MINUTES OF THE ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Tuesday 27 October 2026 commencing at 3:00pm

PRESENT: Mayor Tania Gibson (Chair)

Councillor Allan Gibson (Deputy Mayor), Councillor Paulette Birchfield, Councillor Kate Kennedy, Councillor Rex MacDonald, Councillor Robert Mallinson (left meeting at 4.28pm), Councillor Tim Mora, Councillor Jack O'Connor

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 4.07pm, Laura Mills (Communication and Engagement Manager), Megan Bourke (Communications Officer), Trish Jellyman (Democracy Advisor), Jenny Wilkinson (Minutes Secretary), Berndt Heersink (Westland Recreation Centre Manager) left meeting at 4.04pm, Cath Wilson (Health & Safety Manager) left meeting at 4.04pm, The Media

Her Worship welcomed Dan Heaps and his mother and father to the meeting.

1 APOLOGIES AND DECLARATIONS OF INTEREST

APOLOGIES

RESOLUTION OCM 26/10/142

Moved: Mayor Tania Gibson
Seconded: Cr Allan Gibson

That the apologies received from Cr Peter Davy & Kw Francois Tumahai be accepted and leave of absence granted.

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no conflicts of interest.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 28 SEPTEMBER 2026

RESOLUTION OCM 26/10/143

Moved: Mayor Tania Gibson

Seconded: Cr Robert Mallinson

That the minutes of the Ordinary Council Meeting held on 28 September 2026 be confirmed as true and correct.

Carried Unanimously

2.2 RECEIPT OF MINUTES OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 10 SEPTEMBER 2026

RESOLUTION OCM 26/10/144

Moved: Mayor Tania Gibson
Seconded: Cr Robert Mallinson

That the minutes of the Extraordinary Tenders Subcommittee Meeting held on 10 September 2026 be received and noted.

Carried Unanimously

Condolence - Mr Layne Green

Her Worship acknowledged the sudden passing of Layne Green. Layne is the son of former Grey District Councillor Mrs Rose Green and her late husband Mr Bernard Green. Her Worship extended Council's sincere condolences to Rose and her family. She stated that the loss of a son and a family member at such a young age is deeply difficult to comprehend. Council's thoughts are with Rose and her family at this incredibly sad time.

Deputation – Mr Dan Heaps (Cobden Resident) and Mrs and Mrs Heaps

Mr Dan Heaps addressed Council on behalf of Cobden residents affected by the July flood event. He reported that contaminated floodwater had spread through the neighbourhood because some properties had yet to have their sewer connections separated. He explained that, before the Hall Street subdivision was developed, low-lying land provided an escape route for excess floodwater. He considered the drainage inadequate and expressed concern that the Council-approved subdivision may have increased the area's flood risk. He noted that one resident faced a $10,000 insurance excess. He also raised concerns about material deposited on a contractor's land, stating that the contractor had continued working despite agreeing to stop and that non-compliant dumping had been confirmed. Despite spending hundreds of hours gathering evidence, he said no solution had been found. He noted that a report on the July flood events would be discussed during the in-committee section of the meeting. He emphasised the importance of cleaning drains and managing floodgates, and asked Council to commit to restoring the area, as floodwater no longer had an escape route. He called on Council to put matters right by delivering a solution and meaningful protection for residents.

Cr Birchfield asked Mr Heaps if the dam wall he is referring to relates to the subdivision. He responded that prior to the subdivision being developed, this land slopped downhill and water could escape. He stated that the subdivision is acting like a dam.

Cr Mora asked the GMO if the work planned in this area will mitigate some of Mr Heaps concerns.

The GMO advised that there is a retention basin plan for this area that should mitigate issues for a 1 in 10 year return period.

Mr Heaps stated that he feels the pipe in place is not sufficient and it became overwhelmed and couldn't cope with the amount of water at this time.

Her Worship advised Mr Heaps that the reason that the flood update report is in the In Committee section of today's meeting is because the report contains personal details of the homeowners affected.

