is meeting regularly to progress development of the Council's next Long Term Plan (LTP). This work is being undertaken in-house following the appointment of the Corporate and Strategic Planning Manager, with key early activities including completion of the environmental scan and initial pre-development engagement with the community.
- 4.5. Alongside the Mayor I also attended the West Coast Emergency Management Joint Committee meeting. The Committee considered matters relating to regional emergency preparedness, including progress on the Group Plan, evacuation planning, and upcoming legislative change.
- 4.6. The Te Tai o Poutini Plan (TTPP) Committee met on twice during the month. These meetings considered a range of matters relating to the implementation of the Plan, including updates on appeals and associated next steps.
- 4.7. Key Local Water Done Well (LWDW) and Water Services Council Controlled Organisation (WSCCO) governance and set-up discussions continued throughout the month. Engagement focused on progressing establishment arrangements and supporting councils' decision-making, including governance and administration settings for the transition period and establishment and operational budgeting.

5. LOCAL GOVERNMENT OFFICIAL INFORMATION ACT (LGOIMA) REQUESTS

5.1. Summary of requests received for the period 1 – 28 February 2026

Received	Requested By	Subject	Referred To
04/02/2026	Resident	Correspondence relating to a matter on the resident's property	Operations
04/02/2026	Resident	TIGA Minerals Resource Consent information	Regulatory
10/02/2026	Ministry of Justice – National Scheduling Team	Historical Road Closure Records	Transport
10/02/2026	Member of Public	Organisational details for HR and Staff Engagement roles	CE
12/02/2026	Stuff	Home Security System Policy for elected members	CE
13/02/2026	Taxpayers' Union	Consultancy with Mana Whenua and related financial information	Corporate / CE
19/02/2026	Resident	Rapahoe Mineral Separation Plant	Regulatory
20/02/2026	Resident	Resource Consent information	Regulatory / transferred to BDC
23/02/2026	Common Ground Aotearoa	Rating information	Rates
25/02/2026	Stuff	BeforeUDig Service	Operations
Total requests received for period 1 – 28 February 2026			10
Total requests received YTD (1 January – 28 February 2026)			24
Total requests received previous YTD			14
Requests completed YTD			20
Requests not completed within 20 working days			3

6. MEDIA REQUESTS

Received	Requested By	Subject	Total
11/02/2026	Inside Resources	Media tour of port	
11/02/2026	Westport News	Simplifying Local Government	2
12/02/2026	Grey Star/Press	Media tour of new library	
12/02/2026	Grey Star	Salvation Army dumping	
19/02/2026	Grey Star	Rapahoe Fly Tipping	
19/02/2026	Grey Star	2019 CBD Plan	
23/02/2026	The Press	Courthouse demolition consent	
23/02/2026	Grey Star	Fountain	
27/02/2026	Grey Star	Hokitika Recycling	
Total			10

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

- 3.1. Have your say.... The first month this has been available to users, the focus was on the Westland Recreation Centre, and a user survey was launched. This will be available until 3 March. Data will be reported in from March regarding all facilities.

Have your say...
We are here to listen
We value your opinion
Your views matter!

Got one minute?
Have your say in the Grey District. Your ideas and suggestions can help us improve our services and help shape projects in the Grey District.

haveyoursay.greydc.govt.nz

WESTLAND RECREATION CENTRE

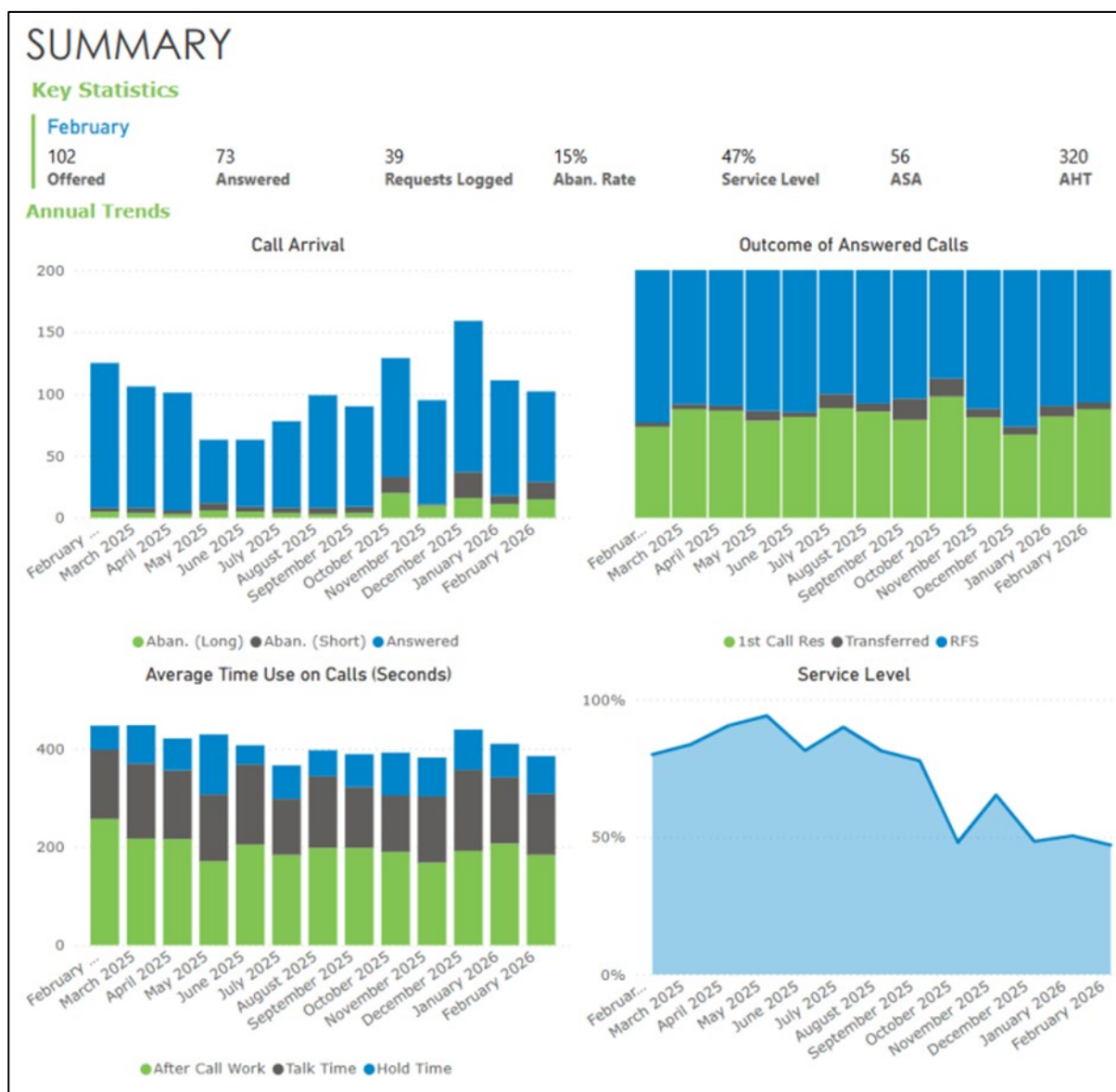
Scan me with your phone

Ask AI Assistant Summarize this document

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	Info Only - Known Fault	New Job Logged	Spoke to Someone - Done	Wrong Number	Grand Total
Animal Control	1		4		10			15
Building/Planning Services					1			1
Bylaws	2		1		9			12
Council Details			2				2	4
Council Property/Alarms			2					2
Missed Call			1					1
Outbound						2		2
Parks and Reserves			1					1
Recreation Facilities		1						1
Roading					1	1		2
Waste Management			1		1	1		2
Wastewater						3		3
Water Supply	1		4		1	15		21
Wrong Number		1	4				1	6
Grand Total	4	2	20	2	40	2	3	73

Summary of service delivered in February:



- 3.2. Palmerston North City Council after hour service have received 73 calls in February, 40 resulted in service requests, 20 were general information which was provided at the time, with the remaining 13 attributed jobs underway, incorrect number, calls handed straight on etc.

4. PROJECTS

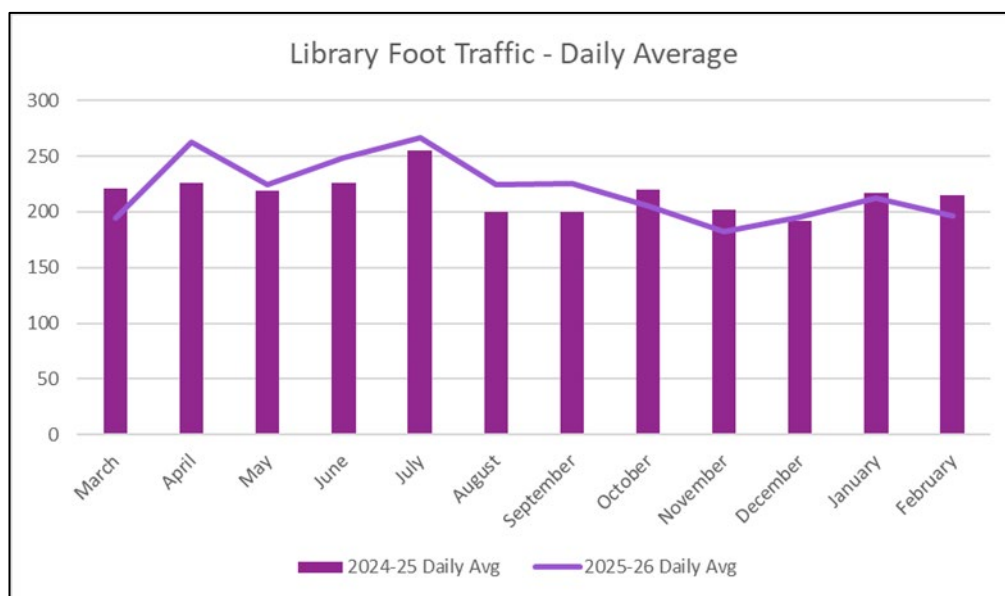
- 4.1. ***Snap, Send, Solve***, – The project is progressing slowly due to resource constraints and rates due in February.
- 4.2. ***CRMs*** –There has been slow progress on improving the administration errors of historic CRMs; This is a substantial amount of improvement to be made and with challenges in staffing resources at Customer Service, limited progress has been made. We expect this to improve in April and May.
- 4.3. ***Museum Services*** – No change.
- 4.4. ***Policies & Procedures review*** – Community & Recreation Services have developed Draft Memorandum of Understanding for each sport association. These have been discussed at the hui held on 25 February. Feedback have been received, with two codes having progressed to signed MOU's. We hope to progress the rest soon.
- 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. Operational budget and new operating procedure planning is underway. Recruitment of new staff will commence next month.
- 4.6. ***West Coast Spaces & Places Strategy review*** – The final draft has been received, with the final document expected to be as a Council item by the end of May 2026.

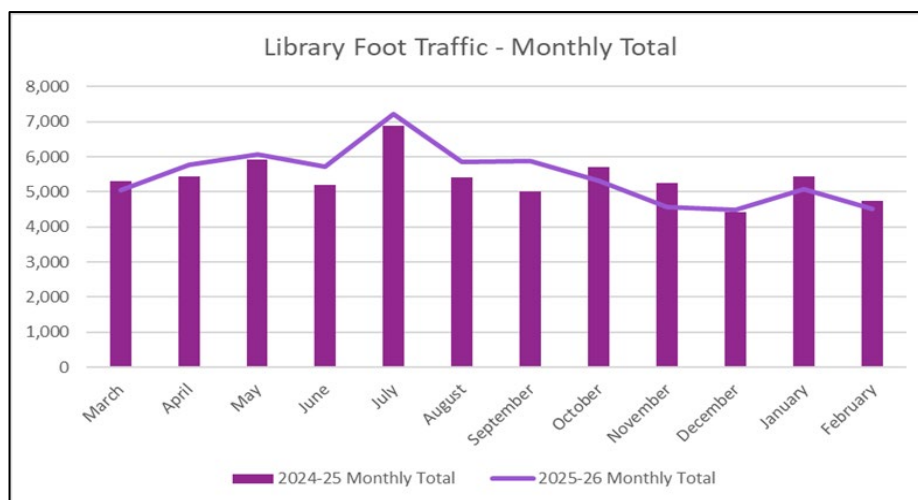
5. HISTORY HOUSE MUSEUM

- 5.1. The first phase of the project to catalogue the collection has completed, and external funding is being sought to proceed. There will likely be an update before the beginning of June if this is successful.

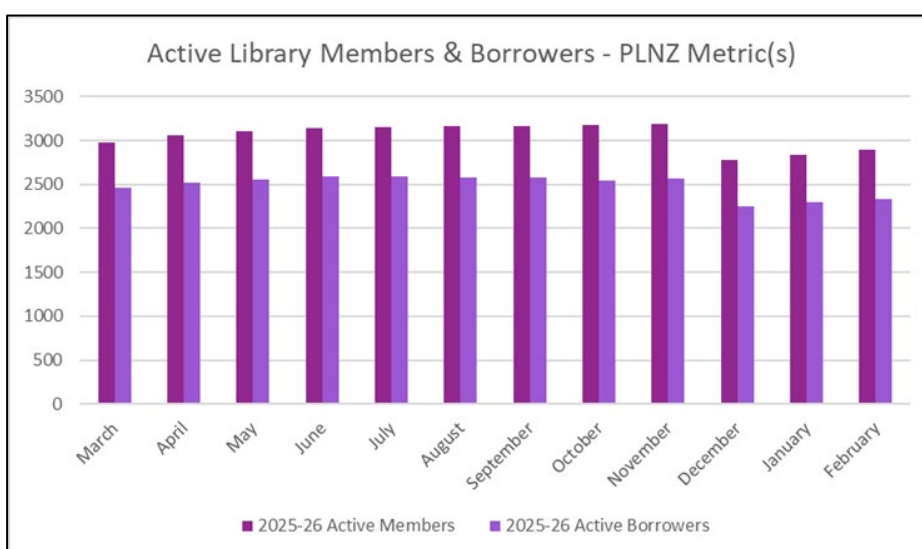
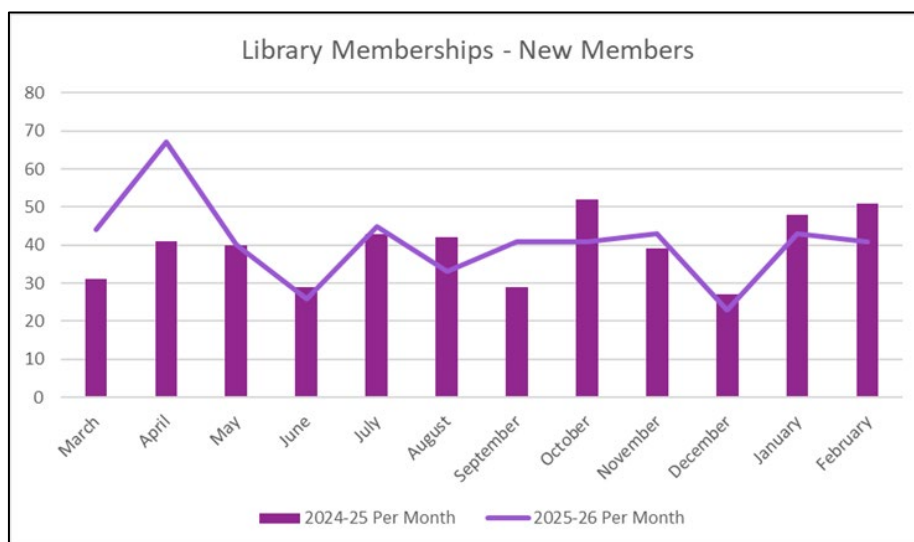
6. GREY LIBRARY

- 6.1. There was an average of 196 patron visits per day during February, with a total of 4,508 for the month.



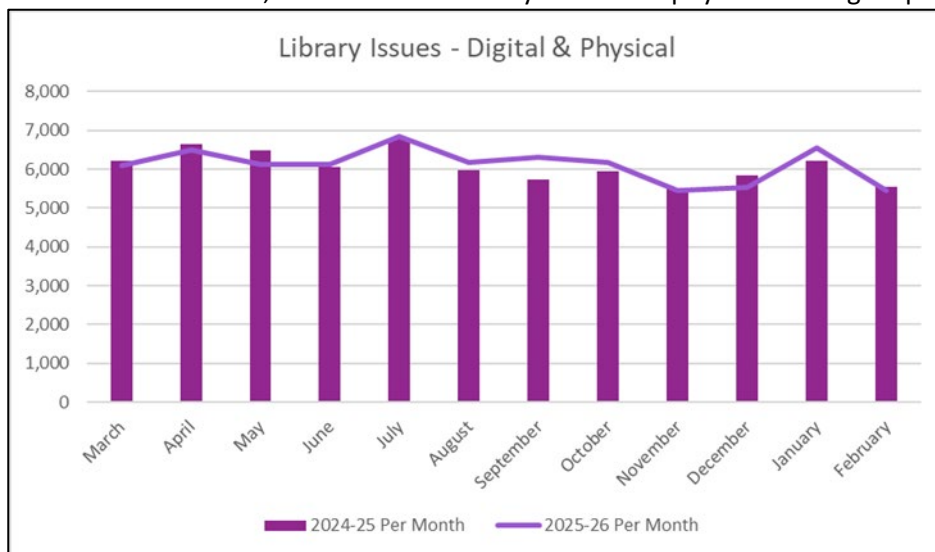


The Library welcomed 41 new members in February and has 2,899 active members with 2,334 active borrowers.¹



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 5,483 issues in February across our physical and digital platforms



There were 2,384 APNK Wi-Fi sessions and 404 APNK computer sessions during February.

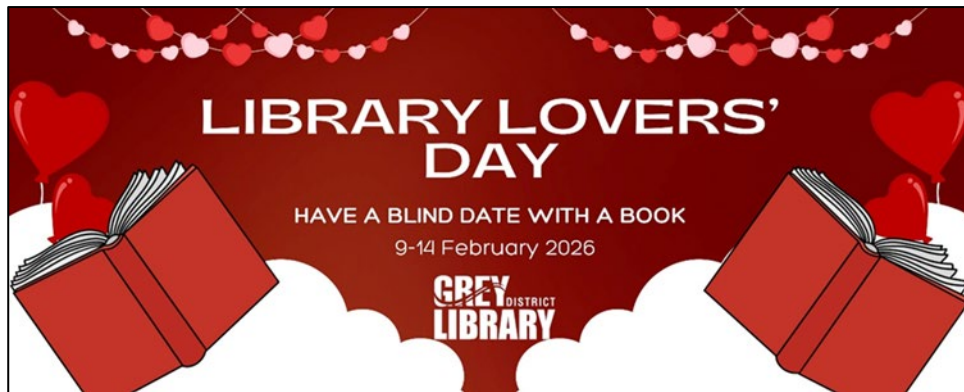
1. Correction - In the January report the year-on-year figure for APNK computer sessions (4,289) was inadvertently reported instead of the monthly. The figure for APNK sessions in January was: 381.

6.2 PROGRAMMES AND OUTREACH

Holiday and Summer Reading Challenge: The various winners of our holiday programme events received their prizes, and the mayor helped the library team by drawing the main prize winners for the Summer Reading Challenge.



- **Library Lover's Day:** In the week leading up to Valentine's Day, the Library offered patrons the chance to have a (free) blind date with a book! Patrons were also able to 'rate their date' to let others know what they thought of the book.



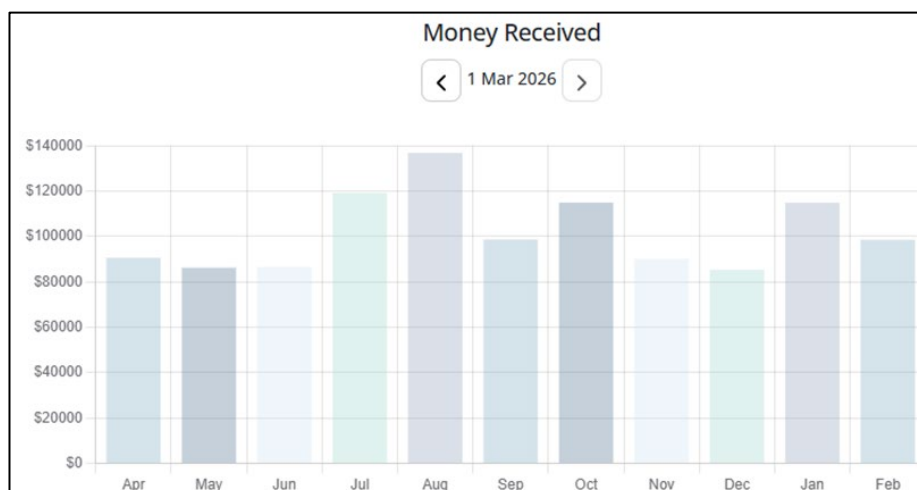
- **Digital advice:** As part of our core services the Library assisted the community with a variety of digital needs and issues during February. In addition to drop-ins, the team ran a total of 15 individual sessions which covered topics such as MacBook apps, online rental applications, online study advice, and the myindici health portal.