Her Worship thanked Dan Heaps and his parents for attending today's meeting.

3 LIST OF ACRONYMS USED

Refer page 22 of the agenda.

4 MATTERS UNDER ACTION

4.1 MATTERS UNDER ACTION

Refer page 23 of the agenda.

It was noted that the report "Renaming of Unnamed Road – Māori Creek Road" will now come to the November Council meeting.

5 AGENDA ITEMS

5.1 MAYOR'S UPDATE

Refer page 24 of the agenda.

Her Worship provided an update on Council's position regarding the Te Tai o Poutini Plan (TTPP), including costs to date. On the advice of Council's Planner, it was considered prudent to consider pausing further work and expenditure until clearer information and direction were available. This would allow funding otherwise committed to the TTPP to be redirected to the new spatial planning and RMA reform requirements. She advised that, as discussed in the public section of last week's TTPP Committee meeting, the Committee could apply to the Environment Court for consent to pause or halt the project at this stage, although it was unclear whether the Court would grant such an application. The Grey District Council representatives had proposed applying to the Environment Court to pause proceedings after mediation concludes, but the TTPP Committee did not support this. Her Worship reported that during the Prime Minister's recent visit, she had briefly discussed the matter with him, and he had advised writing to the office of the Minister responsible for RMA reform to seek clarification, assistance with the transition and advice on moving to the new framework. She had also raised spatial planning with other visiting Ministers, while mindful that it was an election year. She noted that the consistent message was to put concerns in writing. She had also been advised that spatial planning work did not need to be rushed, and that templates to make the transition smoother would be provided by the government, although these were not due for another 13 months. She advised that in light of the RMA reforms, Council needed to take stock and consider its options. Crs O'Connor and Gibson attended last week's meeting in her absence. Her Worship considered the key issue to be avoiding unnecessary expenditure while uncertainty remained about the framework that would replace or supersede the current process.

Her Worship advised that a further meeting would be held later that week, at which the matter may be discussed again.

All present supported an application to the Environment Court.

Discussion took place on the Grey District Economic Group that has recently been created.

Her Worship advised that the Terms of Reference for this committee is being worked through along with looking at how the committee would like to proceed and what economic projects could be carried out, along with a possible funding application. A closer working relationship with Mawhera is also to be sought. This committee will have wider scope than the previous BPA which is now known as the Grey Business Network.

Discussion took place on recent community and sporting events and the work of volunteers involved. Her Worship thanked volunteers for their work in assisting these events.

UNCONFIRMED

Cr Kennedy acknowledged Hon Maureen Pugh's retirement and thanked her for service.

Her Worship stated that Mrs Pugh has always done her best for the community and is still working hard in the background.

RESOLUTION OCM 26/10/145

Moved: Mayor Tania Gibson
Seconded: Cr Rex MacDonald

1. That the Mayor's activity report for the month of September 2026 be received.

Carried Unanimously

5.2 CHIEF EXECUTIVE'S UPDATE

Refer page 27 of the agenda.

RESOLUTION OCM 26/10/146

Moved: Mayor Tania Gibson
Seconded: Cr Jack O'Connor

1. That the Chief Executive's update for the period 1-30 September 2026 be received.

Carried unanimously

5.3 COMMUNITY REPORT

Refer page 30 of the agenda.

Discussion took place on the Mayor's Taskforce for Jobs (MTFJ), and it was agreed that this is great for apprentices and local employers. Her Worship advised that she attends a lot of graduations and regularly catches up with those who have started apprenticeships but does not receive full data on the status of employment as people often change employers or move out of the district.

Her Worship welcomed Tiana Calvert who is new MTFJ coordinator. She advised that GDC's MTFJ team won an award for the Emerging Story at the recent MTFJ Annual Meeting and is in top 10 performers in the country for MTFJ.

Discussion took place on how well the library is being utilised with high visitor numbers and new memberships. The hiring out of meeting rooms was discussed, it was noted that at times these rooms are hot, but this is being worked through.