7. WESTLAND RECREATION CENTRE

Summary

7.1 With schools having started back for 2026, we see the figures for visitor and member visits change.

	January 2026	February 2026
Casual visits	Quantity	Quantity
Gym	273	197
Stadium	189	117
Swim	6328	3375
Hydro	2270	318
Total	9060	4007
Current members	1620	1609
Member visits	5268	5911



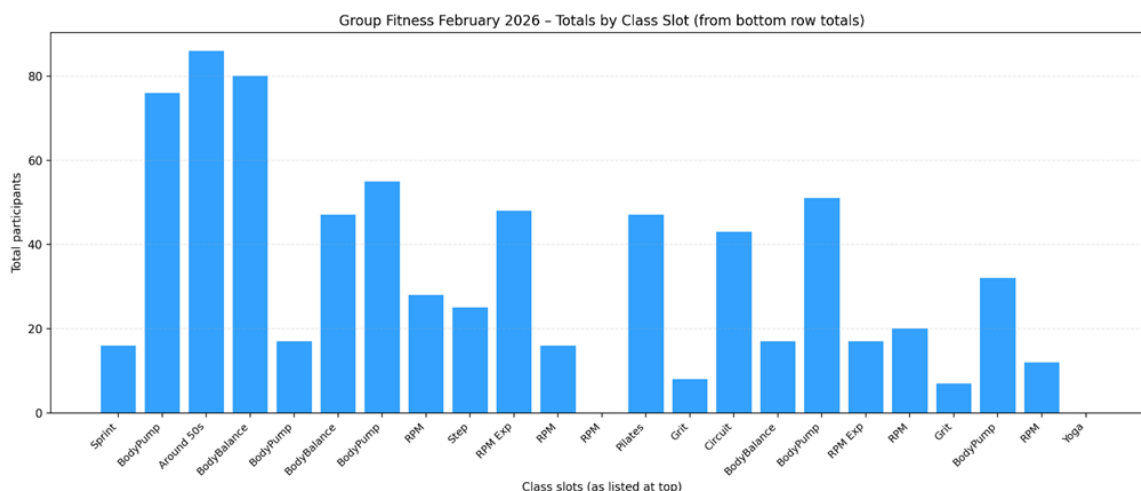
Wet side

7.2 A very busy month for the team poolside with School Swimming Sports taking place. We continue to see a rise in tourist numbers coming through to use the facility, and of course we are always a great wet weather option for the locals.

Dry side

Fitness Centre

7.3 The Tuesday morning RPM has been swapped out with a new pop up in that time slot each month with BodyPump being the first. This will help us identify which programme is best suited for this timeslot. We are also looking at options for promoting the RPM Thursday morning class. There was no Yoga class for Feb. There will be sporadic classes in March, but we will be saying goodbye to our Yoga instructor as she is relocating with her family to Dunedin.



Stadium

7.6 Winter sports have slowly started coming in with trials and trainings taking place. Volleyball continued as they work towards the end of their season.

7.7 Coast to Coast Registrations was the star of the month for the Stadium, bringing in huge crowds through the facility. It was a great day, and we look forward to having them back next year.



8. CUSTOMER SERVICE**CRMS**

8.1 High volume categories in February were Water Supply, Roading and Refuse. The team continues to work through historic CRMs some carry forwards remained unchanged due to administration processes not being followed as required. The Customer Service & Administration Officers continued to engage with staff across all areas to complete the process. This was a challenging month with rates and managing staff constraints due to injuries.

Category	CRMs brought forward (i.e. 1 Jan 25- 31 Jan 26)	New CRM's 1 Feb-28 Feb	CRMs solved 1 Feb-28 Feb	Total CRM's Remaining open	Notes
Animals incl. barking, roaming, general	46	14	5	56	Still progressing backlog of CRM administrative errors.
Assets incl. connections, general	10	20	9	21	
Building Control incl. unsafe buildings, unconsented works	10	8	5	13	
Cemeteries incl. information, maintenance	5	1	1	5	
Council Property incl. purchase, lease, LTO	22	10	0	32	Waiting for the Lease agreements to expire, agreements from external agencies.
Footpath	22	11	1	32	
Parking and Freedom Camping Objections	10 Parking 14 Freedom camping	6 2	4 0	12 16	
Health – Unsanitary Buildings, fire hazards etc	0 unsafe 3 hazards	0 0	0 0	0 3	
Litter	19	2	1	20	Still progressing backlog of CRM administrative errors
Noise Complaints	37	13	11	39	Still progressing backlog of CRM

					administrative errors
Parks and Reserves incl. general, mowing	11 general	1	0	14	
	8 mowing	1	0	9	
Pensioner Housing	0	0	0	0	
Planning incl. enquiries	85	29	1	113	Still progressing backlog of CRM administrative errors
Public Toilets incl. general, damage	4	7	2	9	
Refuse and Recycling incl. missed collection, bins damage, new request	9 missed	11	10	10	Still progressing backlog of CRM administrative errors
	10 damage	15	1	24	
	11 new	12	2	21	
Roading incl. potholes, general	37 potholes	6	2	41	Still progressing backlog of CRM administrative errors
	31 general	11	6	36	
Sandwich Board	2	2	1	3	
Stormwater incl. general, flooding, blockages	9 general	2	0	11	Still progressing backlog of CRM administrative errors
	8 flooding	0	0	8	
	10 blockages	1	0	11	
Vegetation Requests	22	6	1	27	
Abandoned Vehicles	7	1	1	7	
Wastewater/Sewage incl. separation, blocked, general	16 separations	1	0	17	
	3 blocked	4	4	3	
	2 general	1 general	0	3 general	
Water Supply incl. breaking/leaking	36	46	17	65	

9. RETIREMENT HOUSING

- 9.1. There are currently 17 people over 65 actively on the waiting list, with 2 additional applications currently under review.
- 9.2. No units are available at this point.

10. CAR PARK LEASING

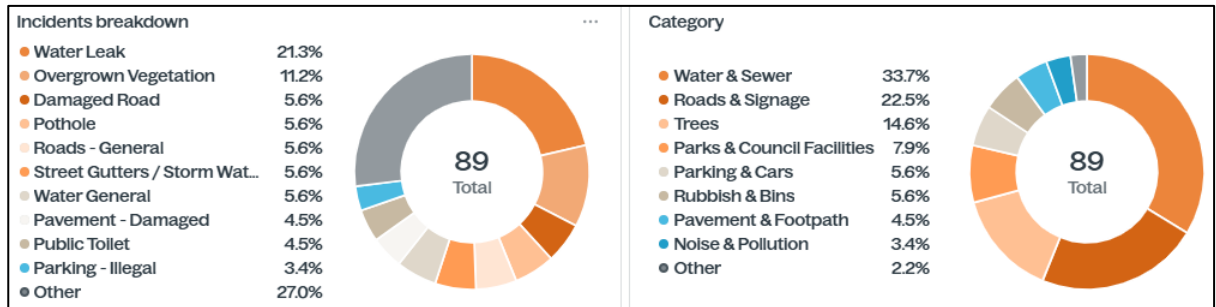
10.1. Two leases were renewed and awarded in February.

11. SNAP SEND SOLVE

89 Snaps Created in February

50 In Progress Overall Total

These figures are included in the CRM figures.



12. LAND INFORMATION MANAGEMENT (LIMS)

Total Requested LIMS	29	
Average days to complete	5.3	(Maximum of 10 days allowed)
Refunded LIM's	1	Due to cancellation by customer within 48 hours
Cancelled	3	

13. MAYOR'S TASK FORCE FOR JOBS

13.1. The MTFJ programme has continued to show positive progress over the past few months and the team is now in the overall 3rd position in the country. It has been a positive start to the year with many young people who have moved to full time employment within the Grey District.



COMMUNICATIONS, ENGAGEMENT AND EVENTS

14. EVENTS

- 14.1. The Adventure Land event in the town square was cancelled due to the weather forecast and is now to take place with the last Friday Night Street Eats.
- 14.2. At the time of writing, there was one more Friday Night Street Eats event remaining. Staff have been approaching vendors to increase variety and make for an improved event.
- 14.3. Staff are now making final preparations for the pre-Easter market on 28 March, which normally attracts a large variety and number of vendors.
- 14.4. Over winter, the focus will shift to assisting with Ag Fest.
- 14.5. Considerable effort is going into improving the visibility and engagement of the 'What's on Greymouth' events Facebook page, with giveaways etc. We are seeing a boost in page engagement as a result.

15. COMMUNICATIONS

Channel	Number	Notes
Media Release/Facebook Posts	37	Month of February
Facebook Followers	10K	
Facebook Engagement statistics	5300 interactions	Slight decrease from previous month
Instagram Followers	1513	Slight increase from previous month
TikTok	1159	Slight increase from previous month
Email Newsletter Followers	1724	Slight increase from previous month

- 15.1. Staff continue to issue fortnightly updates on the new library. A plan is in place for the transition to the new library.
- 15.2. A new video series focussing on water services, and waste, is progressing.

- 15.3. Campaigns under way around bylaws and policies which are up for review.
- 15.4. Staff are trying to increase engagement on Linked In and are posting more content. It is one of New Zealand's biggest platforms.
- 15.5. Some favourite **Facebook comments**:
- 15.6. On water-blasting the William Stewart bridge: *"Well done GDC for taking pride in our district."*
On the Spud Guy joining the Friday Night Street Eats: *"Looking Sooo Good."*
On possibly pedestrianising Richmond Quay: *"This is a fantastic idea, especially if seating is available for people to relax on the lawns."*
On Nana's recycling challenge: *"Love Nana? Always a teacher. Good hearted old dear."*

16. ENGAGEMENT

- 16.1. Council moved to a new engagement platform in early-March, which replaced 'Have Your Say'. Users will notice little change, but it will allow for better reporting information, and better stakeholder management. There are far more tools available, from interactive maps to creating events.
- 16.2. Staff are preparing for a number of policy and bylaw consultations that will be rolled out through this year.
- 16.3. Planning is progressing for the opening of the new library, and staff are gauging interest from schools about visiting.
- 16.4. Two solar projects were almost ready for installation to begin at the time of writing.

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:**Report Author:** GM Corporate Services**Report Authoriser:** Chief Executive**Appendices:** 1. Management Accounts January 2026

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.
- 1.2. The Corporate Services Group is made up both the Finance and Information Technology functions of Council.

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 31 January 2026. The Budgets included relate to those approved in year 1 of the 2025-2034 Long Term Plan and include carry forwards, and additional expenditure approved by Council since September 2025.

4. FINANCE

4.1. Annual Plan:

The Annual plan is progressing and is reflective of year two of the LTP as approved by Council with the only changes being the inclusion of the Westland Recreation Centre Reserve, removal of the Dixon park roof replacement and the introduction of an Information management staff member to begin the EDMS project as per the council decision made at the December Council meeting regarding the 2026/2027 Annual Plan Work Programme.

A workshop on the Annual plan for Councillors is to be held in on the 1 April.

4.2. 2027-2037 Long Term Plan

Work on developing the 2027-2037 Long Term Plan is progressing. Councillors will be having their first workshop on 23 March 2026 to discuss the project plan and receive the results from the community LTP pre-engagement which was recently undertaken. A summary of the workshop will be included in next month's agenda.

To ensure transparency and keep the community informed, following each workshop a report will be presented to Council at the following month's Council meeting. This report will summarise the matters discussed and identify any formal decisions or direction required from Council.

4.3. Staff Vacancies

- The Financial Accountant position is currently out for recruitment.

4.4. General Matters

EY are currently on site performing the interim Audit which focuses on our processes and internal controls. We expect them to be on site from 16 – 20 March.

4.5. Taylorville Resource Park (TRP) Resource Consent Variation Application Costs

It is acknowledged that in my February report it was noted that a more detailed report regarding the funding of the \$251,075 in costs related to the TRP consent variation application would be tabled at the March meeting. It would be more appropriate to do this nearer the end of the financial year to see what operational budgets will be available to allocate to the total costs without materially compromising our operational activities.

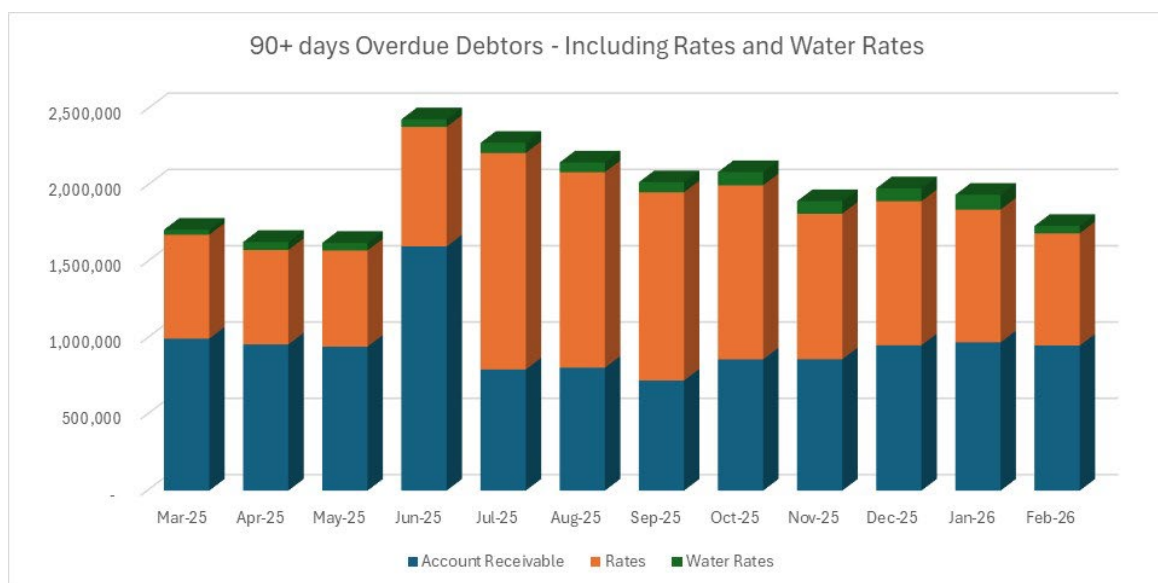
4.6. Creditors

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.



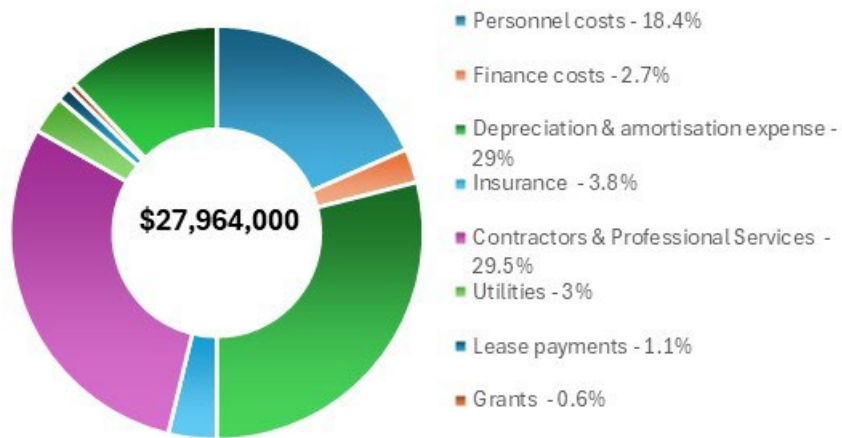
4.7. Debtors (including Rates and Water Billing).

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



4.8. Expenditure

Operational Expenditure by Type



Operational Expenditure by activity



Capital Expenditure by activity



5. INFORMATION TECHNOLOGY

5.1. Work Projects

IT Staff are currently working through capital refreshes for workstations.

They are also investigating upgrades to critical backup and email security services which should be in place in the next month.

Cyber Security awareness training is currently being undertaken for all staff.

5.2. Staff Vacancies

The ICT Manager Russel Maliwat has resigned and finished with Council on the 20th of March. We wish him well in his next adventure.

PJ Smith our current Senior ICT Systems Specialist has accepted the position of ICT Manager and we will be recruiting for a replacement for his existing position in the near future.

Confirmation of Statutory Compliance

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

(a) This report contains:

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

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

Grey District Council
STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE
For the period ended 31 January 2026

		Actual 2026 \$000	YTD Budget \$000	Full Year Budget \$000
REVENUE				
Rates revenue		17,088	17,127	29,362
Subsidies and grants	1	2,009	3,348	5,740
Fees and charges	2	3,867	4,776	8,187
Financial and Development Contributions		84	204	350
Interest revenue		28	145	248
Other revenue	3	1,698	774	1,326
Total revenue		24,774	26,374	45,213
EXPENSES				
Personnel costs	4	5,147	5,862	10,049
Finance costs	5	745	1,165	1,997
Other expenses		13,976	14,181	26,575
Depreciation and amortisation expense		8,096	8,096	13,877
Total expenses		27,964	29,304	52,498
Surplus / (deficit) before TAX		(3,190)	(2,930)	(7,285)
Income Tax credit (expense)		-	-	-
Surplus / (deficit)		(3,190)	(2,930)	(7,285)
OTHER COMPREHENSIVE REVENUE AND EXPENSE				
<i>Items that will not be reclassified to surplus/(deficit)</i>				
Gains/(Losses) on revaluations of assets		-	-	48,287
Total other comprehensive revenue and expense		-	-	48,287
Total comprehensive revenue and expense		(3,190)	(2,930)	41,002

Variance reporting:

1. NZTA subsidy is based on expenditure to date, which is expected to increase due to resealing currently being undertaken and to be claimed in March. The December/January Claim of \$660k was filed in February also putting it out of cycle with the budget.
2. Budget was included for sewer separation recovery but other options rather than enforcement are currently being used.
3. First tranche of Regional Infrastructure funding has been received and was not included in the budget.
4. New positions allowed for in the LTP have not yet been filled.

Grey District Council
STATEMENT OF FINANCIAL POSITION
As at 31 January 2026

	Notes	Actual 2026 \$000	Budget 2026 \$000	Actual 2025 \$000
ASSETS				
Current assets				
Cash and cash equivalents		1,550	10,934	2,938
Receivables		2,491	7,732	4,092
Prepayments		1,409	-	693
Other financial assets		1,188	596	1,188
Derivative financial instruments		-	-	-
Total current assets		6,638	19,262	8,911
Non-current assets				
Property, plant and equipment		578,200	639,817	574,767
Intangible assets		132	90	132
Investment property		6,142	5,695	6,142
Other financial assets		860	-	860
Derivative financial instruments		-	-	-
Total non-current assets		585,334	645,602	581,901
Total assets		591,972	664,864	590,812
LIABILITIES				
Current liabilities				
Payables and deferred revenue		7,734	6,599	9,188
Employee benefit liabilities		488	497	515
Finance lease obligation		79	-	93
Borrowings		12,100	-	13,950
Derivative financial instruments		-	-	21
Total current liabilities		20,401	7,096	23,767
Non-current liabilities				
Employee benefit liabilities		180	-	180
Provisions		1,126	1,539	1,784
Borrowings		32,450	62,133	24,100
Derivative financial instruments		33	95	12
Total non-current liabilities		33,789	63,767	26,076
Total liabilities		54,190	70,863	49,843
Net assets		537,782	594,001	540,969
EQUITY				
Accumulated Funds		213,223	224,149	216,413
Reserves		10,144	7,154	10,143
Revaluation Reserves		314,415	362,698	314,413
Total equity		537,782	594,001	540,968

Funding Impact Statement - Council Wide

For the period ended 31 January 2026

	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	7,983	9,657
Targeted Rates (other than metered water supply rates)	12,864	6,432	7,434
Subsidies and grants for operating purposes	3,493	1,746	1,868
Fees and charges	9,068	4,534	4,216
Interest and dividends from investments	7,676	3,838	3,652
Local authorities fuel tax, fines, infringement fees and other receipts	671	335	1,312
Total Operating Funding	49,739	24,868	28,139
Applications of operating funding			
Payments to staff and suppliers	36,708	17,896	18,986
Finance costs	1,997	998	745
Internal charges and overheads	7,467	3,733	3,724
Other operating funding applications	-	-	-
Total applications of operating funding	46,172	22,627	23,455
SURPLUS / (DEFICIT) OF OPERATING FUNDING	3,567	2,241	4,684
CAPITAL FUNDING			
Sources of capital funding			
Subsidies and grants for capital expenditure	2,250	1,125	141
Development and financial contributions	370	185	86
Increase/(decrease) in debt	13,782	14,819	-
Gross proceeds from the sale of assets	-	-	62
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	16,403	16,129	289
Applications of capital funding			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	14,187	13,275	8,552
- to replace existing assets	16,151	11,102	2,977
Increase/(decrease) in reserves	(10,368)	(6,007)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	19,970	18,370	11,529
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(3,567)	(2,241)	(11,240)
FUNDING BALANCE	-	(1)	(6,556)

FUNDING IMPACT STATEMENT - Land Transport

For the period ended 31 January 2026

	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	1,593	1,593
Targeted rates	-	-	-
Subsidies and grants for operating purposes	3,296	1,923	1,390
Fees and charges	90	53	20
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	191	111	96
Total Operating Funding	6,308	3,680	3,099
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	4,959	3,080	2,516
Finance costs	-	-	1
Internal charges and overheads	791	461	551
Other operating funding applications	-	-	-
Total applications of operating funding	5,750	3,541	3,068
SURPLUS / (DEFICIT) OF OPERATING FUNDING	558	139	31
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	2,250	1,313	141
Development and financial contributions	-	-	3
Increase/(decrease) in debt	606	324	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	2,856	1,637	144
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	1	-	19
- to replace existing assets	5,155	4,722	1,030
Increase/(decrease) in reserves	(1,742)	(2,946)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	3,414	1,776	1,049
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(558)	(139)	(905)
FUNDING BALANCE	-	-	(874)

FUNDING IMPACT STATEMENT - Stormwater

For the period ended 31 January 2026

	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	639	639
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	639	639
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	992	579	340
Finance costs	108	63	17
Internal charges and overheads	287	167	170
Other operating funding applications	-	-	-
Total applications of operating funding	1,387	809	527
SURPLUS / (DEFICIT) OF OPERATING FUNDING	(292)	(170)	112
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	1,652	1,658	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	1,652	1,658	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	875	771	56
- to replace existing assets	1,982	1,713	42
Increase/(decrease) in reserves	(1,497)	(996)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	1,360	1,488	98
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	292	170	(98)
FUNDING BALANCE	-	-	14

FUNDING IMPACT STATEMENT - Wastewater

For the period ended 31 January 2026

	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	2,497	2,492
Subsidies and grants for operating purposes	-	-	-
Fees and charges	1,806	1,053	57
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
Total Operating Funding	6,087	3,550	2,549
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	3,765	1,588	908
Finance costs	610	356	236
Internal charges and overheads	365	213	224
Other operating funding applications	-	-	-
Total applications of operating funding	4,740	2,157	1,368
SURPLUS / (DEFICIT) OF OPERATING FUNDING	1,347	1,393	1,181
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	370	216	(12)
Increase/(decrease) in debt	2,759	3,751	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	3,129	3,967	12
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	4,041	3,479	1,559
- to replace existing assets	1,776	1,653	413
Increase/(decrease) in reserves	(1,341)	228	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	4,476	5,360	1,972
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(1,347)	(1,393)	(1,984)
FUNDING BALANCE	-	-	(803)

FUNDING IMPACT STATEMENT - Water Supply

For the period ended 31 January 2026

	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	2,712	2,651
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	2,712	2,651
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	2,339	1,381	1,253
Finance costs	447	261	141
Internal charges and overheads	443	258	400
Other operating funding applications	-	-	-
Total applications of operating funding	3,229	1,900	1,794
SURPLUS / (DEFICIT) OF OPERATING FUNDING	1,421	812	857
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	(4)
Increase/(decrease) in debt	3,507	3,540	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	3,507	3,540	(4)
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	3,465	3,370	230
- to replace existing assets	2,336	2,126	1,035
Increase/(decrease) in reserves	(873)	(1,144)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	4,928	4,352	1,265
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(1,421)	(812)	(1,269)
FUNDING BALANCE	-	-	(412)

FUNDING IMPACT STATEMENT - Solid Waste

For the period ended 31 January 2026

	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	342	342
Targeted rates	3,597	2,098	2,098
Subsidies and grants for operating purposes	-	-	219
Fees and charges	1,618	944	1,031
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
Total Operating Funding	5,801	3,384	3,690
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	5,042	2,941	2,464
Finance costs	153	89	44
Internal charges and overheads	168	98	177
Other operating funding applications	-	-	-
Total applications of operating funding	5,363	3,128	2,685
SURPLUS / (DEFICIT) OF OPERATING FUNDING	438	256	1,005
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	137	1,354	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	137	1,354	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	425	425	199
- to replace existing assets	148	148	19
Increase/(decrease) in reserves	2	1,037	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	575	1,610	218
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(438)	(256)	(218)
FUNDING BALANCE	-	-	787

FUNDING IMPACT STATEMENT - Environmental Services

For the period ended 31 January 2026

	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	1,125	1,125
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges	2,039	1,189	1,128
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	58	34	27
Total Operating Funding	4,026	2,348	2,280
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	2,735	1,595	1,496
Finance costs	9	5	2
Internal charges and overheads	1,088	635	628
Other operating funding applications	-	-	-
Total applications of operating funding	3,832	2,235	2,126
SURPLUS / (DEFICIT) OF OPERATING FUNDING	194	113	154
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	99
Increase/(decrease) in debt	(5)	(6)	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	(5)	(6)	99
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	52	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	189	107	2
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	(194)	(113)	97
FUNDING BALANCE	-	-	251

FUNDING IMPACT STATEMENT - Commercial & Property

For the period ended 31 January 2026

	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	318	318
Targeted rates	-	-	-
Subsidies and grants for operating purposes	-	-	-
Fees and charges	1,736	1,013	1,053
Internal charges and overheads recovered	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	94	55	1,136
Total Operating Funding	2,375	1,386	2,507
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	1,646	960	916
Finance costs	246	143	112
Internal charges and overheads	520	303	317
Other operating funding applications	-	-	-
Total applications of operating funding	2,412	1,406	1,345
SURPLUS / (DEFICIT) OF OPERATING FUNDING	(37)	(20)	1,162
CAPITAL FUNDING			
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	-	-	-
Development and financial contributions	-	-	-
Increase/(decrease) in debt	(12)	162	-
Gross proceeds from the sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	(12)	162	0
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure			
- to meet additional demand	-	-	-
- to improve the level of service	60	60	53
- to replace existing assets	4,252	1,350	383
Increase/(decrease) in reserves	(4,361)	(1,268)	-
Increase/(decrease) of investments	-	-	-
Total applications of capital funding	(49)	142	436
SURPLUS / (DEFICIT) OF CAPITAL FUNDING	37	20	(436)
FUNDING BALANCE	-	-	726

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 February 2026.

2. OFFICER RECOMMENDATION

That Council:

1. Receives the report and notes the content herein.

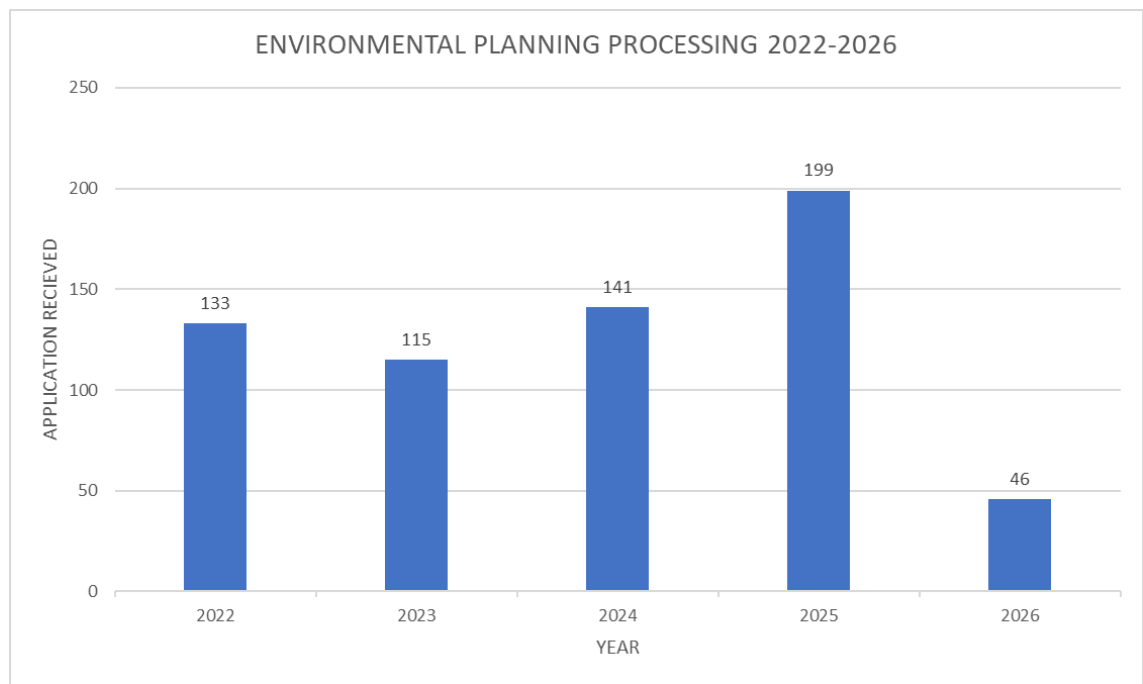
3. REGULATORY DEPARTMENT

3.1. Planning

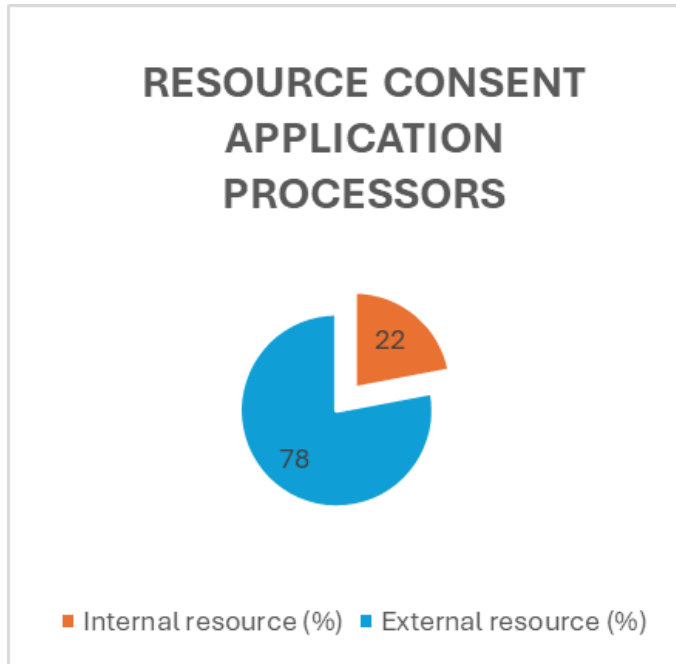
3.1.1. Processing 2026 – February:

- Applications lodged: **34**
- Applications granted: **21**
- Subdivision - Additional Lots approved: **8**

3.1.2. Rolling Total for 2026 (including 5-year comparison):



3.1.3. Processing: Internal (In-house Planners) vs External (Consultant Planners)



3.1.4. Te Tai o Poutini Plan

- Council is currently working on its position statements for mediation which is now scheduled to commence in May 2026. The draft mediation schedule sees mediation run from May to November 2026.

3.2. Freedom Camping and Parking Compliance

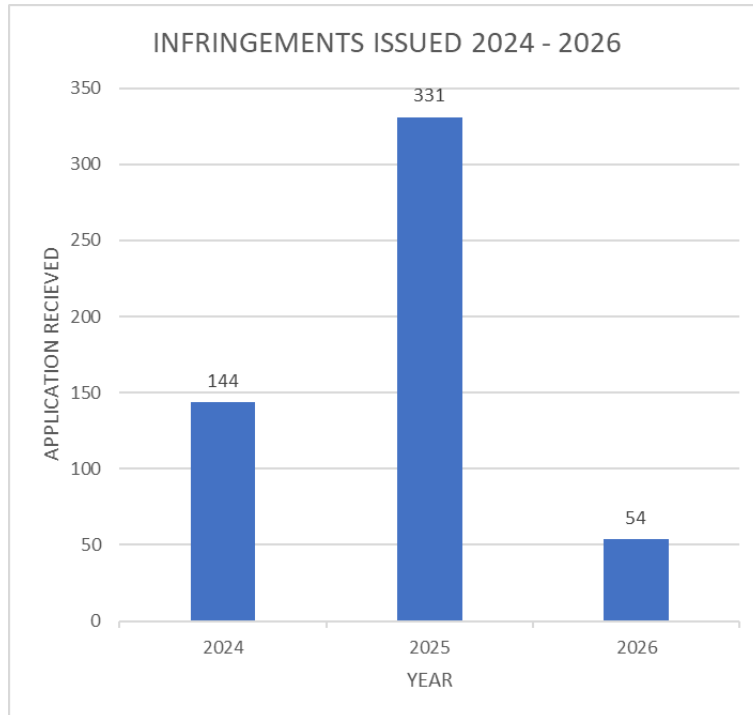
3.2.1. Freedom Camping

- Infringement notices issued – February: **17**
- Infringement notice breakdown (%):

Withdrawn/Cancelled/Warning	17.6
Camped in a Restricted Local Area	82.4
Miscellaneous	0

- Occupation of the campsites remains very high. Camper compliance is very good. This is reflected in the low number of infringements issued. For comparison in February 2025 60 infringements were issued.

3.2.2. Rolling total for 2026 (including 3-year comparison)

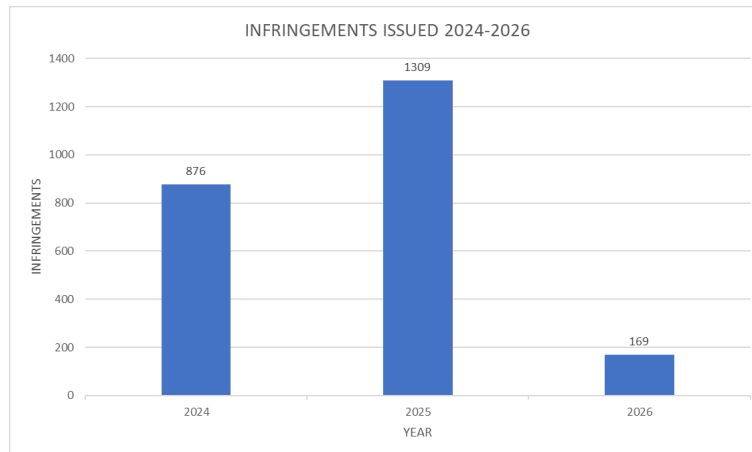


3.2.3. Parking

- Infringement notices issued - February: **84**
- Infringement notice breakdown (%):

Withdrawn/Cancelled/Warning	12.5
Parked in prohibited area	2.1
Parked in accessible space (without permit)	1.0
Parked on broken yellow lines	2.1
Parked in carpark without paying	8.3
Parked overtime	65.6
Miscellaneous	8.3

3.2.4. Rolling total for 2026 (including 3-year comparison)



3.2.5. Parking and infringements observation

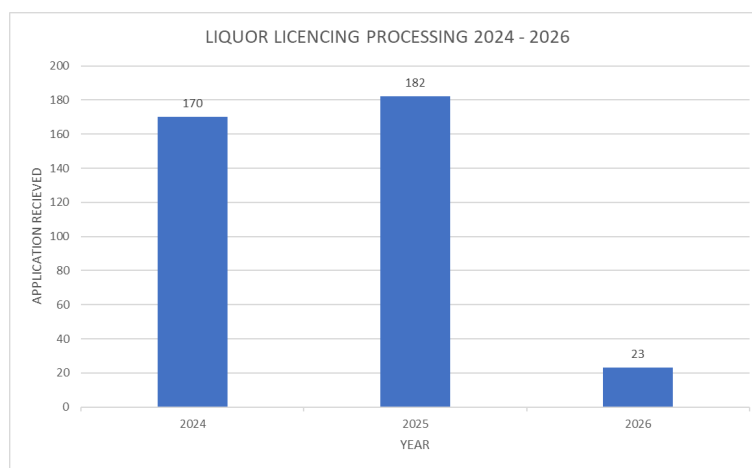
- Over a seven-day period (February 25/26/27 & March 02/03/04/05) a tally of all vehicle tyres chalked was taken. The tally was 1446. On those same days 30 infringements were issued. This equates to a total of 2% of infringements issued to vehicles chalked. Note that some vehicles will park and not be chalked. Thus, the figure of vehicles parked to infringements issued will be lower.

3.3. Food, Health and Liquor Licencing

3.3.1. Liquor Licencing Processing - February:

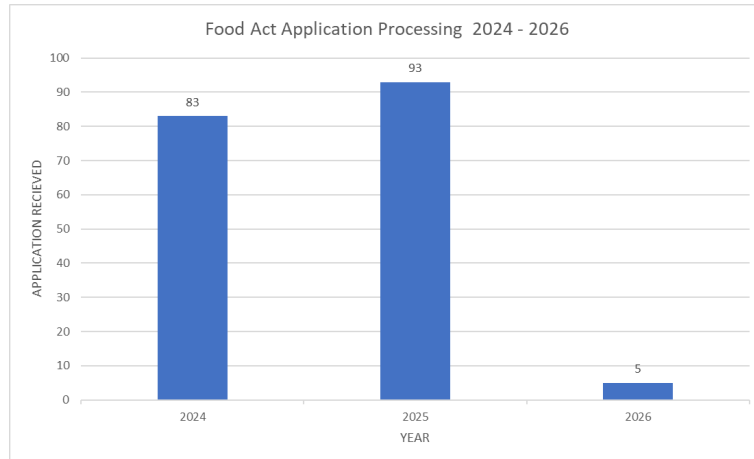
- Applications lodged: 14
- Applications granted: 14
- Applications year to date: 23

3.3.2. Rolling Total for 2026 (including 3-year comparison):



3.3.3. Food Licencing Processing – February:

- Applications lodged: 5
- Applications granted: 5
- Applications year to date: 5

3.3.4. Rolling Total for 2026 (including 3-year comparison):**3.4. Noise Complaints**

- Complaints received - February: **13**
- Complaints year to date: **25**

3.5. Animal Control

- Enquiries received - February: **10**
- Enquiries year to date: **19**
- Infringements Issued 2026: **0**

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

- Compliance is generally good. Three events of fly tipping have occurred.

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

- February – **11**

4. LAND LEASES

- 4.1. Maintenance of leases and licences is ongoing, as are taking enquiries from customers interested in leasing, licensing or purchasing land. Land purchase enquiries have slowed slightly and there is a higher demand for Licences to Occupy, especially for grazing.
- 4.2. Review and updating of procedures continue. These are being implemented in order to streamline approaches for staff and so as to ensure consistency, fairness and transparency for customers.

Update on the total number in progress

Current Leases:	113
Lease Rental reviews:	8
Lease CPI Rental reviews:	0 (all completed)
Lease renewals:	5
New Leases/enquiries:	6
Cancellation/Potential Surrender of Leases	2
Assignment of Leases	1
Current Licences to Occupy:	168
Licence to occupy CPI Rental reviews:	0 (all completed)
Licence to Occupy Renewals:	142
New Licence to Occupy/ enquiries:	12
Freeholding of Land/Sale of Land:	5
Freeholding Land Enquiries:	1
Land purchase enquiries:	4

- 4.3. The Policy for Community Leases is in final draft form and is ready to go to the Executive Leadership Team for consideration, prior to being presented to Council. The Land Sales and Acquisition Policy is being finalised in preparation for the Executive Leadership Team's input.
- 4.4. Other Policies relating to Land, Leases and Licenses are being reviewed and given consideration.
- 4.5. Efforts are continuing with debt recovery and staff are working collaboratively with the finance team to assist with the reduction of debt.

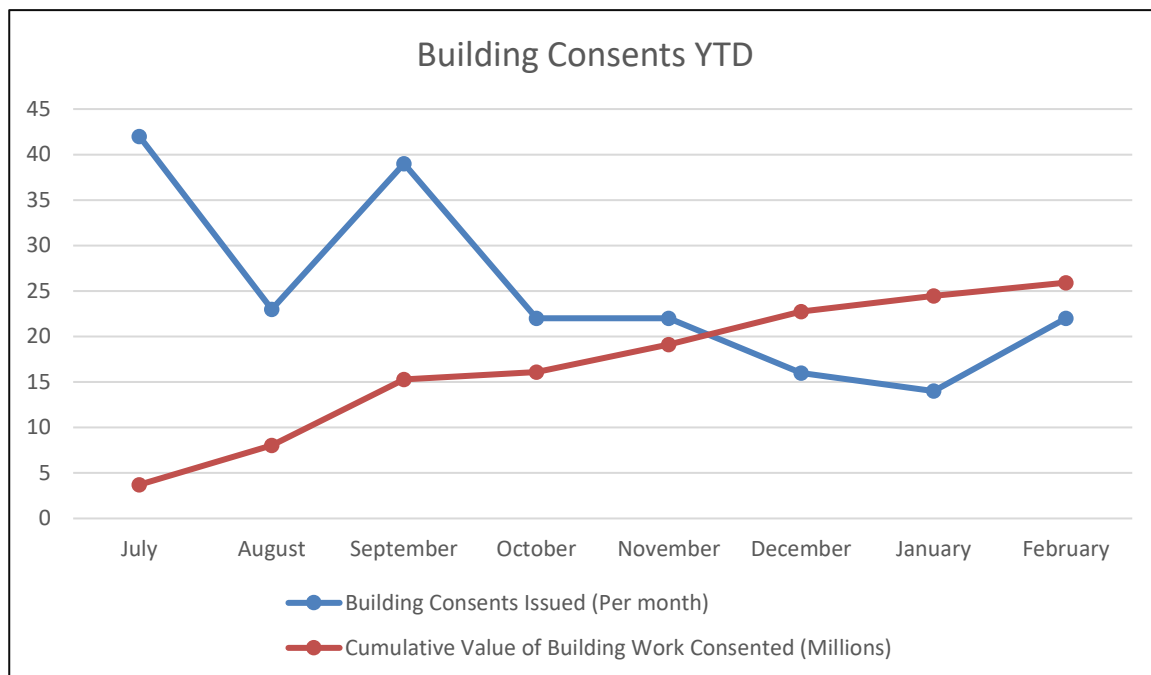
BUILDING CONTROL

4.6. Building consents

4.6.1. February - 24 Building Consent applications were received.

- 2 applications for commercial/industrial buildings.
- 4 applications for domestic shed / outbuildings
- 1 Application for a new dwelling
- 1 application for Separation of Services (drainage).
- 5 applications for solid/liquid fuel heaters.
- Other applications were amendments, alterations etc.