It was confirmed that voting booths for the general election are now available at the library and WRC over the next few weeks.

Her Worship passed on congratulations to all staff involved with both Agfest and the Greymouth Street races. She stated that organisers were very pleased with Council staff that were involved with these events.

The GMC advised that planning is underway for the cataloguing of History House contents.

RESOLUTION OCM 26/10/147

Moved: Cr Rex MacDonald
Seconded: Cr Paulette Birchfield

That Council:

Receives the Community Report and notes the contents herein.

Carried Unanimously

5.4 CORPORATE SERVICES REPORT

Refer page 42 of the agenda.

Her Worship acknowledged that staff had been very busy with Council's auditors on site. She noted that no concerns had been raised regarding the audit report at last week's Risk and Assurance Committee meeting.

The GMCS confirmed that final sign-off of the Annual Report is likely to be on 6 November. This was slightly later due to the workloads of both staff and the auditors. She advised that the audit report is awaiting sign-off, but there were no concerns regarding this.

Cr O'Connor stated that, having served on the Risk and Assurance Subcommittee for four years, he was now starting to feel reassured, as there was a good team working well together. He noted that there had been a significant change in mindset and that the committee was receiving very good reports and information.

The GMCS provided further information on subsidies and grants, fees and charges.

Cr Birchfield asked if Council has any ability to push back on the matter of NZTA funding assistance rate being lowered for the next two years and what are the implications for Council.

The GMO responded that he doesn't believe that Council could successfully push back on this, as it is a set formular that is used by NZTA to determine FAR rates around the country. The GMCS advised that the funding implications are around $900,000 over three years.

The CE advised that the deprivation level for the district has changed according to NZTA's data the district is in a better position. She advised that an increase in the amount of rateable units is another factor. She also noted that it is relative deprivation on a national level therefore changes in levels in other regions can have an impact even if there was no change locally.

RESOLUTION OCM 26/10/148

Moved: Cr Robert Mallinson
Seconded: Cr Kate Kennedy

That Council:

1. Receives the report and notes the contents.

Carried Unanimously

5.5 ECONOMIC DEVELOPMENT & REGULATORY SERVICES REPORT

Refer page 47 of the agenda.

Her Worship noted that 46 subdivision lots approved but only four applications for sewer separation.

She asked how numbers for sewer separation can be improved.

The GMO advised that an education and communication plan is underway and due for roll out in November. He advised that Cobden will be an area of focus, and it is expected that there will be an increase in sewer separation applications coming through shortly.

Cr Mallinson asked the GMEDRS how the collection rate for people who are issued an Infringement Notices for freedom camping is tracking.

The GMCS advised that she would follow up on this.

*After the meeting GMCS advised that of the 13 Infringement Notices for Freedom Camping were issued in September (3) have been paid, (5) are outstanding, (2) have been withdrawn and (3) have had reminders sent out.

RESOLUTION OCM 26/10/149

Moved: Mayor Tania Gibson
Seconded: Cr Allan Gibson

That Council:

1. Receives the report and notes the content herein.

Carried Unanimously

5.6 OPERATIONS GROUP REPORT

Refer page 57 of the agenda.

The GMO advised that there is yet to be an outcome on the vandalism at Blackball, which is now a police matter.

Discussion took place and updates were provided on the Runanga Water Treatment Plan, the Kaiata contamination event and playground improvements.

Cr Birchfield asked the GMO if funds from the Karoro Infrastructure Fund can be used to upgrade this area. The GMCS advised that Council can as part of the LTP, make an application to use this funding.

Extensive discussion took place on the clearing of vegetation and kerb and channelling work around the district as there has been a considerable amount of growth recently.

The GMO stated that this issue arises around this time of year every year. He advised that the programme of works is to be reviewed. He is aware that the road sweeper was here last week to clean kerb lines and sumps. He stated that he will be having discussions with Council's maintenance contractor and he will report back to Council as the next meeting, as he is keen to see improvements in this area. Staff are also working with NZTA to seek improvements around vegetation maintenance on the state highways.