4.6.2.



4.7. BCA Accreditation and TA assessments

4.7.1. Internal audits have been undertaken in accordance with the audit schedule. No serious non-compliances raised worthy of noting.

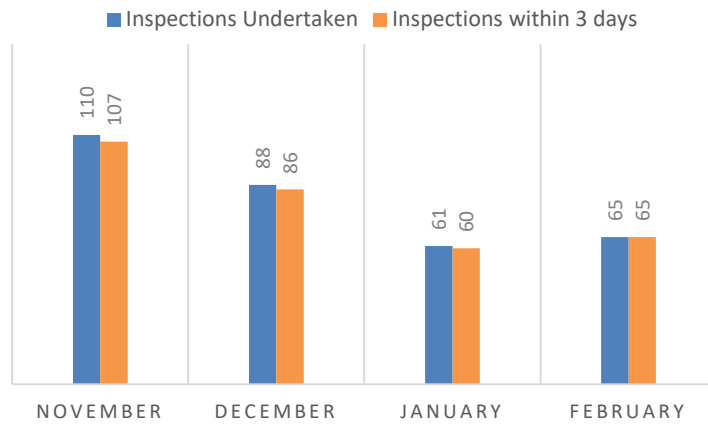
4.8. Resourcing and Training

4.8.1. The BCA continues to use external contractors to undertake overflow building consent processing and technical audits.

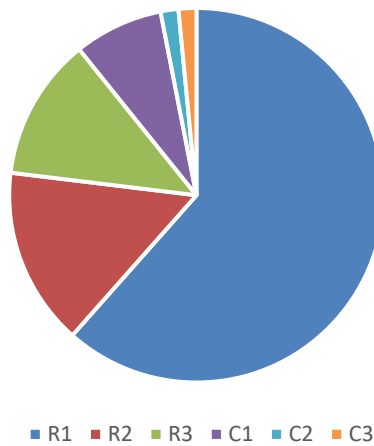
4.8.2. Inspection statistics graphs below:

1. Inspections undertaken monthly for the previous 4 months and compliance with 3-day stat timeframe.
2. Previous months inspections displayed by complexity. R1 complexity is simple residential building work, R2 is moderately complex building work and R3 is complex building work like multi-unit dwellings. C1 is simple low occupancy Commercial, and the same range applies as the residential complexities, with C3 being the most complex, high occupancy buildings.

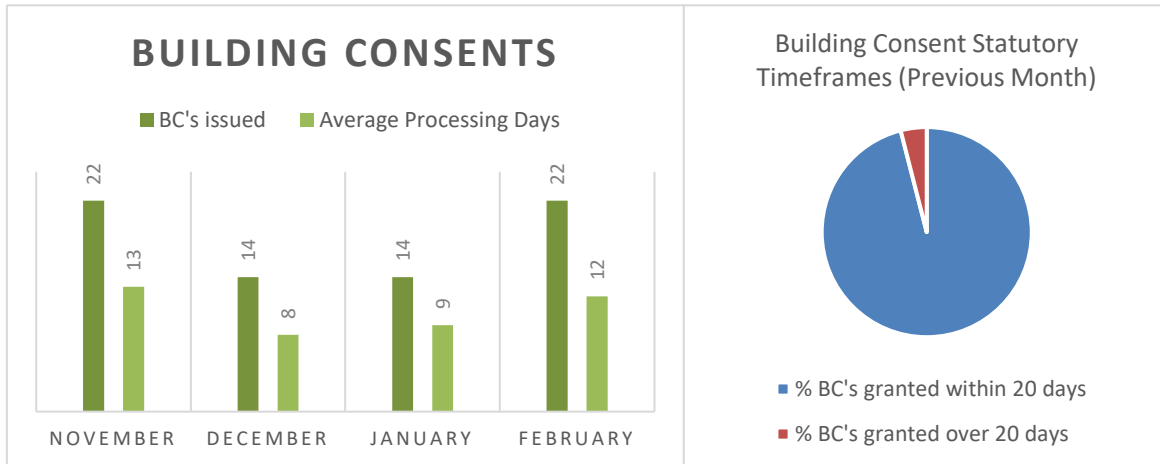
1. INSPECTIONS UNDERTAKEN BY MONTH



Current Inspections by Complexity



4.8.3. The graphs below illustrate building consents issued, average processing times, and compliance with statutory timeframes. Compliance in February was 96% with one consent exceeding the statutory timeframe.



4.8.4. 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				
	Nov	Dec	Jan	Feb
Building Consents issued within 20 days	83%	100%	100%	96%
Code Compliance Certificates issued within 20 days	100%	100%	94%	94%
Inspections undertaken within 3 days of requested date (80% target)	98%	98%	98%	100%

4.9. LTP Performance Measures

4.9.1 Year to date LTP performance measures.

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

4.9.2 BWoF audits are underway. No BWOF audits were undertaken in February due to increased compliance monitoring and investigation being required as a result of increased public reporting.

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. Health and safety support and advice to managers and the wider organisation is ongoing with a key focus on building resilience in risk management.
- 3.2. Safe365 reporting based on the type of events logged. All active and closed events are shown in the summary and events logged across Council since the last Council meeting. Worker reporting continues to be a focus for improvement.
- 3.2.1. Incident reports 13
- 3.2.2. Hazards reports 2
- 3.2.3. Safety Records 1
- 3.3 GDC's Overall safety performance has increased from 45% to 48% reflective of:
- 3.3.1 The continuation of process and policy review, updates.
- 3.3.2 Personnel development as required to meet the current legislative guidance.
- 3.3.3 Collecting and documenting data relating to hazard/risks from workers critical in terms to the prevention of incidents reoccurrence.
- 3.3.4 Incident Report reviews, follow up and actions are assigned.
- 3.3. Continuous improvement - The Safe365 management platform capability and employee reporting efficiencies is showing areas for improvement are in the area of staff facing aggression from members of the public. Introduction of a Lone work application will add a layer of safety for those exposed to this risk.
- 3.4. A working group is currently undertaking review of the health and safety policies within the 'Draft Health, Safety and Wellbeing (system) Manual' to verify:
1. They are 'fit for purpose',
 2. Are effective in the management of GDC's health and safety risk profile,

3. Meet current legislative requirements, and
4. Do not conflict with wider GDC policies

3.5. Vis Tab visitor management system has been in operation for some time now and is working well. This system replaced the older paper-based sign in / sign out system. A QR code, for remote sign in/sign out reduces wait times further and the system is being received positively by visitors.

3.6. A full health & safety report will be provided to the next meeting of Council's Risk & Assurance Sub-committee in April.

4. TRANSPORT & INFRASTRUCTURE

4.1. **Roading Network Maintenance Contract** – The contract works is progressing well. The contractor has been responding to service requests and continue 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** – Pavement repair work continues throughout the network. The team completed surface repairs in Moana, Tasman View Road and Gilbert Road last month. All surface repair works on the roads which are planned for resealing has now been completed.



Fig 1: Surface repairs in Moana



Fig 2: Pavement repair works at Tasman View Road

- 4.1.2. **Footpath Renewal Works (NZTA Subsidised)** – Footpath renewals for the 2025/26 year have now been completed. Recently a small section of footpath in front of the Westland Recreation Centre and damage repair around Milton Road was completed.



Fig 3: Footpath Renewal on High Street

- 4.1.3. **Drainage Maintenance works**– Water table cleaning works and other drainage maintenance works are completed on Neilson Road



Fig 4: Drainage cleaning works on Neilson Road

- 4.1.4. **Unsealed Pavement Maintenance** – Potholing and grading works is continuing throughout the unsealed road network. Our contractor is working their way through the unsealed network to ensure we meet a good standard across our rural gravel roads.



Fig 5: Unsealed Pavement Maintenance works on Red Jacks Road

- 4.1.5. **Structure Maintenance Works** – Bridge cleaning and painting works are being carried out around the district. Bridge painting is preventative maintenance that protects structural steel from corrosion. It extends the service life of the bridge and delays more costly repairs or replacements.



Fig 6: Painting works completed on William – Stewart bridge

- 4.1.6. **Safety Improvements around Blaketown School** – All six pedestrian crossing islands in front of the school were blasted and painted to improve visibility and safety of children and staff using them.



Fig 7: Safety Improvements around Blaketown School

- 4.1.7. **Footpath Renewals (Council Only Funded)**– Footpath Renewal works has been completed on Alexander Street, Franklin Street, Puketahi Street and High Street. The kerb and channel renewal works on Blake Street will be started soon which is the last section for this year renewals.



Fig 8: Footpath Renewal works on High Street

4.2. Port

- 4.2.1. A quiet month at the slipway, has given the team a chance to carry out a general tidy up across the port area.
- 4.2.2. Early discussions have commenced internally around the upcoming improvements to Richmond Quay wharf, Blaketown floating births and associated facilities.

4.3. Aerodrome

- 4.3.1. The aerodrome operated as per normal during January.

(1) Runway Usage Summary

Aircraft Type Summary: Unknown 83, Helicopters 35 and Aeroplanes 72.

- (2) **Activity Level** – During February 2026, the airport had 229 movements, which was an increase of 120 movements on previous month.
- (3) The increases observed this month, mainly relates to the Aircraft Owners and Pilots Association AGM meeting, which was held locally.

5. UTILITIES & INFRASTRUCTURE

5.1. Water Supplies

5.1.1. Greater Greymouth Water Supply

- (a) Replacement control cabinets for the two UV reactors at the Greater Greymouth Water Treatment Plant, have now arrived and planning to install them, is well underway.
- (b) Staff continue to update the Drinking Water Regulator (Taumata Arowai), on a number of key projects, including the Greater Greymouth water treatment upgrade, backflow investigation project and leak detection work. Regular updates to the Drinking Water Regulator are planned, moving forward.

5.1.2. Runanga Water Supply

- (a) Stage 2 of the Rapahoe Watermain Renewal project is nearing completion. Approximately 850 m of watermain has now been installed, including the bridge crossing at Raleigh Creek on Somerled Avenue.

The remaining work involves the rail crossing on the Rapahoe Straight. Following approval of the Deed to Grant from KiwiRail, the Contractor has now obtained the necessary rail corridor access approvals, including permit to enter, permit to dig, and track access approvals. The rail crossing works are scheduled for 16–17 March 2026.

Subject to completion of these works, the project is expected to be fully completed and operational by the end of March 2026.



Fig 5: Water Main Pipe Laying (Bridge Crossing) at Somerled Ave

5.1.3. Blackball Water Supply

- (a) The supply operated as per normal during February. While staff are focused on the Greater Greymouth Water Treatment Upgrade, they will shortly turn their attention to the detailed investigation and design work relating to the Blackball treatment upgrade. This treatment upgrade is planned for year 2 of the Long Term Plan.

5.1.4. Water Supply - Break Trends

- (a) Water supply pipework breaks are shown below, over a twelve-month period.
- (b) In February 23 service breaks and 5 mains / ridermain break were observed.

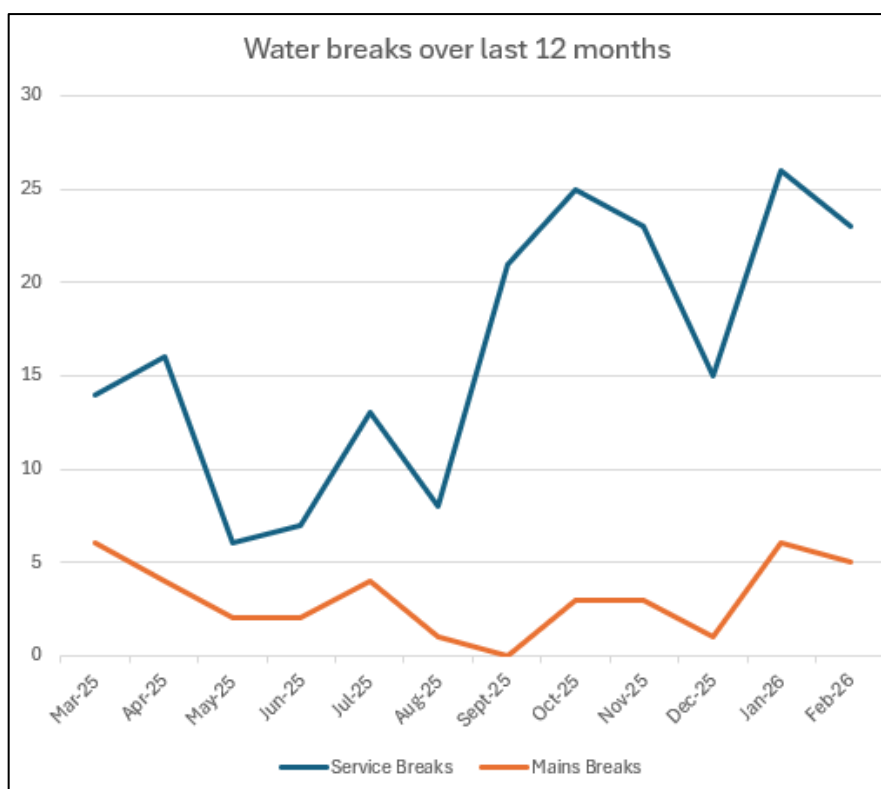


Fig 6: Water Supply Break Trend - 12 Months

5.2. Wastewater Schemes

5.2.1. General

- (a) Staff have been reviewing the new wastewater standards and recent change to the legislation. Once completed, staff will further update the current indicative programme, to renew discharge permits.
- (b) The Resource Management (Duration of Consents) Amendment Act 2025, passed into law in late December 2025. The Act introduces section 123C into the Resource Management Act, which applies to expiring or recently expired consents. Section 123C extends the term of consents that are about to expire; and reinstates resource consents that have already expired and are operating under s124 to 31 December 2027. This is particularly important for three discharge permits that Council operates currently. The Greymouth Sewerage Scheme stage 1 consents, Runanga Wastewater and Moana Wastewater consents all become active again under the new section and lose their s124 status. Council now needs to make new application to renew these discharge permits, no later than 6 months prior to 31 December 2027. Work has already begun on this process.
- (c) Staff have formally written to the West Coast regional Council to confirm reinstatement of the abovementioned consents.

5.2.2. Greater Greymouth

- (a) Works on the new wastewater pumping station at the existing Cobden Wastewater Treatment Plant has now been completed. Delays have been experienced around securing fittings and materials to complete connections at Johnston Street, in Greymouth. This is now moving forward and once completed, will enable the final commissioning of the new Cobden wastewater pumping station to the Greater Greymouth Wastewater Treatment Plant. This will result in a significant milestone for the scheme and see wastewater from the Cobden area, being treated at the Greymouth facility for the first time.

- (b) The Smith Street sewer separation project has now been awarded, and contractor appointed. The contractor has submitted a Traffic Management Plan (TMP) to NZTA for approval, as the works are located within the State Highway, road reserve. The project is expected to commence toward the end of March, subject to approval of the TMP by NZTA.
- (c) The contract documents and plans for the new UV treatment plant, located at the Greater Greymouth Wastewater Treatment Plant on Preston Road has been released for tender. A site meeting was held on Tuesday 17 March with prospective tenderers. Once the new UV plant is built and commissioned, the older site at Johnston Street will be decommissioned. Johnston Street was commissioned in 2004 and had a major upgrade in 2014. The UV systems at the site are now at the end of life and becoming uneconomic to maintain.
- (d) The Cobden UV treatment plant underwent significant maintenance in February, including replacement of lamps, sleeves, wipers and key electrical components. This work was critical to maintain treatment quality being discharged from site. Similar maintenance is planned for the Johnston Street facility in March and is yet to be done. The milliscreen at the Cobden site also had maintenance completed on it during February.
- (e) All other areas of the Greater Greymouth Wastewater Scheme were operating as normal (Cobden, Greymouth, Blaketown, Boddytown, Kaiata, Dobson and Taylorville).

5.2.3. Runanga / Dunollie

- (a) The next stage of the Runanga wastewater reticulation renewal in the Carroll Street area is nearing completion. The works have included renewal of wastewater infrastructure along with associated stormwater and water supply upgrades, which will help mitigate historic surface flooding issues in the area. The project is expected to be completed by the end of March 2026. Staff have spent a significant amount of time on site with an affected property owner during this contract work.



Fig 7: Runanga Wastewater Renewal works on Carroll Street. A road closure was in place at the time of this photo.

5.2.4. Karoro / South Beach / Paroa

- (a) Staff are actively investigating the reason for some out of the ordinary monitoring results from site. While consent sampling in the coastal marine area remain within consent limits, some results from within the facility which staff use to monitor treatment performance, have shown elevated levels. A further update will be provided following a detail review of the facility.
- (b) Following the Greater Greymouth Wastewater Treatment Plant UV Treatment upgrade tender release, staff will turn their attention to determining the preferred option for conveying wastewater flows from Karoro, South Beach, and Paroa to the Greater Greymouth Wastewater Treatment Plant. This project is to start in year 2 of the Long Term Plan.

5.2.5. Blackball

- (a) The scheme operated as normal throughout February. Options to refurbish the milliscreen are now being considered along with work to reinstate the flow meter onsite.

5.2.6. Moana

- (a) The scheme was operating as normal throughout February. A drop test is planned on the wetland before the end of March. Once complete this will be reported to the consent authority to satisfy an outstanding consent condition.

5.2.7. Te Kinga

- (a) The scheme was operating as normal throughout February. A review of the longer-term monitoring data for the site will be completed in March. While the discharge consent for the site has limited parameters, staff will be in detail checking original design parameters against monitoring trends.

5.3. Stormwater & Flood Protection

- 5.3.1. Staff are working through the options to improve stormwater drainage within the CBD area, following recent presentation of investigation works to the Council. Once the order of work priority has been determined, work will start on finalising design and contract tender documents.

5.4. Refuse & Recycling

- 5.4.1. **McLeans Pit Landfill & Recycling Centre** – McLeans Pit Landfill underwent its annual Resource Consent compliance inspection by the West Coast Regional Council on Wednesday, 4 March, achieving a fully compliant outcome.

- 5.4.2. Contractors operating the Landfill and Recycling Centre continue to address several operational delays associated with the processing of recyclables through the Material Recovery Facility (MRF). Resolving these delays remains a priority, with efforts focused on restoring processing performance and returning material throughput to standard operational volumes.

5.4.3. Resource Centres

- (a) Implementation of the Resource Centre acceptance criteria process was temporarily delayed to allow for minor revisions to the information flyer that will be distributed by post to the communities most affected by the changes. These adjustments are intended to ensure the information provided is clear and accessible. The updated acceptance criteria are now scheduled to take effect from Friday, 1 May 2026, allowing sufficient time for affected communities to understand and prepare for the revised requirements.

- (b) The Moana Resource Centres site tidy works have now been completed. The scope of the green waste removal was amended following the identification of likely windblown contamination within the stockpile. As a result, the material has been reduced, consolidated, and reshaped. In addition, pothole repairs have been undertaken across the site and weed spraying activities have continued as part of ongoing maintenance. Further site tidying will occur once the updated acceptance criteria come into effect, at which time accumulated items will be removed in accordance with the revised requirements.



Fig 11: Moana Resource Centre Green Waste Stockpile

- (c) The Blackball Resource Centre has undergone a series of tidy-up works over recent months, with further improvements scheduled to continue. A review of the site fencing is currently underway, with options being assessed to determine the most appropriate course of action.
- (d) The Nelson Creek Resource Centre continues to operate effectively and remains in a well maintained and tidy condition, reflecting the efforts undertaken over recent months to improve overall site presentation and management.

5.4.4. Mitchells & Preston Road

- (a) No progress has been made in relation to the lease agreement discussions. Over time, the site has become increasingly difficult to service, particularly with the heavy vehicles required to exchange the hook bins.
- (b) The Preston Road site continues to operate effectively, with a noticeable reduction in instances of fly tipping. This improvement is likely attributable to the ongoing onsite surveillance and monitoring measures that have been implemented.

5.4.5. **Kerbside Collection** – Kerbside collection services continue to operate, with service requests remaining elevated, consistent with trends observed in previous months as the peak summer period begins to ease. Recent stock constraints relating to collection receptacles have resulted in delays for some new and replacement requests. The issue is expected to be resolved in the coming weeks, with the next annual shipment of receptacles scheduled for dispatch. In the interim, temporary solutions have been implemented and have proven effective in maintaining service continuity.

- (a) Kerbside recycling audits were reduced during February, as the contractor prioritised addressing operational matters arising from increased collection volumes and reduced staffing levels. These audits are scheduled to be completed in the coming months to ensure programmes requirements are met. Updated audit results are reflected in the table and graph below.

Area	Total Audits	Pass (Green)	Warning/Fail (Orange-Red)
Blackball	26	26	0
Paroa	23	18	5
Rutherglen	31	30	1

Fig 12: Kerbside Recycling Audit Data – February

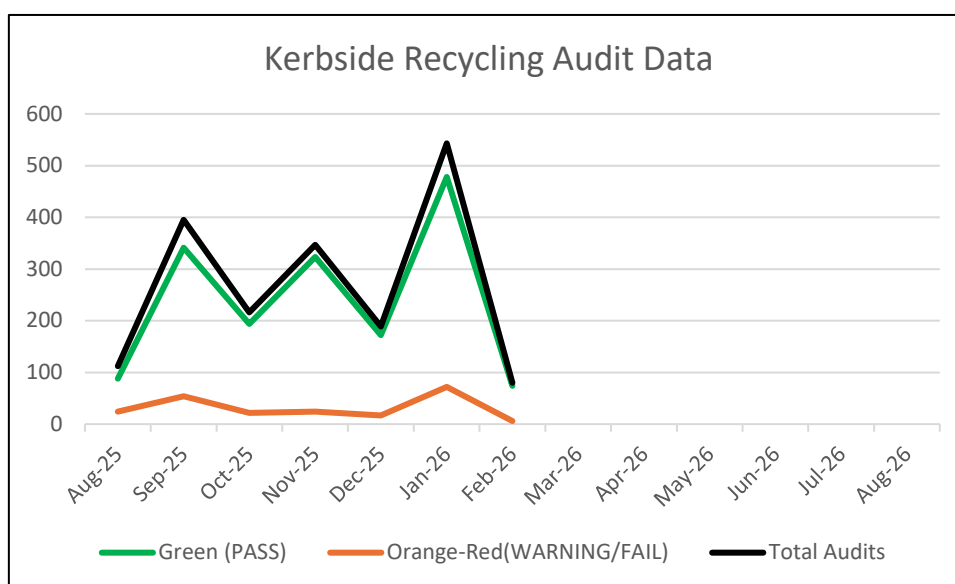


Fig 13: Kerbside Recycling Audit Data – August 25 – February 26

- 5.4.6. **Litter Bins** – Litter bins in certain areas continue to receive large volumes of household waste. This matter will be reviewed to identify practical options to minimise inappropriate use and ensure the bins are used for their intended purpose. Renewal of the Moana litter bins is scheduled to progress, with a review currently pending to assess the associated costs and to identify cost-effective installation solutions.
- 5.4.7. **Waste Minimisation Management Plan** – Initial engagement with a battery recycling service provider has commenced. Work is underway to develop a full scope for the service, including a review of the costs and operational requirements associated with establishing the scheme. Ongoing affordability and the level of community need will be key considerations as part of this assessment process.
- 5.4.8. **Enviroschools Programme** – Enviroschools has recently released its latest newsletter, along with an announcement of the newly established West Coast branch Facebook page. Both platforms provide opportunities for stakeholders and the community to remain informed and engaged with programme activities. An upcoming meeting has been scheduled to provide a general update and to discuss Council's potential funding contribution for the next financial year.

5.5. Parks & Reserves

- 5.5.1. Following several complaints regarding the condition of parks, reserves, and cemetery areas in recent months, staff have continued to work closely with our maintenance contractor to address all issues.
- 5.5.2. Following approvals from Council at the February meeting, the Paroa Playground community group is now moving towards the next stage of the planned upgrade. Staff meet with the committee onsite recently to discuss the location of fencing, picnic tables, bike stand and shelters. Work is understood to be getting underway shortly.
- 5.5.3. The Moana Skateboard ramp has been fully inspected and an update on the structure is expected shortly. Council received support from community members to remove the old deck that this inspection could be completed. While work is intended to be completed to renew the decking, if the structure is found to be at the end of its life, the matter will be referred to Council for direction.
- 5.5.4. Staff are meeting regularly with the Dixon Park Redevelopment Committee, in order to progress high level designs and options for the planned Council refurbishment of the Dixon Park. This project forms part of Council Long Term Plan. The committee have received some community feedback on the types of items people wish to see within the park area and are currently working on some design options. Once several designs are to hand, Council can progress community consultation, likely through the upcoming Long Term Plan process. Following the consultation process, Council will be able to provide direction around a master plan, which will enable work to commence earlier than intended, should external funding sources become available.
- 5.5.5. Structural maintenance work is about to get underway on the clock tower structure. A number of structural members have been noted as needing work to resolve corrosion. This work is being supported by structural engineer support and will be underway by the time of this Council meeting. The work is being completed under urgency and additional funds may be required, to complete.
- 5.5.6. The main access footbridge off Lydia Street, to the Grand Jeans walkway and the old Perotti Park area has been temporarily closed. During normal bridge inspection work, an issue with one of the main bridge beams was noted and staff are now working through the process of design for replacement.

5.6. Cemeteries

- 5.6.1. Staff continue to work collaboratively with the contractor to ensure cemeteries are being maintained in accordance with the required maintenance specifications and standards.
- 5.6.2. Council is working closely with a community group to enable improvements at the Stillwater Cemetery. One such request is for the installation of a new shelter area, which has been determined as requiring either a building consent or exemption, along with needing approval through Council's Special Assets Policy. Unfortunately, these processes mean that the structure will likely not be built for the upcoming anniversary of the Brunner Mine Disaster.

5.7. Public Conveniences

- 5.7.1. Site audit reporting continues to confirm that facilities are being maintained to a good standard, and Council continues to receive positive feedback regarding cleanliness.
- 5.7.2. The Moana community have recently started work on cleaning and painting the public toilet adjacent to the Moana Boat Club. Council is supporting this work by assisting with materials such as paint and associated equipment.

5.8. Vehicle Fleet

- 5.8.1. Council has requested pricing for this year's vehicle renewals. As noted previously, 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 front doors at the McGowan Street complex have been replaced.
- 6.1.2. Painting of the roofs at the Shakespeare Street complex has been completed.
- 6.1.3. Resealing of the driveway at the Blackmore Street complex is 75% completed.

6.2. Buildings

- 6.2.1. The work to compile a list of all council buildings is still underway, which will lead onto a condition assessment 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.

6.4. Contractor Performance

- 6.4.1. Staff are currently looking at different options for a contractor performance framework, including discussing existing frameworks with other Council's. A draft framework will then be developed and presented to the Council.

7. CAPITAL PROGRAMME DELIVERY

- 7.1. Staff continue to work on delivering the capital delivery programme for the 2025/26 financial year, as reported to Council through the August 2025 meeting.
- 7.2. 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 (on Preston Road) and improving stormwater systems to reduce urban flooding risks.
- 7.3. While numerous projects are underway or have been completed during this financial year, several key projects have now slipped behind schedule. These projects are outlined below and do form a significant component of the 2025/26 capital programme.
 - 7.3.1. The Greater Greymouth Wastewater Treatment Plant UV Treatment upgrade tender documents are out to market for pricing. Prospective tenderers also had the opportunity to visit the Greater Greymouth Wastewater Treatment Plant on Tuesday 17 March (midway through the tender process). Tenders close on 31 March 2026. This project is behind schedule and construction will not be completed by 30 June 2026 (but will be well underway). The project is critical to ensure treatment quality is maintained. The aged, existing equipment at the Johnston Street location has become significantly costly to maintain and will be decommissioned once the new facility is commissioned. Council will next be updated, when the matter is referred to the Tenders Sub-committee for direction.

7.3.2. The planned treatment upgrade of the Greater Greymouth Water Treatment Plant (Coal Creek) is now behind schedule. Council has engaged additional external specialised support to enable it to move forward on this project. This project is a critical treatment improvement project and signifies one of the largest projects within the capital programme. Ensuring that the correct filtration treatment option is selected, is crucial to ensure Council meet its objectives of meeting the current Drinking Water Quality Assurance Rules. The filtration systems will remove organic loading within the raw water and improve water quality being treated through the ultraviolet systems already in operation at the treatment plant reducing the production of chlorine byproducts. This project is a two-year project, currently being in its first year.

7.3.3. McLeans Pit Landfill and Recycling Centre Improvements have now slipped behind schedule. This project involves the installation of two new weighbridges, a site office relocation and onsite staff amenity improvements. This project is unlikely to be completed by 30 June 2026 but will be underway. The two weighbridges have been procured already and are being held in stock for this project.

7.4. Numerous water supply, wastewater and stormwater renewal projects are currently either under construction or about to be tendered.

7.5. The 2026 reseals programme is underway and should be completed by the end of March, weather permitting.

7.6. A more detail report is provided separately for Council under a separate agenda item.

7.7. The new Water Services Manager, Assets & Infrastructure Manager and Capital Design Engineer have now been recruited, although have not yet commenced their roles. Council continues to recruit additional internal resource to support delivery of this programme.

8. GENERAL

8.1. Staff continue to support annual plan development, long term plan development, 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. The new multi-Council Controlled Organisation is set to commence operations from 1 July 2027.

9. EMERGENCY MANAGEMENT / LIFELINES

9.1. There were no significant weather events during February 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 CAPITAL DELIVERY PROGRAMME 2025/26 - PROGRESS UPDATE**File Number:****Report Author:** Group Manager Operations**Report Authoriser:** Chief Executive**Appendices:** 1. Capital Programme Update - March Council Meeting**1. REPORT PURPOSE**

- 1.1. To update Council on both physical and financial progress towards delivery of the 2025/26 capital programme.

2. EXECUTIVE SUMMARY

- 2.1. This report provides Council with an update on progress towards the delivery of the 2025/26 capital programme.
- 2.2. Progress towards delivery of each project within the capital programme is outlined in appendix 1, including percentage budget spend to date.

3. OFFICER RECOMMENDATION

That Council:

1. Receives this report and notes the content.

BACKGROUND

- 3.1. This report represents an update to Council on the progress towards delivery of the 2025/26 capital programme which was presented to Council at the August 2025 meeting.
- 3.2. Progress on each individual project within the capital programme is outlined in appendix 1.
- 3.3. The capital delivery programme for the 2025/26 financial year includes total expenditure of around \$21.20M. Improved reporting is currently being worked on, to better inform both Council and the Risk & Assurance Committee.
- 3.4. Steady progress continues to be made towards the delivery of the capital programme. Projects are being investigated, designed, tendered, constructed and completed across all portfolios. All staff involved in delivery of the programme are working to ensure projects continue to be released to the market for tender.
- 3.5. Numerous projects are either under construction, nearing completion or are now complete, including a significant portion of work relating to Retirement Housing, Roading, Footpaths Water Supplies, Wastewater, Stormwater, Buildings, including the new Library and other minor projects.
- 3.6. While consistent progress is being made across the programme, some areas of concern have been identified within the three waters and solid waste areas. These concerns have been compounded with recent staff departures. While Council has completed recruitment for a new Water Services Manager, Assets & Infrastructure Manager and a Capital Design Engineer, the new role holders don't commence work until late April/early May. Until then, additional external resource will need to be engaged to support internal resources.
- 3.7. Programme delivery concern areas are outlined below:

3.7.1. Greater Greymouth Water Treatment Plant Upgrade

- (a) The planned treatment upgrade of the Greater Greymouth Water Treatment Plant (Coal Creek) is now behind schedule. Council has engaged additional external specialised support to move forward on this project. This project is a critical treatment improvement project and signifies one of the largest projects within the capital programme. Ensuring that the correct filtration treatment option is selected is crucial to ensure Council meets its objectives of meeting the current Drinking Water Quality Assurance Rules. The filtration systems will remove organic loading within the raw water and improve water quality being treated through the ultraviolet systems already in operation at the treatment plant and reduce the production of chlorine byproducts. While this project is budgeted for over a two-year project, concern about delivery is noted. The project is currently in its first year.

3.7.2. Greater Greymouth Wastewater Treatment Plant Upgrade – UV Disinfection Upgrade

- (a) The Greater Greymouth Wastewater Treatment Plant UV Treatment upgrade tender documents are out to market for pricing. Prospective tenderers had the opportunity to visit the Greater Greymouth Wastewater Treatment Plant on Tuesday 17 March (midway through the tender process), with tenders closing on 31 March 2026. This project is behind schedule and construction will not be completed by 30 June 2026 (but will be well underway). The project is critical to ensure treatment quality is maintained. The aged existing equipment at the Johnston Street location has become significantly costly to maintain and will be decommissioned once the new facility is commissioned. Council will next be updated when the matter is referred to the Tenders Sub-committee for direction. It is now confirmed that this project will not be fully completed by the end of 2025/26 financial year.

3.7.3. McLeans Pit Landfill and Recycling Centre Improvements

- (a) The McLeans Pit Landfill and Recycling Centre Improvements has now slipped behind schedule. This project involves the installation of two new weighbridges, a site office relocation and onsite staff amenity improvements. This project is unlikely to be completed by 30 June 2026 but will be underway. The two new weighbridges for the project have been procured already and are being held in stock for this project. Council is also seeking to strategically procure neighbouring land as part of this financial year's programme. A separate budget is provided for this purchase, and staff are actively following this up at present. It is now confirmed that this project will not be fully completed by the end of 2025/26 financial year.

3.7.4. Drainage Improvements – Arnold Valley Road

- (a) Staff are working to complete investigation and design work to replace culverts on Arnold Valley Road near the ANZCO Foods facility. This work is planned to mitigate previous flooding instances and provide improved capacity under the road. The investigation and design work is progressing with construction still expected to be complete by the end of June 2026.

3.7.5. Stormwater Renewals

- (a) Numerous stormwater renewal projects are underway or about to commence. It is important to note however that one key project, being the Steer Ave pump station – pump and electric/control renewal is now behind schedule. While the work to complete design and order replacement pumps will be completed prior to the end of the financial year, pump and control installation and commissioning is likely to fall within the new financial year now. Pump supply typically, can take between 10-16 weeks from order.

3.7.6. CBD Capacity Improvements

- (a) Following the presentation of the CBD capacity investigation and modelling to Council, prior to the January meeting, staff have commenced determining the order of installation of key improvements. Once this work is completed, a design will be finalised and a project spanning two financial years will be released to market. While this will require the support of Council to enable a carry forward, it is seen as providing the best financial benefit to the community. Effectively a larger portion of work can be tendered at the same time, resulting in some cost efficiencies. The initial work is likely to be focused on the Williams Street and Leonard Street area.

3.7.7. Greater Greymouth Water Treatment Plant – Generator Renewal

- (a) This project has now been delayed until the 2026/27 financial year and replaced with the remainder of the Bright Street watermain renewal, from Carwell Street to Sturge Street. Investigation into the likely appropriate sizing of the replacement generator has been completed. However, the sizing of the new generator is unable to be fully determined until the final treatment upgrade option is finalised. The work is ongoing.
- 3.8. Staff continued to regularly review progress towards delivery of the overall programme and are working on processes to support automated financial reporting.
 - 3.9. Staff are working towards a significantly more detailed reporting template, which will support both Council and Risk & Assurance Committee reporting. At present the tracking of finances per capital projects can only be completed in part due to the structure of combined renewal budgets for each of the three waters. This issue also occurs for larger projects, where multiply projects are being completed out of the same budget – for example the Greymouth Sewerage Scheme budget. Improved tracking of staff time and allocation to respective capital projects budgets is needed to ensure accurate reporting. It is likely that this will be in place and ready for use to commence the 2026/27 capital programme reporting.
 - 3.10. It is noted that appendix 1 shows that the new Library project budget is running at 131%. The budget within the financial system currently only shows Council's share of the overall funding towards this project. It does not represent all funding including external funding sources. Staff are working to update this for the next report.

4. CONCLUSIONS

- 4.1. Steady progress is being made towards delivery of the 2025/26 capital programme.
- 4.2. Some areas of delivery concern have been raised and are being minored closely.
- 4.3. A number of key internal staff resources are currently vacant, and external support is being engaged to supplement. This is intended to maintain the current level of work but is unlikely to bring the programme back on track. Additional recruitment is also about to commence, per the long term plan.
- 4.4. Staff are working to further enhance this report for future for both Council and the Risk & Assurance Committee, including improved financial reporting.

5. NEXT STEPS

- 5.1. Supplement resource support via external support.
- 5.2. Complete additional key staff recruitment to ensure required level of resourcing is available to support the capital programme delivery.
- 5.3. Continue to develop improved reporting (including financial reporting), methods for Council and the Risk & Assurance Committee.
- 5.4. Continue to progress capital programme delivery.

Confirmation of Statutory Compliance

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

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

Grey District Council - Capital Works Programme - 2025/26 Year

Progress Update - End of February 2026

Report: March 2026

 Original timeframe

 Updated timeframe

 To be completed through maintenance contract


Activity/Portfolio	Project Name	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Planning	Design	Tendered	Construction	Complete	Percentage Budget Expended to End January 2026
Retirement Housing	Blaketown Complex - Replace Windows																		101%
Retirement Housing	Cowper Street Complex - Replace Windows																		101%
Retirement Housing	All Complexes - Switchboard Installation																		58%
Retirement Housing	Blackmore Street Complex - Reseal Driveway																		0%
Retirement Housing	Ngarimu Street Complex - Fence & concrete work																		97%
Retirement Housing	Shakespeare Street Complex - Repaint Roof																		0%
Retirement Housing	Threadneedle Street Complex - Retile Showers																		0%
Retirement Housing	McGowan Street Complex - Replace Front Doors																		0%
Roading - NZTA Subsidised	Metalling Kumara - Inchbonnie Road, Waipuna Road																		105%
Roading - NZTA Subsidised	Chip Seal Roads Resealing																		14%
Roading - NZTA Subsidised	Drainage Renewals																		3%
Roading - NZTA Subsidised	Sealed Road Pavement Rehabilitation																		53%
Roading - NZTA Subsidised	Structure Component Replacements																		4%
Roading - NZTA Subsidised	Traffic Services Renewals																		5%
Roading - NZTA Subsidised	Boundary Street AC Renewal																		0%
Roading - NZTA Subsidised	Footpath Renewals																		4%
Roading - NZTA Subsidised	Bridge Renewals (list being prepared)																		0%
Roading - NZTA Subsidised	Drainage Improvements - Arnold Valley Road																		0%
Roading	Footpath Renewals																		89%
Roading	Arnott Heights Slip Remediation																		100%
Stormwater	Greymouth CBD Capacity Improvements																		10%
Stormwater	Tasman Street Stormwater Improvements (lower section works)																		0%
Stormwater	Murray Street Renewal																		12%
Stormwater	Steer Ave Pump Station Pump, Electrics/Controls and Pipework (Renewal)																		
Stormwater	Shakespeare Street near Marsden Road Renewal																		
Stormwater	Duncan Street Renewal																		
Stormwater	Pitt Street Outlet to Raleigh Creek Renewal																		
Refuse & Recycling	McLean's Pit Redevelopment																		26%
Water Supplies	Blackball Water Treatment Plant Treatment Upgrade (Investigation and design only)																		0%
Water Supplies	Greater Greymouth Water Treatment Plant ground water monitoring bores																		3%
Water Supplies	Greater Greymouth Water Treatment Plant Treatment Upgrade																		0%
Water Supplies	Greater Greymouth Water Supply District Metered Areas and implementation of smart meters (test area only)																		49%
Water Supplies	SCADA Improvements																		26%
Water Supplies	Rapahoe Trunkmain - Stage 2 Renewals																		54%
Water Supplies	Cobden Bridge Connection - Cobden end (renewal)																		
Water Supplies	Richmond Quay Renewal																		
Water Supplies	Greater Greymouth Water Treatment Plant Flow Meter Renewal																		
Water Supplies	Bright Street Watermain Renewal - Stage 2																		
Water Supplies	Greater Greymouth Water Treatment Plant Generator Renewal																		
Wastewater	Karoro/South Beach/Paroa Wastewater Redirection to GGWWTP (Investigation and design Only)																		0%

Delayed until 2026/27 to align with treatment upgrade - Replaced with Bright Street project above

Activity/Portfolio	Project Name	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Planning	Design	Tendered	Construction	Complete	Percentage Budget Expended to End January 2026
Wastewater	Johnston Street and Cobden Wastewater UV Plant Increased Parts/Consumables																		25%
Wastewater	SCADA Improvements																		26%
Wastewater	Greater Greymouth Wastewater Treatment Plant - UV treatment plant construction (Preston Road)																		68%
Wastewater	Greymouth Sanitary Sewer Stage 5A																		
Wastewater	Cobden Bridge Pipeline Commissioning																		
Wastewater	Johnston Street WW Junction Chamber																		
Wastewater	Smith Street/Mount Street Renewal																		
Wastewater	General Pump and Electrics/Control Renewals																		21%
Wastewater	Runanga Renewals																		
Buildings	Council Chambers - Tainui Street door security system and heat pump replacement																		8%
Buildings	Council Property - General Renewals - (list being prepared)																		29%
Buildings	New Greymouth Library Project																		131%
Parks & Reserves	Reserves General - General Playground equipment renewals and associated items																		0%
Parks & Reserves	Walking Tracks - Surface and walk bridge renewals																		0%
Plant	Vehicles																		0%

Additional Projects - Not included in adopted Long Term Plan

Activity	Project Name	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Planning	Design	Tendered	Construction	Complete	
Port	Blaketown Berth Upgrade - RIF Funded (multi year)																		0%
Port	Port Sounding Equipment - RIF Funded																		0%
Solid Waste	C&D Site - McLeans Pit Road - Pending External Funding																		Paper coming to Council April 2026

5.8 NAMING OF UNNAMED ROADS - CONSULTATION DIRECTION

File Number:

Report Author: Group Manager Operations

Report Authoriser: Chief Executive

Appendices: Nil

1. REPORT PURPOSE

- 1.1. To seek Council's approval to undertake a targeted two-week consultation for the assigning of names of two currently unnamed roads within the district.