Discussion on the Runanga - Dunollie wastewater system took place. The GMO advised that stormwater needs to be removed from wastewater in this area and this will be taken up with homeowners.

Discussion took place on playgrounds. The GMO advised that each year an audit of all playgrounds is done with replacement equipment requirements considered based on risk.

Discussion on Snap Send Solve took place with the GMO clarifying how these prioritised.

Discussion took place on future plans for the Karoro ponds. The GMO advised that the ponds will be decommissioned due to the resource consent expiring but parts may be retained for emergency storage.

Discussion took place on the recent flood events, and it was agreed that Council will need to make some pretty hard decisions.

RESOLUTION OCM 26/10/150

Moved: Mayor Tania Gibson
Seconded: Cr Tim Mora

That Council:

1. Receives the report and notes the content.

Carried Unanimously

UNCONFIRMED

5.7 2026/2027 FIRST QUARTER AND YEAR-TO-DATE NON-FINANCIAL PERFORMANCE RESULTS

Refer page 71 of the agenda.

Her Worship commented that this is a new and very interesting report.

RESOLUTION OCM 26/10/151

Moved: Mayor Tania Gibson
Seconded: Cr Robert Mallinson

1. Receives the report; and
2. Receives the 2026/2027 first quarter and year to date non-financial performance results as included in Appendix One.

Carried Unanimously

6 MISCELLANEOUS ITEMS

6.1 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL

Refer page 82 of the agenda.

RESOLUTION OCM 26/10/152

Moved: Mayor Tania Gibson
Seconded: Cr Paulette Birchfield

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

1. Deed of Lease between Grey District Council and West Coast Regional Council for the part of Lot 5 DP 1811 situated at 21 Gilbert Street, Greymouth being approximately 401m^2 (more or less) and contained in Record of Title WS8B/1056.
2. Deed of Renewal and Variation of Lease – 30 Gresson Street, Greymouth between Grey District Council and Adele Reweti (Assignor) and Trustees of Sexual Abuse Support and Healing (Nelson) Trust (Assignee) for part of 30 Gresson Street, Greymouth, included in the Premises are four carparks being part of Lot 2 DP 477107 and part of land in Record of title 660918.

Carried Unanimously

7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

Refer page 83 of the agenda.

Cr O'Connor declared a conflict of interest in item number 2 – Sport Canterbury Quarterly Report.

RESOLUTION OCM 26/10/153

Moved: Mayor Tania Gibson
Seconded: Cr Rex MacDonald

"that

The Minutes of the following outside organisation be received:

1. Minutes of the Te Tai o Poutini Plan Committee Meeting held on 11 August 2026.
2. Sport Canterbury Quarterly Report.
3. Minutes of the Te Tai o Poutini Plan Committee Meeting held on 24 September 2026.

Carried Unanimously

8 IN COMMITTEE ITEMS

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

Agenda items 8.1 – 8.4

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:

RESOLUTION OCM 26/10/154

Moved: Mayor Tania Gibson
Seconded: Cr Robert Mallinson

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 28 SEPTEMBER 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 EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 10 SEPTEMBER 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	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 on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
8.3 - 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
8.4 - UPDATE OF FLOOD EVENTS 15 & 24 JULY 2026	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.

RESOLUTION PE 26/10/155

Moved: Mayor Tania Gibson
Seconded: Cr Allan Gibson

That Council:

1. Receives the report and notes the contents herein.
2. Directs staff to consider cost effective improvements that could be achieved in the short term.
3. Directs staff to ensure information gathered to date is passed on to Coast Waters for their future planning considerations.
4. That resolutions 2 & 3 be made public.

Carried Unanimously

The meeting concluded at 4.58 pm

Confirmed

_____ _____/_____/_____

T Gibson **Date**

Chairperson