2. EXECUTIVE SUMMARY

- 2.1. Council is considering two proposals for the official naming of roads within the Grey District and will undertake targeted consultation to ensure the proposed names are appropriate, accurate, and reflect local community and historical context. The first proposal relates to a new legal road providing access to a six-lot residential subdivision off Main South Road, Paroa, which requires an official name for property addressing and emergency and postal services, with Gage Lane proposed in recognition of the Gage family's historical connection to the site and region.
- 2.2. The second proposal arises from the State Highway 7 realignment associated with the new Ahaura Bridge, which has left a former section of the highway functioning as a local road without an official name, resulting in addressing confusion for residents and service providers; Hahn Road is proposed to acknowledge the Hahn family's long-standing presence and contribution to the Ahaura area.
- 2.3. Targeted consultation is proposed with mana whenua, affected residents, stakeholders and emergency services before a final decision is made.

3. OFFICER RECOMMENDATION

That Council:

1. Receives this report.
2. Instructs staff to proceed with the two-week targeted consultation process as outlined, and report back to Council on the outcome of the consultation process, for Council to decide on the road naming.

4. BACKGROUND

- 4.1. Council currently has two proposals for the naming of roads in the district and wishes to undertake targeted consultation to ensure the naming is appropriate and correct for the community.
- 4.2. Council proposes to undertake the targeted consultation through direct engagement with mana whenua - Te Rūnanga o Ngāti Waewae, residents, any possible affected parties, and emergency services.
- 4.3. **Proposal One** is a new subdivision comprising of six residential lots recently developed, with dwellings currently under construction connecting to State Highway 6, adjacent to 402 Main South Road, Paroa.
- 4.4. As this is a new legal road providing primary access to the subdivision, it requires an official road name to enable property addressing and to ensure clarity for emergency and postal services.

- 4.5. The preferred name being 'Gage Lane'. The surname Gage is historically linked with West Coast and Greymouth. Henrietta Gage (1876 – 1951) was born in Hokitika and died in Greymouth, and her father Simeone Gage was an early resident of the region. Previously 402 Main South Road (where the new subdivision is located) was owned for many years by the Gage family, descendants of Henrietta and Simeone Gage.



Figure 1: Location of road reserve proposed to be named - proposal 1

- 4.6. **Proposal Two** is due to construction of the new Ahaura bridge, State Highway 7 and realignment meaning the former section of the highway now functions as a local road but does not currently have an official road name.
- 4.7. Properties located along the former highway alignment continue to carry State Highway 7 addresses, which are no longer accurate. This has resulted in confusion for residents, visitors, and service providers.
- 4.8. To rectify inconsistencies and improve clarity, this road requires a new official name, and properties along it will need to be re-addressed accordingly.
- 4.9. The preferred name being 'Hahn Road – The Hahn family of Ahaura, established themselves in the district during the late 19th century, becoming prominent figures in the local sawmilling industry and community life. Much of the surrounding area is still in the ownership of the Hahn Family.



Figure 2: Location of road reserve proposed to be named - proposal 2

5. OPTIONS

- 5.1. There is only one option available.

6. ADVANTAGES

- 6.1. The unnamed roads will be named to solve address location issues and assist with the prospect of further development and dwellings in the area.
- 6.2. Removes confusion for individuals and agencies including the postal service and emergency services, in locating the street and property addresses on the road.

7. DISADVANTAGES

- 7.1. No significant disadvantages were identified.

8. CONSIDERATIONS

- 8.1. Legal and Legislative Implications

- 8.1.1. Road naming is governed by local authorities under the Local Government Act 1974. Standards set by Land Information New Zealand (LINZ) have been followed to ensure clarity for emergency services and postal delivery.

- 8.2. Financial

- 8.2.1. Minor costs. Purchase of street signs and confirming section numbers for properties if necessary.

- 8.3. Existing Policy and Strategy Implications
 - 8.3.1. Existing legislation allows for Council to name and rename roads and re-number sections whenever necessary. This is all covered in the Local Government Act 1974.
- 8.4. Fit with Purpose of Local Government Statement
 - 8.4.1. Deemed to fit the purpose being:
 - 8.4.2. To enable democratic local decision-making and action by, and on behalf of, communities; and,
 - 8.4.3. To promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future.
- 8.5. Effects on Mana whenua
 - 8.5.1. Council proposes to consult with Mana Whenua and will report back to Council.

8.6. Significance and Engagement

8.6.1. This report is assessed as being low - medium significance.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low – medium	Some affected parties and residents may take issue with the proposals put forward; however, this is unlikely.
Is there a significant impact arising from duration of the effects from the decision?	Low	Impacts of not naming are considered to be of a higher impact.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Medium	Roads are a strategic asset, however the roads in the report are of low significance.
Does the decision create a substantial change in the level of service provided by Council?	Low	No change to level of service.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Low	No
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	N/A	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the delivery on any Council group of activities?	N/A	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	N/A	N/A

9. CONCLUSIONS

9.1. In relation to the Compliance Statement, no reason has been identified as to not consider the report recommendation and proceed as outlined.

10. NEXT STEPS

10.1. Staff to proceed with the consultation as outlined and report to the April Council Meeting on the consultation and seek Council direction and decision.

Confirmation of Statutory Compliance

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

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

5.9 ENVIRONMENTAL SCAN FOR 2027-2037 LONG TERM PLAN**File Number:****Report Author:** Corporate and Strategic Planning Manager**Report Authoriser:** GM Corporate Services**Appendices:** 1. Environmental Scan - Final Version (under separate cover)**1. REPORT PURPOSE**

- 1.1. For Council to receive and note the Environmental Scan for the 2027-2037 Long Term Plan.

2. OFFICER RECOMMENDATION

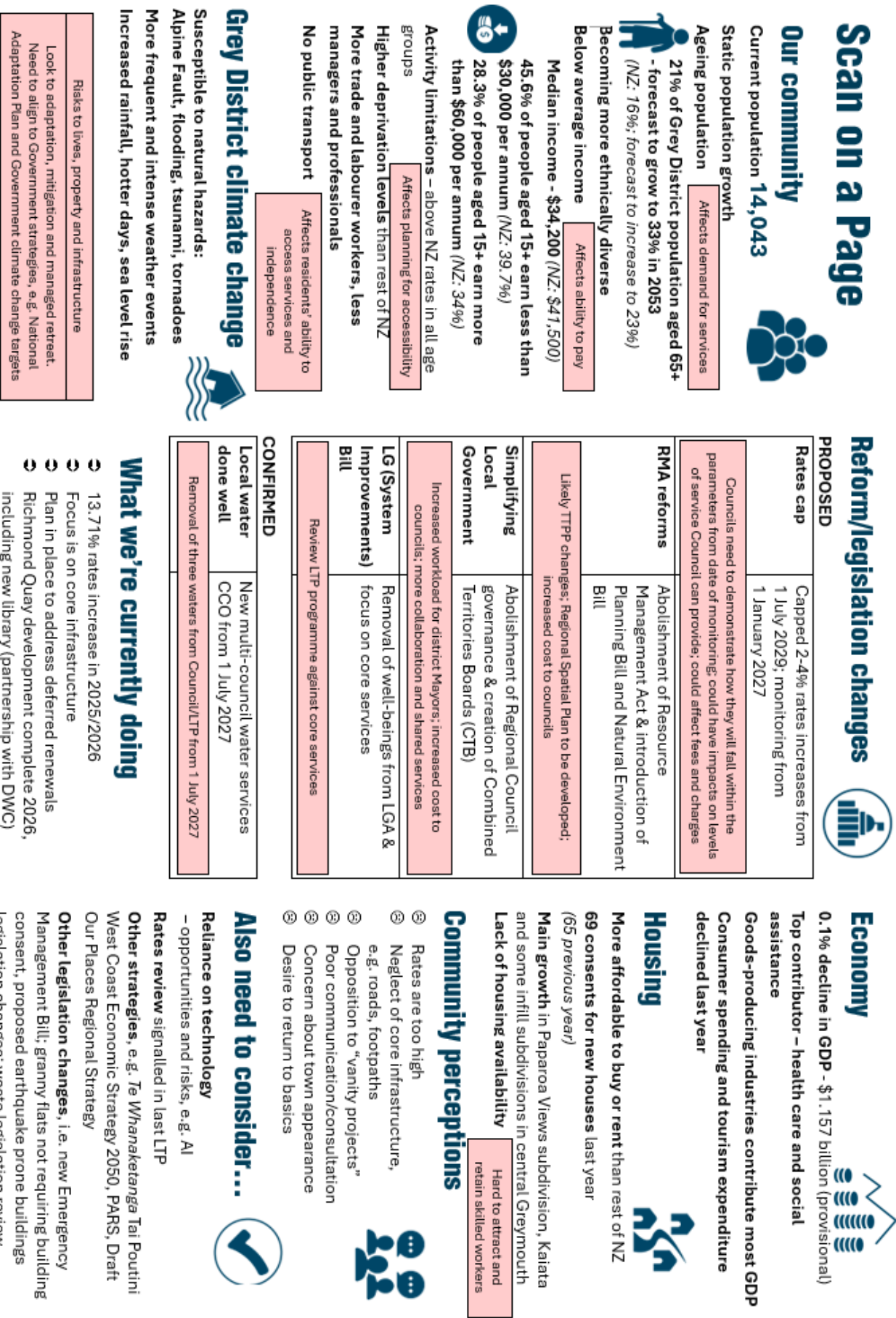
That Council:

1. Receives the report.
2. Notes the Environmental Scan for 2027-2037 Long Term Plan.

3. BACKGROUND

- 3.1. It is considered best practice for Councils to undertake environmental scans in preparation for long term planning.
- 3.2. The environmental scan for the 2027-2037 Long Term Plan has been developed to provide a snapshot of Council's current operating environment and analyse internal and external factors to allow Council to identify emerging trends, potential risks and opportunities for community wellbeing.
- 3.3. The environmental scan has been completed in-house, with no additional cost to Council. Relevant staff from West Coast councils collaborated to discuss the environmental scan across the wider West Coast region to ensure alignment across areas of crossover.
- 3.4. The scan has been structured using the PESTLE framework: Political, Economic, Social, Technological, Legal and Environmental. Using this framework, the scan identifies trends shaping the Grey District's future and outlines implications for Council's service delivery and planning. Understanding these impacts and implications allows Council to make evidence-based decisions as it develops the 2027-2037 Long Term Plan
- 3.5. The full environmental scan is attached under separate cover. It is noted that it has been updated to the latest information from Infometrics from the draft version circulated to Councillors in February.
- 3.6. A summary, Scan on a Page, is included as FIGURE 1. It outlines:
 - Our community demographics
 - Central government changes/reform, proposed and confirmed, and the impacts
 - Economic outline
 - Community perceptions
 - Other matters to consider, including climate change impacts

FIGURE 1: SCAN ON A PAGE



- 3.7. Council is asked to note the contents of the Environmental Scan for the 2027-2037 Long Term Plan, which acts as a foundational tool to set the scene for long term planning.

4. NEXT STEPS

- 4.1. A series of workshops will be held with Council to develop the strategic direction for the 2027-2037 Long Term Plan. These workshops and any decisions arising from them which require Council resolution will be reported in the following month's agenda.

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.

5.10 RATES REVIEW**File Number:****Report Author:** Corporate and Strategic Planning Manager**Report Authoriser:** GM Corporate Services**Appendices:** 1. How Grey District Council rates are calculated**1. REPORT PURPOSE**

- 1.1. To outline the current context for a Grey District Council (GDC) rates review and for Council to make a decision on how they wish to proceed.

2. EXECUTIVE SUMMARY

- 2.1. Council last reviewed its rating system in 2005 and community feedback plus the 2025–2034 Long Term Plan signalled a desire for a rates review, noting concerns about affordability and large annual increases.
- 2.2. Significant external changes - particularly Government reforms, including the creation of a multi-council CCO for three waters (effective 1 July 2027) and broader local government structural changes - may require a future reconfiguration of the rating system regardless of current decisions.
- 2.3. Rates charges will change from 1 July 2027 when water services are removed, meaning staff will already need to reassess remaining rates tools and structures.
- 2.4. Options are:
 - Option One: Do not undertake a rates review now. This maintains the status quo and avoids additional workload during an uncertain reform environment but does not meet long-standing community expectations.
 - Option Two: Proceed with a rates review now. This demonstrates responsiveness to community requests and updates a system untouched since 2005. However this must be completed in-house with no allocated budget, during a period of high organisational workload and uncertainty with regards to the future of local government which will likely require a further rates review in the near future.
- 2.5. Council is asked to make a decision on whether a rates review proceeds at this time or not.

3. OFFICER RECOMMENDATION

That Council:

1. Receives the report; and
2. Notes the current environment Council is operating in and agrees that now is not the right time to undertake a rates review; and
3. Commits to undertaking a full rates review when there is certainty around the current government reforms and their impact on local government.

OR

1. Receives the report; and
2. Request staff proceed with a rates review, with changes to be implemented from 1 July 2027.

4. BACKGROUND

- 4.1. The requirement to undertake a rating review has been discussed for several years and in the 2025-2034 Long Term Plan, Council signalled its intention to commence a rating review around the middle of the plan, likely around years 3-4.
- 4.2. A rating review does not change the amount of rates collected; it only looks at how the rating burden is distributed amongst ratepayers. The amount of rates revenue Council requires is set via the Annual Plan and Long Term Plan processes.
- 4.3. **How rates are set**
- 4.4. To be able to look at changes to rates, it is important to first understand how rates are set under legislation and the options for applying rates which are available to Councils.
- 4.5. A workshop was held with Councillors on 23 February 2026 which took them through the tools available to councils under the Local Government (Rating) Act 2002. Appendix 1 outlines how rates are calculated – in summary:
 - They are a tax applied to rateable properties per the Local Government (Rating) Act 2002 (the Act).
 - They can be made up of targeted rates, uniform annual general charge (UAGC) and general rates.
 - Under the Act general rates can be calculated on one of three options – Land Value, Capital Value or Annual Value.
 - Together the UAGC and any uniform targeted rates cannot make up more than 30% of a council's total rate take.
- 4.6. **How Grey District Council rates are calculated**
- 4.7. As per Appendix B, GDC uses a mixture of targeted rates, uniform annual general charge (UAGC) and general rates calculated on **land value** on a differential basis.
- 4.8. Council does not have any uniform targeted rates; it has targeted rates set on the availability of the service.
- 4.9. Property values are independently valued every three years by Quotable Value and they are subject to change depending on sales in the area in the preceding period.
- 4.10. **Current issues with Council's rating system**
- 4.11. Council last undertook a rates review in 2005 when the current differentials were introduced.
- 4.12. The community has provided feedback to say they feel rates are unaffordable, they want less large annual increases and they want Council to focus on the basics.
- 4.13. In 2025/2026 Council adopted a 13.71% total rates increase. Some properties saw increases above this and reasons include:
 - All targeted rates (i.e. for water, sewer and refuse collection) saw increases. The cost to Council to provide these services had increased, some markedly, for example the contract rate for refuse collection increased by 44%, which in turn increased the Kerbside Refuse and Recycling targeted rate.
 - The last district revaluation was undertaken in September 2024 and these new values were used from 1 July 2025. Properties whose value increased more than the average across the District also saw a corresponding increase in the share of general rates they pay (which is calculated on Land Value). Council does not have any influence on valuations – they are determined on sales and “hot” zones can fluctuate from one revaluation to another.

4.14. Government reforms

4.15. Local government is proposed to be significantly impacted by a number of Central Government reforms and proposals. They include:

- Local Water Done Well – Grey, Westland and Buller District Councils have agreed to create a multi-council CCO for water services. The Water Services Delivery Plan was approved by Department of Internal Affairs in November 2025. This means the three Councils will transfer all water services assets (i.e. water supply, sewer/wastewater and stormwater) to the new CCO, effective 1 July 2027. This means that from 1 July 2027 Grey District Council rates charges will no longer include water services – they will be charged direct from the CCO.
- Simplifying Local Government – significant changes to the make-up of local government are proposed. The first step proposed is the disestablishment of the regional council governance, replacing them with a Combined Territories Board (CTB) made up of the region's elected mayors. The next step is for the CTB to develop a Regional Reorganisation Plan to set out how council services for the region will be delivered to the community efficiently and effectively in the future. Should this proposal proceed, it will have far reaching impacts on Council and the final outcome of the Regional Reorganisation Plan (options include shared services, joint council-controlled organisations or amalgamation) may require a review of our rating system.
- Local Government (System Improvements) Bill (expected to be passed by Government in 2026) - requires Councils to focus on core services and removes the four well-beings from the purpose of local government in the Local Government Act 2002. Council made a commitment as part of the 2025-2034 Long Term Plan that it was going to focus on core infrastructure.
- Rates cap – the Government has proposed to implement a rates target of 2-4% annual rates increases (exclusive of water services) from 1 July 2029. Submissions on the proposed cap closed on 4 February 2026 and a decision is expected in the next couple of months to assist councils in their long term planning. If this proposal is adopted, Council will need to carefully review its current operating model and levels of service to ensure it complies with the defined rates targets.

4.16. Considerations for proceeding or not proceeding with a rates review

- 4.17. The proposed local government reforms have the potential to significantly change the functions and revenue requirements of Council. Many of the outcomes of the proposals have not yet been determined so the full impacts are unknown at this time. Some of these impacts may require Council to review its rating system and it would be prudent to undertake a rates review once all pertinent factors are known.
- 4.18. With the removal of three waters from Council from 1 July 2027 (to transfer to the new multi-council CCO), staff will be carrying out a review of the remaining rates, including the split between the UAGC and general rates and the appropriate share each differential should pay. Proposed rates will be consulted on as part of the Draft Long Term Plan.
- 4.19. Council must comply with the rating tools legislated by the Local Government (Rating) Act 2002. For the calculation of general rates, there are three options: Land Value (currently used), Capital Value and Annual Value. All three values are subject to changes by forces outside of Council's control, i.e. sales in the area and large increases or decreases can impact on the share of rates a property pays.
- 4.20. Community feedback is in favour of a rates review, citing they are unaffordable. Rates are often not well understood and being a tax, they will always be disliked by a portion of the community. Rates are the major mechanism from which Council receives its revenue and Council is

constrained by the Local Government (Rating) Act 2002 as to the rating tools it can use. It is noted that for rates on one property to decrease, another property's rates has to increase.

- 4.21. There is no funding set aside for a rates review to be undertaken and therefore it will need to be done in-house alongside other commitments, such as development of the 2027-2037 Long Term Plan and assisting with the transition of three waters to the new multi-council CCO.

5. OPTIONS

- 5.1. **Option One: Not undertake a full rates review at this present time and retain the current system (status quo).**

5.2. Advantages:

- Council will continue to use a rating system that is familiar to the community.
- Council will have time to understand the implications of any confirmed local government reform, which may force Council to review its rating system when changes are known. This will allow Council to undertake a robust rates review in the future once all relevant factors are determined.
- The removal of the three waters from Council from 1 July 2027 will require staff to review the remaining rates regardless and these will be consulted on as part of the Draft Long Term Plan community consultation planned to occur around March 2027.

5.3. Disadvantages:

- This option is not aligned to community requests or previous commitments for a full rates review. The community has been asking for a rates review for several years now and Council signalled a rating review would be undertaken in the 2025-2034 Long Term Plan.

5.4. Financial implications:

- There are no financial implications to Council with this option. The purpose of a rates review is to look at the share of rates a property pays, not how much rates revenue Council requires; this is done via the Annual Plan and Long Term Plan processes.

- 5.5. **Option Two: Request staff undertake a full review of the current rating system for implementation from 1 July 2027.**

5.6. Advantages:

- Council signalled in the 2025-2034 Long Term that it would undertake a rates review – the community have been asking for a rates review for several years now and undertaking it now shows the community that Council is listening.
- It is an opportunity to revisit the rating system, which was last reviewed in 2005.

5.7. Disadvantages:

- The landscape of local government in the future is uncertain. It is very likely Council will need to review its rating system once Government proposals have been confirmed and functions and responsibilities from the changes are known.
- There is no budget to undertake a rates review. It will have to be done with existing staff, who already have a high workload.

5.8. Financial implications:

- Council does not have funding set aside to undertake a rates review. Councils who have done rates reviews in the past often use consultants to assist with developing and reviewing the system, legal and compliance checks and modelling proposed changes. As Council does

not have any funding, this work would be done in-house by existing staff with experience in rates and finance. It is noted these staff are also involved in the development of the 2027-2037 Long Term Plan and the transition of three waters to the multi-council CCO.

6. CONSIDERATIONS

6.1. Legal and Legislative Implications

- 6.1.1. Rates must be set in accordance with the Local Government (Rating) Act 2002. If the rates review proceeds, Council is not proposing any changes outside of that legislation.
- 6.1.2. If Council proceeds with a rates review, it will consult with the community on the proposal using the Special Consultative Procedure as per clause 83 of the Local Government Act 2002.

6.2. Financial

- 6.2.1. There will be a cost to Council to proceed with the rates review in the form of staff time. Given the high workload, current projects and tasks may need to be re-prioritised to complete the rates review.

6.3. Existing Policy and Strategy Implications

- 6.3.1. Council currently sets rates in line with the Local Government (Rating) Act 2002 and as per its rates resolution each year. Rates revenue helps Council to achieve its community outcomes and the vision of a Thriving, resilient and connected Grey District.
- 6.3.2. If a rates review proceeds, Council would consult with the community as per its Significance and Engagement Policy and in line with the Local Government Act 2002.

6.4. Fit with Purpose of Local Government Statement

- 6.4.1. Rates revenue allows Council to provide democratic decision-making on behalf of its community and promotes the social, economic, environmental and cultural well-being of the Grey District residents.

6.5. Effects on Mana whenua

- 6.5.1. The outcome of this decision will impact all Grey District ratepayers, including Mana whenua.

6.6. Significance and Engagement

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low-Medium	It is likely that the community will be interested in the outcome of this decision, given there have been calls from the community to undertake a rates review.
Is there a significant impact arising from duration of the effects from the decision?	Low-Medium	If the rates review proceeds, the impacts are unknown at this stage and would only be known at the modelling stage, when the share each ratepayer pays would be better understood.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	This decision does not relate to any of Council's strategic assets.
Does the decision create a substantial change in the level of service provided by Council?	No	A rates review looks at the share each property pays, not the services provided by Council.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	The decision is regarding a review of the current rating system; not how much rates revenue Council will generate.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	N/A
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	N/A
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	N/A

6.7. Community Wellbeings and Outcomes

- 6.7.1. Having a robust rating system contributes mostly to the economic well-being of the Grey District community but also has minor positive effects on the social well-being of residents. It also allows Council to work towards the achievement of its community outcomes.

7. NEXT STEPS

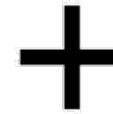
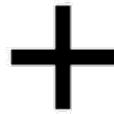
- 7.1. The next steps will depend on the decision of Council with regards to proceeding with a full rates review.
- 7.2. If Option One is selected, staff will be undertaking a minor review of the rates as part of the Long Term Plan Process due to the removal of three waters services from Council from 1 July 2027.
- 7.3. If Option Two is selected, staff will need to start planning to undertake this and set up relevant workshops with Councillors.

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.

HOW GDC RATES ARE CALCULATED



Targeted rates

Fixed amount (per SUIP):

Where service is available - refuse collection, water, sewer rates

Bed and breakfast/homestay/farm stay operators - economic development rate

Applicable properties – Dobson/Taylorville/ Kaiata wastewater capital rate, South Beach water and wastewater loan

Calculated on capital value:

Commercial properties - economic development rate

Uniform annual general charge (UAGC)

Fixed amount per SUIP

General rates

Calculated on **land** value;
On a differential basis

SUIP = Separately Used or Inhabited Part of a rating unit



WHAT DO RATES PAY FOR

Targeted rates

Fixed amount (per SUIP):

Funds:

- Kerbside refuse and recycling collection
- Water supply (club scheme)
- Sewerage (individual schemes)
- Economic development
- Metered water (commercial, above 300m3 per annum)

Calculated on capital value:

- Economic development

Largely calculated on cost to
provide the service/activity

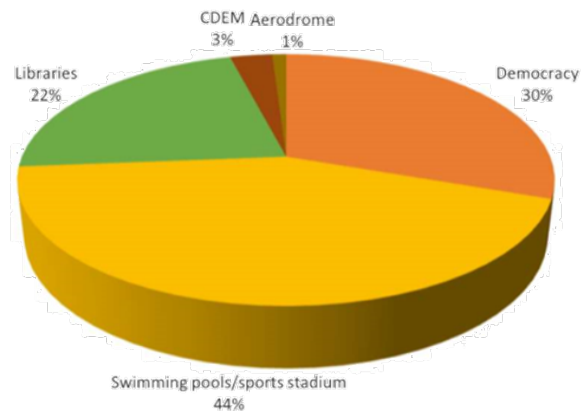
WHAT DO RATES PAY FOR

Uniform annual general charge (UAGC)

Fixed amount

Funds:

- Democracy
- Swimming pools and sports stadium
- Libraries
- Civil Defence and emergency management
- Aerodrome



General rates

Calculated on land value; differential basis

Funds:

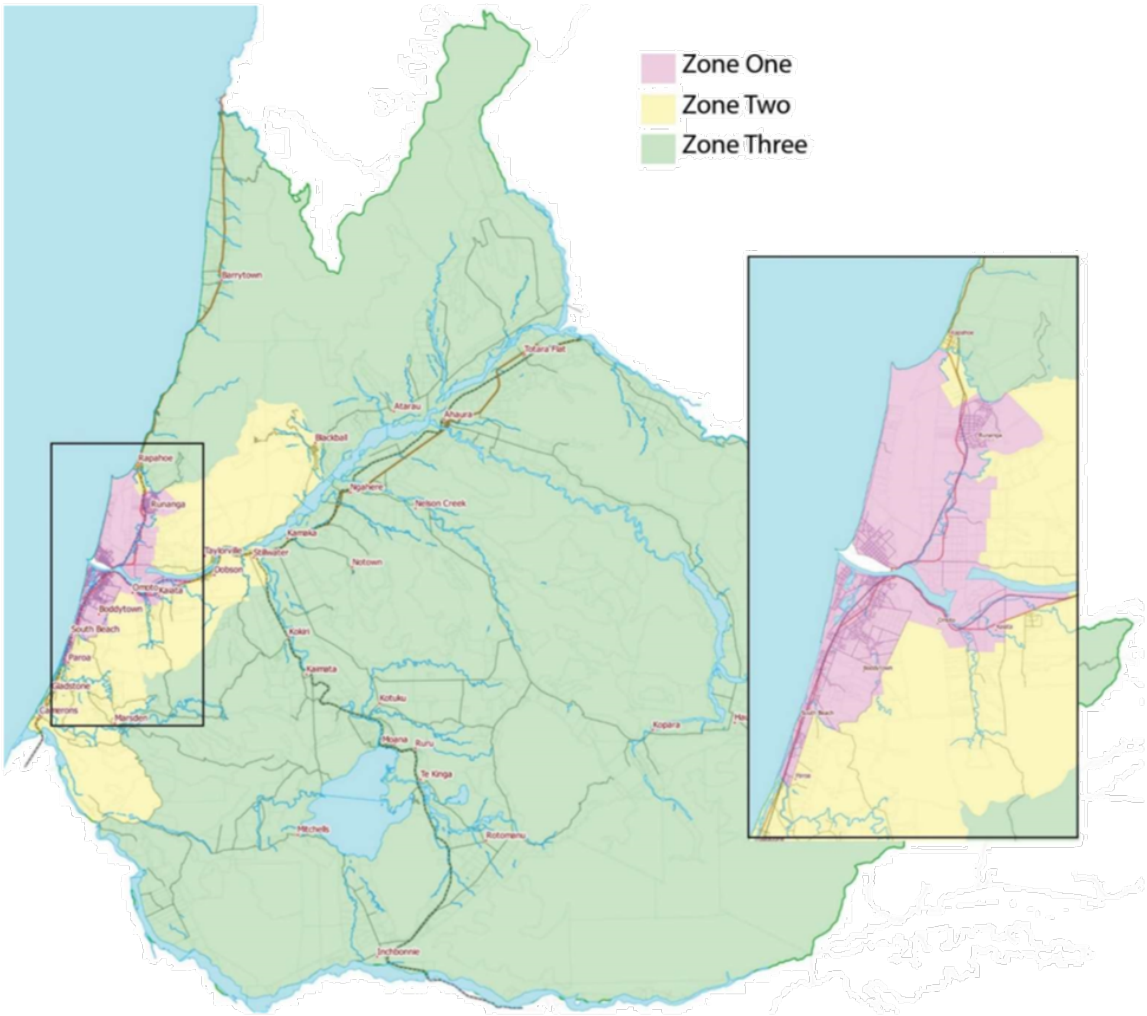
- Community services (public rest rooms, events and recreation management, in-house task force, cemeteries, heritage, economic development and marketing, aerodrome, parks and reserves, parking)
- Environmental services (amenity management, building control, animal control, health regulation, district planning operations and policy)
- Refuse landfill
- Roading and footpaths
- Stormwater infrastructure
- Flood protection

This is how we currently do it but we have some flexibility to adjust these, depending on level of service provided

RATING DIFFERENTIALS

Residential	All properties in the District less than 4,000 square metres and used primarily for residential purposes, split into the following zones: Residential Zone ONE Residential Zone TWO Residential Zone THREE
Rural Residential	All properties in the District greater than or equal to 4,000 square metres (0.4HA) and less than 50,000 square metres (5.0HA) and used primarily for residential purposes.
Rural	All properties in the District greater than or equal to 50,000 square metres (5HA) and used primarily for residential purposes.
Farming Forestry	All properties in the District used primarily for farming and/or forestry purposes.
Commercial	All properties in the District used primarily for commercial and/or industrial purposes and split into the following zones: Commercial Zone ONE Commercial Zone TWO Commercial Zone THREE





Zone ONE - Extends Runanga Dunollie in the North, Paroa in the South, Boddytown and Kaiata in the East.

Zone TWO - Outside of Zone One and Rapahoe in the North, Gladstone area in the South and Blackball/Redjacks areas in the east.

Zone THREE - Outside of Zones One and Two.



GENERAL RATES DIFFERENTIALS – CURRENT SPLIT

	Residential Zone 1	Residential Zone 2	Residential Zone 3	Rural Residential	Rural Use	Commercial Zone 1	Commercial Zone 2	Commercial Zone 3	Farming Forestry
Community Services	34.5%	7%	13%	4%	5%	25.5%	5%	2%	4%
Environmental Services	43%	9%	5%	1%	8%	15%	2%	1%	16%
Solid Waste Management	34%	10%	10%	14%	3%	16%	5%	2%	6%
Roading	25%	2%	2%	5%	3%	37%	6%	1%	19%
Stormwater	57%	2%	2%	6%	1%	30%	1%	1%	0%
Flood Protection	50%	5%	3%	4%	1%	31%	2%	1%	3%

5.11 WEST COAST THEATRE TRUST**File Number:****Report Author:** GM Corporate Services**Report Authoriser:** Chief Executive**Appendices:** 1. WCTT Report to Council March 2026**1. REPORT PURPOSE**

- 1.1. For Council to consider the annual grant to the West Coast Theatre Trust ("The Trust").

2. EXECUTIVE SUMMARY

- 2.1. Council contributed \$50,000 of operational grant funding to the West Coast Theatre Trust (WCTT) in year one of the 2025-2034 Long Term Plan (LTP).
- 2.2. At Council's Extraordinary meeting held on the 10 June 2025 council resolved that it *"agrees to this year's operative grant continuing and to provide the operational Grant of \$50,000 and for the operating grant to be reviewed on an annual basis."*
- 2.3. Council needs to decide whether to continue to provide an operational grant to the West Coast Theatre Trust and if approved at what level that grant should be set.

3. OFFICER RECOMMENDATION

That Council:

1. That Council receives the report.
2. Approves a funding grant of [Specified amount] to the West Coast Theatre Trust to be included in the 2026-2027 Annual Plan.

Or

1. That Council declines to include an operational grant for The West Coast Trust in the 2026-2027 Annual Plan.

4. BACKGROUND

- 4.1 The Regent Theatre, managed by the West Coast Theatre Trust, is a heritage Art Deco building with a 50-year history as a cultural venue in the Grey District. It hosts live performances, films, exhibitions, and community events, and is seen as a cultural asset to the region.
- 4.2 As part of Council's 2025-2034 Long Term Plan (LTP) Council resolved to take over the earthquake strengthening loan for the West Coast Theatre Trust. The outstanding balance at the time we acquired the loan was \$658,231.41. This is set to be repaid over 13 years at an annual cost of approximately \$64,000 (interest and principal) for the life of the loan based on councils current average cost of funds.
- 4.3 Council Approved as part of year one of the LTP an operating grant of \$50,000 to WCTT.
- 4.4 The 2026/2027 Annual Plan is based on Year two of the 2025-2034 LTP. Year two of the LTP has allowed for a \$38,000 operating grant for the WCTT. The \$38,000 grant represents 0.12% of total rates for year two of the LTP. The LTP indicated a rate rise of 10.09% for year two. The \$38,000 amount was set to match the reduced grant amount from the 2024 Enhanced Annual Plan.

- 4.5 An increase of the budgeted grant for year two from \$38,000 to \$50,000 would increase rates by an additional 0.04%.
- 4.6 The West Coast Theatre Trust reports significant progress since receiving Council and Development West Coast support in 2025 to keep the Regent Theatre operating. A new manager has been appointed. The Trust has improved financial oversight and has reduced its operating costs. It also launched the “Raise the Regent” fundraising campaign.
- 4.7 While operations have improved and the theatre achieved profitability late in 2025, its finances remain fragile due to seasonal downturns and ongoing maintenance needs. The Trust is actively seeking external funding for essential repairs and equipment.

5. CONSIDERATIONS

- 5.1. Legal and Legislative Implications
 - 5.1.1. N/A
- 5.2. Financial
 - 5.2.1. An operational grant of \$38,000 had been included in the year 2 of the Long Term Plan.
- 5.3. Existing Policy and Strategy Implications
 - 5.3.1. Council has in the past supported the West Coast Theatre Trust.
- 5.4. Fit with Purpose of Local Government Statement
 - 5.4.1. N/A
- 5.5. Effects on Mana whenua
 - 5.5.1. N/A

5.6. Significance and Engagement

5.6.1. This does not trigger Council's significance policy. However, a future decision in funding may.

Issue	Level of Significance	Explanation of Assessment
Is there a high level of public interest, or is decision likely to be controversial?	Low	The Regent Theatre is an important part of the West Coast Community, with both live theatre productions, movies and community gatherings
Is there a significant impact arising from duration of the effects from the decision?	Low	The Decision would only be for the duration of the 2026/2027 year.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	
Does the decision create a substantial change in the level of service provided by Council?	No	The West Coast Theatre Trust does not provide a service on behalf of Council.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	A grant is currently included in year 2 of the LTP which the Annual plan is based on.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	The decision does not involve the sale of a CCO or CCTO.
Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	The decision does not involve a private sector partnership.
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	None of the options presented mean that Council will be entering or exiting any activities.

6. CONCLUSIONS

6.1. A grant will be included or removed from the Annual Plan dependant on the decision of Council.

7. NEXT STEPS

7.1. Notify the West Coast Theatre Trust of Council Decision and include or exclude an amount for the grant in the 2026/2027 Annual Plan.

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.

Report from the West Coast Theatre Trust - 16th March 2026

The West Coast Theatre Trust operates the Regent Theatre in Greymouth, a cinema, events venue, community facility, and cafe/bar with catering services.

Grey District Council and Development West Coast provided funding in 2025 to help the theatre remain open after a severe economic situation, a long time in the making, developed at the venue. Since then the volunteer board of Trustees has been working to retain the venue, putting into place a new manager and updating processes and procedures.

The Trust has:

- Worked with Council and DWC on the significant loan that had jeopardised the future of the theatre for years. In 2025 Grey District Council took over the loan under the guarantee that had been signed by Council, allowing the theatre to concentrate on activities and maintenance rather than on crippling loan repayments.
- Begun a campaign, "Raise the Regent", to secure the future of the building for Greymouth and its surrounds. This included a refurbishment of the cafe/ bar area, renaming it "The Emerald Lounge", with voluntary support and significant number and amount of donations from across Greymouth. The front of house was redecorated and repaired in time for the premiere of "Pike River", a huge undertaking. "Raise the Regent" continues with events scheduled to bring in money for the theatre.
- Employed Dane Oates, who took up post in October 2025, as manager. Mr Oates is from Rūnanga and has been working in Dunedin producing major events such as the Dunedin Craft Beer & Food Festival and the Otago Orientation Festival.
- Met monthly to consider the operations of the theatre, and provided minutes to the Grey District Council of those meetings. At each meeting the Trust has considered finances with Profit and Loss, budgets and balance sheets being presented by Hannah Fitzgibbon, a qualified book-keeper contracted by the Theatre Trust to work on the financial aspects of the operation with the manager. Both report to the Trust.
- The Chair has met weekly with Mr Oates to talk about the theatre and its operations. This has included conversations about staffing, operating hours, repairs and maintenance as well as future activities.
- Worked to meet the deadline for reregistration of Incorporated Societies - April 5th 2026 - and drawn up a new Deed.
- The Mawhera lease has been renegotiated following a significant immediate increase in January. A new reduced rate lease starts in July this year.
- Staffing costs have been reduced by \$21,450 annually through a series of measures, one of which was a reduction in opening hours. This staffing level retains two members of staff during opening hours to provide good service and cleaning schedules but it is the bare minimum and staffing, particularly in the evenings when the Emerald Lounge is busier, would ideally be three on duty. This is not possible at the moment because of the finances but it is an aspiration.

These are just a few of the activities of the Trust who, as has been stated already, are volunteers. I would like to thank the Trust for giving so much time and energy to ensuring the survival of the Regent.

Finances

The Regent Theatre remains in a financially precarious state. Despite successful events that have brought in money, it has only been five months since Mr Oates took on the post of Manager. In that time the operations have been transformed with new processes and procedures in place, a

refreshed menu in the Emerald Lounge, new operating hours that have resulted in economies, fewer costs and improved revenue, and forward-planning. P&L has been reviewed across the entire organisation, resulting in reductions in operating expenses and improved margins in hospitality service.

However, it is going to take time for the financial situation of the theatre to improve. In November and December the theatre was profitable for the first time in years, proving that it is possible for an operation like this to be financially secure. As expected, that situation has regressed because this time of year, after Christmas and summer holidays, the cinemas and theatre are far quieter. This week, for the first time since Christmas the theatre went into overdraft and the situation looks as though it will continue for a few more months. New acts, events and programming are constantly being looked for in an attempt to make this time of year more financially viable. At present the theatre is running a deficit and using money set aside and the bank overdraft to get through these leaner months. Although this is not ideal it is far better than a year ago when the theatre operated constantly over the limit of its overdraft, had no savings or reserves and owed far more than it repay.

At the same time as these improvements have been going-on, the Trust has been looking at alternative sources of funding, such as National Lottery funds, Creative New Zealand, West Coast Community Trust and others. After decades of under-investment on the fabric of the building and maintenance of the equipment and structure, there is a significant amount of work needed to bring in the money to allow a schedule of repairs and maintenance to begin. Minor repairs have already been done but there are three areas of the roof that need attention, and there are also repairs to the stage caused by water damage from leaks. There are leaks at the front of the building, broken windows and doors, new equipment needed for the kitchen areas, better audio equipment needed to attract touring shows and musicians, new curtains in the auditorium... the list goes on. The Trustees are working alongside Mr Oates to secure the funding for all of this. A recent application to the West Coast Community Trust was unsuccessful due to the sheer pressure on funds and the number of applications received. The Trust subsequently met with the administrator of the WCCT to discuss the application and how to best approach funders. Information from these types of meetings is very important and useful and will help guide the Trust as it strives to keep the theatre operational and maintained for the future.

Conclusion

While the Council has stepped-up to the guarantee for the theatre and taken on the liability of the significant loan, the theatre still needs support in the medium term to allow it to work towards financial stability. The grant remains an important source of income for the Regent Theatre. Without it there is a great risk to the theatre.

Andy Ross, Chair.

5.12 RICHMOND QUAY IMPROVEMENTS (LATE COVERING REPORT)

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

5.13 ON-STREET PARKING - PROPOSED CHANGES (LATE COVERING REPORT)

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

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. Deed of Variation of Lease of Council Reserve Land between Grey District Council and the West Coast Cricket Association for the Harbour Endowment Reserve known as Part Reserve 1779 (LINZ Parcel No. 3688903 and Part Reserve 1426 (LINZ Parcel 3689619) known as Arthur Fong Park.
2. Deed of Variation of Lease of Council Reserve Land between Grey District Council and Blaketown Rugby Football Club Incorporated for the Harbour Endowment Reserve known as Part Reserve 1779 (Authority Parcel No. 9984 & 9987) and Part Reserve 1806 (Authority Parcel No. 9730) and Part Reserve 1426 known as McLean Park.

Confirmation of Statutory Compliance

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

(a) This report contains:

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

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

7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

File Number:

Report Author: Democracy Advisor

Report Authoriser: Chief Executive

Appendices:

1. Minutes of the Te Tai o Plan Committee Meeting held on 10 February 2026
2. Minutes of an Extraordinary Meeting of the Te Tai o Poutini Plan Committee held on 17 February 2026
3. Minutes of the West Coast Emergency Management Joint Committee Meeting held on 20 November 2025

1. REPORT PURPOSE

1.1. To receive the minutes from Outside Organisations.

2. EXECUTIVE SUMMARY

2.1. Receipt of minutes.

3. OFFICER RECOMMENDATION

“that

The Minutes of the following outside organisations be received:

1. Minutes of the meeting of the Te Tai o Poutini Plan Committee held on 10 February 2025.
2. Minutes of an Extraordinary Meeting of the Te Tai o Poutini Plan Committee held on 17 February 2026.
3. Minutes of the meeting of the West Coast Emergency Management Joint Committee held on 20 November 2025.

Confirmation of Statutory Compliance

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

(a) This report contains:

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

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



**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT BULLER DISTRICT COUNCIL
CLOCKTOWER, PALMERSTON STREET, WESTPORT AT 9.00 AM ON 10 FEBRUARY 2026**

Present

R. Williams (Chairman), Mayor T. Gibson (GDC), Mayor H. Lash (WDC), Mayor C. Russell (BDC), Cr A. Cassin (WCRC), Kaiwhakahaere P. Madgwick (Makaawhio), Kaiwhakahaere F. Tumahai (Ngāti Waewae), Cr L. Webb (BDC), Cr A. Gibson (GDC), Cr G. Maitland (WDC), Cr C. Smith (WCRC)

In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Alice Balme (Wynn Williams), Joanne Soderlund (GDC), Michael McEnaney (GDC), Carissa du Plessis (BDC), Simon Pickford (BDC), Barbara Phillips (WDC), Lois Easton (TTPP Principal Planner), Philippa Lynch (Poutini Environmental), Chu Zhao (WCRC).

Welcome

Apologies

No apologies

Conflict of Interest Declaration

None raised

Circulation of an Interests Register was requested

Confirm minutes of the previous meeting 12 December 2025

Moved (Chair Williams / Kaiwhakahaere Madgwick)

That the minutes of the meeting held 12 December 2025 be confirmed.

Carried

Matters arising from previous meetings

None raised

Analysis of Appeals Received

L. Easton noted that 36 appeals were received on the plan. She added that the Appeals on the TTPP fall generally into three groups: Appeals in relation to a specific property – either it's zoning or overlay(s) that affect the property; Appeals in relation to relatively narrow matters in specific provisions; and Wide-ranging appeals that cover large parts of the Plan.

Moved (Cr Webb / Mayor Russell)

1. *That the Committee receive the report*

Carried

Verbal update on s274 Parties Joining Appeals

L. Easton explained that parties can join appeals under s274 of the RMA. She noted that 206 notices of people joining appeals were received, mostly from appellants joining each other's appeals. There are 11 new parties joining appeals under s274, this brings the total number of parties involved to 47.

Legal update on Mediation Process

A. Balme outlined the mediation process, explaining that the first step in any environment court process is a direction from the court that appeals go to mediation. Mediation is a form of alternative dispute resolution under Environment Court procedures and represents a more cost-effective approach than full court hearings. The mediations will be presided over by Environment Court commissioners, with appeals grouped into topics rather than being mediated individually to ensure efficiency and comprehensive discussion. The job of the mediator is to help the parties on the day, to facilitate discussion and bring the collective minds together to reach a resolution. All parties to each appeal will be invited to participate, typically bringing lawyers and expert witnesses. A. Balme also outlined the roles of the TTPP Committee in this process, legal counsel and TTPP Staff.

A. Balme added that mediation is not held as a public session, only the parties to the appeals can attend. There is no record of the discussion, mediation is conducted on a 'without prejudice basis', meaning everything that happens in the room stays in the room.

The Committee raised questions about venue locations, with preference expressed for holding mediations on the West Coast, including at Arahura Marae for matters relating to Sites and Areas of Significance to Māori. A. Balme said staff will discuss this with the Environment Court, but the Environment Court has the final decision on the venue.

Report – Appeals Position-Setting Process and Delegated Authority

J. Armstrong noted that appeals will be broken up into points and grouped into topics for direct discussions or mediation. Ideally simple matters will be dealt with first, so that as many of the appeals as possible can be settled as quickly as practicable. This includes by direct discussions with appellants whose appeals might be easily settled ahead of mediation.

J. Armstrong highlighted the principles for TTPP Committee Position Setting on page 14 of the agenda.

A. Balme outlined TTPP Position Setting Process on page 15 and the Appointment of Positions Subcommittee on Page 16 of the agenda.

Kaiwhakahaere Tumahai thought the recommendation 2 (b) and (c) contradict each other, and asked for further clarification:

- b. Appoint all members of the TTPP Committee to the Positions Sub-committee; and
- c. Each Positions Subcommittee shall be made up of at least two members and exclude any members where the Council or Runanga that they represent is a party to an appeal on a relevant topic.

A. Balme explained that in the resolutions, the option recommended is to appoint a position subcommittee, and to appoint all members of the committee to the subcommittee. However, for each subcommittee meeting, any members who are also parties to the appeals being considered will be excluded from the meeting. This is why b and c are set out separately. A. Balme added that the quorum for a subcommittee is just two members.

A. Balme talked about Delegated Authority to Enter Agreements to Resolve Appeals on Page 17 of the agenda.

Kaiwhakahaere Madgwick commented that he is struggling with this proposed delegation because it's basically a loss of West Coast autonomy. Kaiwhakahaere Tumahai agreed with Kaiwhakahaere Madgwick.

Cr Smith commented that it is important that West Coasters are the determinants, he added that it should be ensuring that the West Coast perspective is retained here.

Kaiwhakahaere Madgwick pointed out that he won't be supporting the Recommendation 3 which was for the Project Manager and the Chairman of TTPP to have that delegation.

Kaiwhakahaere Madgwick suggested that the chair of the West Coast Regional Council has the delegation and two or one members of the TTPP committee who are non-conflicted.

D. Lew commented the wording should be 'the delegation is given to any joint committee member that is not conflicted'.

Mayor Russell commented that he is relaxed with the recommendation which he said this is straightforward. He supported the recommendation as it reads.

The meeting was adjourned for 10 minutes. Resumed at 11am.

Cr Maitland suggested they maybe adjourn this situation and come back with a bit more information or ideas around approaching it differently.

Kaiwhakahaere Tumahai agreed with Cr Maitland.

Cr Smith asked if they could add the words to the end of Recommendation 3 that 'within the boundaries set by the committee'. Mayor Russell supported this.

GDC supported leaving this item on the table as well for more options and information.

Chair Williams suggested having a special meeting within one week to advance the matter, and perhaps deleting recommendation 3 and approving the others.

Mayor Lash pointed out that they can only accept the first point at this stage.

Motion:

Moved (Chair Williams / Cr Smith)

1. *Receive this report.*
2. *Approve Position setting Option 2:*
 - a. *Appoint a Positions Subcommittee to make decisions on the position setting for resolution of any appeals to the Environment Court on the TTPP; and*
 - b. *Appoint all members of the TTPP Committee to the Positions Sub-committee; and*
 - c. *Each Positions Subcommittee shall be made up of at least two members and exclude any members where the Council or Runanga that they represent is a party to an appeal on a relevant topic;*
 - d. *The quorum for the Positions Sub-committee shall be two members; and*
 - e. *The Chair of the Positions Sub-committee shall be the Independent Chair of the TTPP Committee; and*
 - f. *Adopt the Terms of Reference for the Positions Sub-committee attached as Appendix 2.*
3. *Delegate the authority to make decisions to settle any Environment Court appeals on the TTPP to both the TTPP Independent Chair and the TTPP Project Manager (acting severally). The delegator's authority occurs within the boundaries set by the Positions Subcommittee.*
4. *Delegate to the TTPP Project Manager the power to carry out all actions for the general administration and efficient conduct of the TTPP Committee's response to the appeals to the Environment Court on the TTPP.*

5. *Note that now that appeals have been lodged with the Environment Court, the ultimate decision on the process and the outcome of that appeal will be determined by the Court and is not for the TTPP Committee to decide.*

Kaiwhakahaere Madgwick, Mayor Lash, Mayor Gibson, Cr Gibson, Cr Webb, Kaiwhakahaere Tumahai, Cr Maitland, Cr Cassin and Chair Smith voted against the motion.

Motion was lost.

New motion was raised by Cr Cassin – to approve recommendations 1,4 & 5 only:

Moved (Cr Cassin / Mayor Gibson)

1. *Receive this report.*
2. *Delegate to the TTPP Project Manager the power to carry out all actions for the general administration and efficient conduct of the TTPP Committee's response to the appeals to the Environment Court on the TTPP.*
3. *Note that now that appeals have been lodged with the Environment Court, the ultimate decision on the process and the outcome of that appeal will be determined by the Court and is not for the TTPP Committee to decide.*

Carried

Mayor Russell voted against.

An online extraordinary meeting to discuss options for position setting and delegated authority will be set up next week.

Report – Draft 2027 Expenses Budget

J. Armstrong presented the draft budget for anticipated expenses 1 July 2026 to 30 June 2027 for discussion and approval to present to West Coast Regional Council for funding. She outlined three budget options in Table 2, acknowledging high uncertainty due to the unpredictable nature of mediation and court processes.

J. Armstrong noted that staff recommend Option 2, the mid-range budget of \$1,080,500 be confirmed and approved, on the understanding that WCRC will increase the budget to also cover interest and overhead costs.

Mayor Russell raised concerns about public messaging, noting that the comparative cost-effectiveness had not been well communicated to residents.

Chair Williams suggested writing a press release on this topic following the meeting.

Moved (Mayor Russell / Kaiwhakahaere Madgwick)

1. *That the Committee receive the report*
2. *That the Committee acknowledge the uncertainty inherent in setting this budget and confirm and approve the 2027 draft budget expenses as set out in Option 2 totalling \$1,080,500 for presentation to West Coast Regional Council for funding.*

Carried

Financial Report to 31 December 2025

J. Armstrong presented the financial statement to 31 December 2025, noting the budget exceeding to date as a result of unanticipated hearings related costs.

Mrs Armstrong pointed out a new column in Table 2 for Current Year-to-Date figures had been added in response to a request at the December TTPP Committee meeting.

Moved (Cr Webb / Cr Cassin)

1. *That the Committee receive the report.*

Carried

Meeting ended at 11.50 am.



**MINUTES OF EXTRAORDINARY MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ONLINE AT
11.30 AM ON 17 FEBRUARY 2026**

Present

Kaiwhakahaere F. Tumahai (Ngāti Waewae) (Chairman), Mayor T. Gibson (GDC), Mayor H. Lash (WDC), Mayor C. Russell (BDC), Cr A. Cassin (WCRC), Kaiwhakahaere P. Madgwick (Makaawhio), Cr L. Webb (BDC), Cr A. Gibson (GDC), Cr G. Maitland (WDC), Cr C. Smith (WCRC)

In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Alice Balme (Wynn Williams), Joanne Soderlund (GDC), Michael McEnaney (GDC), Carissa du Plessis (BDC), Simon Pickford (BDC), Barbara Phillips (WDC), Olivia Anderson (WDC), Philippa Lynch (Poutini Environmental), Chu Zhao (WCRC).

Welcome

Apologies

Rex Williams (Chairman)

Appointing the TTPP Positions Subcommittee and Delegating Authority to Settle at Appeals.

Cr Maitland asked if the committee member can engage with appellants on their appeals outside of the formal process.

A. Balme answered that once they understand the committee's position, then staff will try to engage with the individual appellants and representatives to attempt to resolve points where that's possible without the need for formal mediations.

Cr Gibson asked what happens if the committee members are approached by the people in the system.

A. Balme answered that the committee members can hear their concerns but have to work through the formal process to resolve things.

A. Balme provided detailed explanation of five options for position setting on Page 5 of the agenda, with staff recommending Option 2. A. Balme noted that a subcommittee was being recommended because it would only require a quorum of two.

Mayor Lash preferred Option 3, because it provides an inclusive and transparent directional position setting for the committee and also enables any perceived or actual conflict to be raised, discussed, and mitigated openly.

Cr Smith disagreed with Mayor Lash, he said Option 2 provides better security around the issue of conflict.

Cr Gibson agreed with Mayor Lash.

Kaiwhakahaere Madgwick disagreed with Cr Smith and A. Balme. He noted that Option 3 serves their interests well, as their legal advice from Ngāi Tahu indicated this approach was viable and commonly used in other regions. In addition, Option 3 allows the individuals to decide on the recusals, it gives the committee more scope, and Option 2 is too limiting and more strictly applied.

Moved (Kaiwhakahaere Madgwick / Mayor Lash)

1. *Receive this report*
2. *Approve Position setting Option 3:
To appoint all of the members to the Positions Subcommittee and deal with any conflicts of interest for members whose organisations have lodged or joined an appeal on a topic by way of recusals meeting by meeting.*

Carried

Cr Gibson, Mayor Gibson, Mayor Russell, Cr Maitland, Kaiwhakahaere Tumahai, Cr L. Webb agreed.

Against Cr Cassin & Cr Smith.

A. Balme then explained the second decision required regarding administrative delegation for mediation settlement authority. This delegation would allow designated individuals to sign mediation agreements on behalf of the committee, provided the agreements align with positions set by the committee. She clarified this was purely administrative and would not involve changing the committee's established positions.

A. Balme noted that the Recommendation 3 has been revised from the previous meeting and clarified that the person who exercises the delegation needs to be available to attend the mediation for the topic, not for the whole TTPP.

Moved (Kaiwhakahaere Madgwick / Mayor Lash)

3. *Delegate the authority to make decisions to settle any Environment Court appeals on the TTPP to the TTPP Project Manager and legal counsel (acting severally) provided such decisions align with the position set on behalf of the TTPP Committee. The Positions Subcommittee may also delegate this authority on a topic-by-topic basis to a TTPP Committee member who is not a party to the appeals on that topic, subject to the same constraints.*

Carried

Meeting ended at 12.36 pm.



DRAFT MINUTES

Joint Committee West Coast Emergency Management

Meeting Time: 9.30am – 11am Thursday, 20 November 2025

Location: Buller District Council Chambers, Westport

Chair: Mayor Helen Lash, Westland District Council (Incoming Chair)

Present:

Members

Helen Lash (Mayor WDC in incoming Chair), Barbara Phillips (CE WDC), Francois Tumahai (Chair Te Rūnanga o Ngāti WaeWae), Paul Madgwick (Chair Te Rūnanga o Makaawhio) Chris Russell (Mayor BDC), Simon Pickford (CE BDC and CEG Chair), Tania Gibson (Mayor GDC), Jo Sunderland (CE GDC), Colin Smith (Chair WCRC), Shanti Morgan (Acting CE WCRC),

In attendance

Claire Brown, Cindy Fleming, Janis Lennon, Zoe Double (WCEM), Jo Field (WCRC), Henry Dowler Resilient Westport, Shaun O'Halloran (NEMA).

1. Welcome & Appointment of new Joint Committee Chair

- Meeting opened by Simon Pickford as CEG Chair (CE, Buller District Council).
- New members welcomed: Chris Russell (BDC) and Colin Smith (WCRC).
- Apologies: Darryl Lew.

Motion: That Mayor Helen Lash be appointed Chair of the West Coast Emergency Management Joint Committee.

Mover: C Smith, Chair West Coast Regional Council, (WCRC))

Second: C Russell, Mayor Buller District Council (BDC)

Outcome: Carried.

Minutes from the 30 May 2025

Motion: That the minutes of the previous meeting (30 May 2025) be confirmed.

Mover: T Gibson, Mayor Grey District Council (GDC)

Second: H Lash, Mayor Westland District Council (WDC)

Outcome: Carried.

2. Manager's Report – Clare Brown

- Multiple severe-weather-related activations in October; EOCs activated in Westport, Greymouth, and Hokitika.
- Introductions: Zoe Double (new EMO – Westland), Janis Lennon (EMO – Buller), Sean O'Halloran (NEMA advisor).
- Recruitment nearly complete for EMO – Welfare & Recovery.
- NEMA Resilience Fund topics: Alternate ECC with generator; update of 2022 Fuel Plan; Alpine Fault economic impact analysis; business resilience programme.
- Ongoing discussions with FENZ on potential co-location.

Motion: That the Committee receive the WCEM report.

Mover: C Russell, Mayor BDC

Second: T Gibson, Mayor GDC

Outcome: Carried.



3. Revised West Coast Group Plan – Endorsement

- Aligned with National Disaster Resilience Strategy (2019).
- Updated hazard/risk assessments; inclusion of iwi partnership section.
- Stronger community response focus; 16 objectives and 52 activities.
- Public consultation extended to February 2026.
- Tsunami risk discussion highlighted need for further work on sirens and coastal risk communication.
- Plan endorsed unanimously.

Motion: That the revised Draft West Coast Emergency Management Group Plan be released for public consultation be endorsed.

Mover: T Gibson, Mayor GDC

Second: P Madgwick, Chair Te Rūnanga o Makaawhio (TROM)

Outcome: Carried

4. Training & Capability Report – Cindy Fleming

- 189 training attendances in 2025; additional 35 planned next week.
- Some courses cancelled due to low numbers.
- Funding: \$50k from NEMA plus \$20k additional; council contributions.
- 2026 training to include psychological welfare and enhanced capability development.
- Committee requested breakdown of trained personnel per council.

Motion: That Training & Capability Report be received.

Mover: T Gibson, Mayor GDC

Second: C Russell, Mayor BDC

Outcome: Carried.

5. Westport Evacuation Planning – Henry

- Operational evacuation plan endorsed; community survey supported planning assumptions.
- Public-facing evacuation handbook to be delivered in 2026.
- Business resilience programme launched—strong engagement from local businesses.
- Clarification on declaration powers and police authority for enforced evacuations.
- Evacuation plan endorsed.

Motion 1: That the Committee receive and note the update on the Resilient Westport Emergency Management Project.

Motion 2: That the *enhanced Westport Flood Evacuation Response Plan* be endorsed.

Mover: C Russell, Mayor BDC

Second: T Gibson, Mayor GDC

Outcome: Carried.



WEST COAST
EMERGENCY MANAGEMENT

GROUP

6. NEMA Update – Shaun O'Halloran

- New Emergency Management Bill going to Select Committee before Christmas.
- Emergency Management System Improvement Programme progressing.
- NEMA does not formally endorse tsunami sirens but recognises local needs; technical standards exist.
- Tight submission timelines expected; committee agreed to approve submissions via email.
- Report received.

Motion: That the Committee receive the NEMA report.

Mover: T Gibson, Mayor GDC

Seconder: C Russell, Mayor BDC

Outcome: Carried.

7. General Business

- Request for full programme budget overview at February meeting.
- Work programme to be recirculated for new members.
- Positive reflections from new members on level of district preparedness.

8. Meeting Close

Meeting closed at 10:50am.

Next meeting: 19 February 2026 – Westland District Council Chambers.

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 23 FEBRUARY 2026	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - RECEIPT OF IN COMMITTEE MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026	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 IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 26 FEBRUARY 2026	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 withholding would exist under section 6 or section 7

	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	
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

9 COUNCIL RESUME IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING