MĀWHERA
GREY
DISTRICT COUNCIL

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

Date: **Monday 23 November 2026**

Time: **3:00pm**

Venue: **Council Chambers, 105 Tainui Street, Greymouth**

Joanne Soderlund
Chief Executive

ORDINARY COUNCIL MEETING AGENDA

Members:

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

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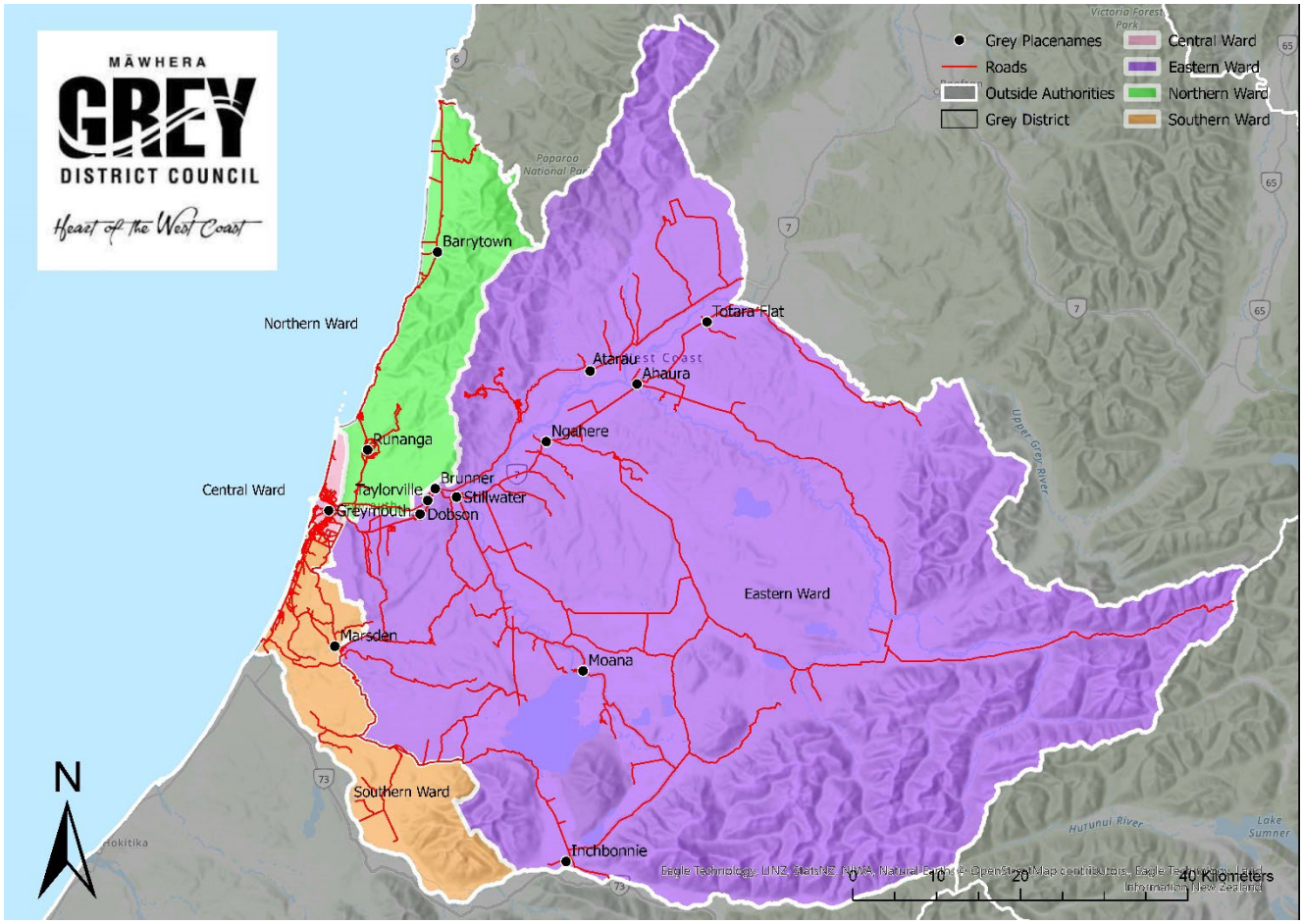
Website: https://www.greydc.govt.nz/our-council/agendas-and-minutes/Pages/default.aspx

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.


MĀWHERA
GREY
DISTRICT COUNCIL
Heart of the West Coast
Grey Placenames
Roads
Outside Authorities
Grey District
Central Ward
Eastern Ward
Northern Ward
Southern Ward
Barrytown
Northern Ward
Totara Flat
Atarau
Ahaura
Ngahere
Runanga
Brunner
Taylorville
Stillwater
Greymouth
Dobson
Central Ward
Eastern Ward
Marsden
Moana
Southern Ward
Inchbonnie
N
0
10
20
40 Kilometers

ORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

to be held at Council Chambers, 105 Tainui Street, Greymouth on Monday 23 November 2026 commencing at 3:00pm

AGENDA

Before Council - Public Forum: 2:30 pm

Note: A period is set aside for the public to speak to Council before the meeting. Members of the public are allocated a time to address the Council on items that fall within delegations of the Council provided the matters are not subject to legal proceedings, and are not already subject to a process providing for the hearing of submissions. Speakers may be questioned through the Chair by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker(s). Such presentations do not form part of the formal business of the meeting with those requiring further action being referred to the Chief Executive for further reporting at another Council meeting.

Speakers during Council: Nil

COUNCIL IN OPEN MEETING

GENERAL BUSINESS AND TABLED ITEMS

Items not on the agenda for the meeting require a resolution under section 46A of the Local Government Official Information and Meetings Act 1987 stating the reasons why the item was not on the agenda and why it cannot be dealt with at a subsequent meeting on the basis of a full agenda item. It is important to note that late items can only be dealt with when special circumstances exist and not as a means of avoiding or frustrating the requirements in the Act relating to notice, agendas, agenda format and content.

LOCAL AUTHORITIES (MEMBERS' INTERESTS) ACT 1968

Council members are reminded that if he/she has a direct or indirect interest in any item on the agenda be it pecuniary or on grounds of bias and predetermination, then he/she must declare this interest and refrain from discussing or voting on this item.

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1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

Nil

1.2 UPDATES TO THE INTERESTS REGISTER

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

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

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

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING HELD ON 27 OCTOBER 2026

SUGGESTED RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 27 October 2026 be confirmed as true and correct.

2.2 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 29 OCTOBER 2026

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Council Meeting held on 29 October 2026 be confirmed as true and correct.

2.3 CONFIRMATION OF THE EXTRAORDINARY COUNCIL MEETING HELD ON 6 NOVEMBER 2026

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Council Meeting held on 6 November 2026 be confirmed as true and correct.

2.4 RECEIPT OF MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 23 OCTOBER 2026

SUGGESTED RECOMMENDATION

That the minutes of the Risk and Assurance Sub-Committee Meeting held on 23 October 2026 be received and noted.

2.5 RECEIPT OF MINUTES OF THE EXTRAORDINARY MEMBERS CODE OF CONDUCT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 4 NOVEMBER 2026

SUGGESTED RECOMMENDATION

That the minutes of the Extraordinary Members Code of Conduct Committee held on 4 November 2026 be received and noted.

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

SUGGESTED RECOMMENDATION

That the minutes of the Tenders Subcommittee Meeting held on 29 October 2026 be received and noted.

2.7 RECEIPT OF MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 12 NOVEMBER 2026

SUGGESTED RECOMMENDATION

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

2.8 RECEIPT OF MINUTES OF THE SPORT NEW ZEALAND RURAL TRAVEL FUND SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 21 OCTOBER 2026

SUGGESTED RECOMMENDATION

That the minutes of the Sport New Zealand Rural Travel Fund Sub-Committee Meeting held on 21 October 2026 be received and noted.

2.9 RECEIPT OF MINUTES OF THE CREATIVE COMMUNITIES SCHEME ASSESSMENT SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 21 OCTOBER 2026

SUGGESTED RECOMMENDATION

That the minutes of the Creative Communities Scheme Assessment Sub-Committee Meeting held on 21 October 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 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.

UNCONFIRMED

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

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.

UNCONFIRMED

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 enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.3 - IN COMMITTEE MATTERS UNDER ACTION IN COMMITTEE	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting

	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	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

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Thursday 29 October 2026 commencing at 3:03pm

PRESENT: Mayor Tania Gibson (Chair)

Councillor Allan Gibson (Deputy Mayor), Councillor Paulette Birchfield, Councillor Kate Kennedy, Councillor Rex MacDonald, Councillor Tim Mora, Councillor Jack O'Connor

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Peter O'Sullivan (Group Manager Economic Development & Regulatory Services), Laura Mills (Communication and Engagement Manager), Trish Jellyman (Democracy Advisor)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

APOLOGIES

RESOLUTION SCM 26/10/145

Moved: Mayor Tania Gibson
Seconded: Cr Allan Gibson

That the apologies received from Cr Peter Davy and Cr Robert Mallinson be accepted and leave of absence granted.

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

It was agreed that conflicts of interest would be declared as Council works through each funding application.

2 LIST OF ACRONYMS USED

Refer page 6 of the agenda.

3 IN COMMITTEE ITEMS

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

Agenda item 3.1

UNCONFIRMED

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 SCM 26/10/146

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
3.1 - GREY DISTRICT COMMUNITY-LED VIBRANCY FUND	s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	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

4 COUNCIL RESUME IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

	Applicant	Declared Conflicts	Approved / Declined	Amount Approved
1	Blackball Recreation Reserve		Approved	$1,500.00
2	Big Brother Big Sisters of the West Coast		Declined	
3	Blackball Swimming Club		Approved	$1,500.00
4	Southern Cancer Society Trust		Declined	
5	Tai Poutini Whanau Po Kite Ata Trust t/a Family Start West Coast / Buller		Declined	
6	Greymouth Table Tennis Club		Approved	$1,000.00
7	Lake Brunner Community Association		Approved	$2,000.00
8	Greymouth Marist Rugby Club		Approved	$2,000.00
9	Nelson Creek Community Incorporation		Approved	$2,000.00
10	Ngahere Community Services Group		Declined	
11	Paroa Park Redevelopment	Cr Gibson	Approved	$3,000.00

12	Rapahoe Reserves Management & Residents Committee Incorporated	Cr Kennedy Cr O'Connor	Approved	$2,000.00
13	Runanga Village People	Cr Kennedy	Approved	$2,000.00
14	West Coast Historical & Mechanical Society Inc, T/A Shantytown Heritage Park		Approved	$2,000.00
15	Te Tai o Poutini West Coast Mulitcultural Council Inc		Approved	$2,000.00
16	West Coast Cricket Association	Cr O'Connor	Approved	$2,000.00
17	Lake Brunner Wilderness Trail Charitable Trust		Approved	$1,000.00
18	Greymouth Athletic Club	Cr O'Connor	Approved	$1,000.00
				$25,000

The meeting concluded at 3.38pm.

Confirmed

_____ _____/_____/_____

T Gibson **Date**

Chairperson

UNCONFIRMED

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Friday 6 November 2026 commencing at 1.30pm

PRESENT: Mayor Tania Gibson (Chair)

Councillor Allan Gibson (Deputy Mayor), Councillor Paulette Birchfield, Councillor Kate Kennedy ***(via Zoom)***, Councillor Rex MacDonald, Councillor Robert Mallinson, Councillor Tim Mora, Councillor Jack O'Connor

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kurtis Perrin-Smith (Group Manager Operations), Kathryn Ruddle (Group Manager Corporate Services), Penny Kirk (Group Manager Community), Peter O'Sullivan (Group Manager Economic Development & Regulatory Services), Jenny Wilkinson (Minutes Secretary)

1 APOLOGIES AND DECLARATIONS OF INTEREST

APOLOGY

RESOLUTION SCM 26/11/157

Moved: Mayor Tania Gibson
Seconded: Cr Allan Gibson

That the apology received from Cr Peter Davy 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 LIST OF ACRONYMS USED

Refer page 6 of the agenda.

3 AGENDA ITEMS

3.1 2026 ANNUAL REPORT ADOPTION

Refer page 7 of the agenda.

Her Worship announced that the Auditors' Opinion had not been received in time so this item would need to be pulled from today's agenda.

The GMCS provided a brief explanation.

Under the Local Government Act the Annual Report cannot be adopted without the Auditors' Opinion. It is hoped this can be rescheduled for next week.

3.2 MEETING OF THE CODE OF CONDUCT COMMITTEE

Refer page 163 of the agenda.

The members of the Code of Conduct Committee met on 4 November 2026 to consider a complaint about Cr Kennedy. Cr Kennedy was given an opportunity to respond. The Committee found that the Code of Conduct could not be applied in this instance because Cr Kennedy was not conducting Local Authority business at the time. However the Committee did agree unanimously that a formal censure was appropriate in the circumstances. The purpose of including this item on the agenda is not to reconsider the complaint or the Committee's decision; rather, it is to receive the report and note the outcome (per the requirements of the Delegations Manual).

Cr O'Connor also gave a general reminder to Elected Members about civic responsibility and the privileged role they hold when representing their community.

RESOLUTION SCM 26/11/158

Moved: Mayor Tania Gibson
Seconded: Cr Allan Gibson

That Council:

1. Receives this report;
2. Notes the decision of the Members Code of Conduct Committee (PEMCOCC 26/11/001) that there is no scope under the Code of Conduct to deal with the matters raised by the complainant, as Cr Kennedy was not conducting business of the Local Authority;
3. Notes that, notwithstanding this finding, the Committee agreed that a formal censure of Cr Kennedy is an appropriate sanction;
4. Notes that the Chief Executive has been directed to notify Cr Kennedy and the complainant of the decision and reasons, and to report the findings and sanction to Council for information.

[Carried Unanimously]

4 IN COMMITTEE ITEMS

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

Agenda item 4.1

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

RESOLUTION SCM 26/11/159

Moved: Mayor Tania Gibson
Seconded: Cr Tim Mora

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
4.1 - KAIATA WATER AND WASTE WATER FUNDING	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

Carried Unanimously

5 COUNCIL RESUME IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

KAIATA WATER AND WASTE WATER FUNDING

RESOLUTION PE 26/11/157

Moved: Mayor Tania Gibson
Seconded: Cr Allan Gibson

That Council

1. Receives the report and notes the content.
2. Notes actual water supply connection costs of $163,791.00 excluding GST, estimated remaining minor costs of up to $20,000.00 excluding GST, and the final wastewater rising main renewal cost of $73,887.16 excluding GST.
3. Approves the wastewater rising main renewal cost being funded from the loan-funded amount previously approved for the Kaiata water supply connection works, subject to the total combined project funding not exceeding $257,678.16 excluding GST.
4. Notes that the revised funding requirement remains below the previous Council approval of up to $376,947.76 excluding GST.
5. The above recommendations be made publicly available.

Carried Unanimously

The meeting concluded at 1:37pm.

Confirmed

_____ _____/_____/_____

T Gibson **Date**

Chairperson

UNCONFIRMED

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

Held in Council Chambers, 105 Tainui Street, Greymouth

on Friday 23 October 2026 commencing at 1:30pm

PRESENT: Mr Anton Becker (Chair)

Mayor Tania Gibson (Deputy Chair), Councillor Robert Mallinson, Councillor Rex MacDonald, Councillor Jack O'Connor

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kathryn Ruddle (Group Manager Corporate Services), Peter O'Sullivan (Group Manager Economic Development & Regulatory Services), Neil Engelbrecht (Finance Manager) left meeting at 2.17pm , via Zoom, Cath Wilson (Health & Safety Manager) via Zoom left meeting at 2.17pm, Trish Jellyman (Democracy Advisor), Laura Mills (Communication and Engagement Manager), Megan Bourke (Communications Officer)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

There were no apologies.

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

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 17 AUGUST 2026

COMMITTEE RESOLUTION RA 26/10/029

Moved: Cr Robert Mallinson
Seconded: Cr Jack O'Connor

That the minutes of the Risk and Assurance Sub-Committee Meeting held on 17 August 2026 be confirmed as true and correct.

Carried Unanimously

UNCONFIRMED

3 AGENDA ITEMS

3.1 2026 ANNUAL REPORT AUDIT CLOSE OUT REPORT AND DRAFT 2026 ANNUAL REPORT

Refer page 15 of the agenda.

Bridget Chapman, Audit Director from Ernst Young addressed the meeting and spoke to the Audit Close Out report. She advised that there are a few matters outstanding which will be worked through over the next week. She confirmed that there are no audit adjustments to date. She also confirmed that rate setting work has been completed and there are no concerns with testing of this.

The GMCS advised that this is very much a draft copy of the Annual Report and there will be minor changes.

COMMITTEE RESOLUTION RA 26/10/030

Moved: Mr Anton Becker
Seconded: Mayor Tania Gibson

That the Risk and Assurance Sub-committee:

1. Receives both the 2026 Annual Report Close out report and draft 2026 Annual report.

Carried Unanimously

3.2 HEALTH & SAFETY UPDATE

Refer page 32 of the agenda.

Cr O'Connor stated that it is pleasing to see the increase to 64% for the safety maturity score which is a big improvement.

Discussion took place on the number of acts of aggression and violence which is high.

Discussion also took place around near misses. The HSM confirmed that numbers for near misses come from all areas of the organisation.

The HSM advised that the safety maturity increase relates to staff improving contractor prequalification numbers, improved health & safety training and improvements in the Health & Safety management system.

Discussion took place on contractor prequalification. It was confirmed that all major contractors are prequalified, they all undertake medium to high risk work which is part of their daily activities.

The HSM advised that ongoing support for contractors is in place for prequalification as this is new to some of them and will take some time to complete.

COMMITTEE RESOLUTION RA 26/10/031

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

That the Risk and Assurance Sub-Committee Meeting:

1. Receives this report and notes the content herein.

Carried Unanimously

3.3 TAX RISK MANAGEMENT STRATEGY AND TAX GOVERNANCE FRAMEWORK ADOPTION

Refer page 35 of the agenda.

The GMCS advised that the purpose of this report is to tighten up tax governance and is about making sure people understand their responsibilities around tax responsibilities.

Her Worship stated that this is a good move and will ensure that this committee has oversight over this area.

The GMCS confirmed that this is a new policy.

COMMITTEE RESOLUTION RA 26/10/032

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

That the Risk and Assurance Sub-committee:

1. Receives the report "Tax Risk Management Strategy and Tax Governance Framework".
2. Adopts the Grey District Council Tax Risk Governance Framework to take effect from 23 October 2026.
3. Adopts the Grey District Council Tax Risk Management Strategy to take effect from 23 October 2026.

Carried Unanimously

3.4 INLAND REVENUE DEPARTMENT GST VOLUNTARY DISCLOSURE

Refer page 48 of the agenda.

The GMCS spoke to this report and advised that a mistake in a GST return was discovered which was an overpayment. This mistake was made in the 2024 financial year. She advised that she is confident that there are no other anomalies and PWC has completed a peer review. She advised that there is a chance a tax review may be done but new controls have been implemented before the error was found. She stated that Council is in a good position with good staff now in place.

It was confirmed that PWC completed a tax audit in 2023.

The GMCS advised that there are now improved processes in place which will avoid a reoccurrence.

COMMITTEE RESOLUTION RA 26/10/033

Moved: Mr Anton Becker
Seconded: Mayor Tania Gibson

1. That the Risk and Assurance Sub-Committee Meeting note the contents of the report.

Carried Unanimously

4 IN COMMITTEE ITEMS

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

Agenda items 4.1 – 4.3

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 26/10/034

Moved: Mr Anton Becker
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 17 AUGUST 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
4.2 - 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 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
4.3 - ICT RISK FRAMEWORK AND MEASURES	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

Carried Unanimously

5 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 2.24pm

Confirmed

_____ _____/_____/_____

A Becker **Date**

Chairperson

UNCONFIRMED

MINUTES OF THE EXTRAORDINARY MEMBERS CODE OF CONDUCT COMMITTEE OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Wednesday 4 November 2026 commencing at 3:00pm

PRESENT: Mayor Tania Gibson (Chair)

Councillor Allan Gibson (Deputy Chair), Mr Rob Caldwell

IN ATTENDANCE: Chief Executive Joanne Soderlund, Trish Jellyman (Democracy Advisor)

Jan Flinn, Maureen Machin & Cr Kennedy attended the first section of the meeting

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

There were no apologies.

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items.

2 IN COMMITTEE ITEMS

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

Agenda item 2.1

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

COMMITTEE RESOLUTION MCOCC 26/11/001

Moved: Cr 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
2.1 - REPORT TO MEMBERS CODE OF CONDUCT COMMITTEE	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting

UNCONFIRMED

	persons, including that of deceased natural persons s7(2)(f)(ii) - the withholding of the information is necessary to maintain the effective conduct of public affairs through the protection of Council members, officers, employees, and persons from improper pressure or harassment	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

3 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 3.43pm.

Confirmed

_____ _____/_____/_____

T Gibson **Date**

Chairperson

UNCONFIRMED

MINUTES OF THE TENDERS SUBCOMMITTEE MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Thursday 29 October 2026 commencing at 4:00pm

PRESENT: Cr Allan Gibson (Chair)

Mayor Tania Gibson (Deputy Chair), Councillor Rex MacDonald

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 26/10/004

Moved: Cr Allan Gibson
Seconded: Mayor Tania Gibson

That the apologies received from Cr Peter Davy and Cr Robert Mallinson be accepted and leave of absence granted.

Carried Unanimously

1.2 UPDATES TO THE INTERESTS REGISTER

There were no updates to the Interest Register.

1.3 IDENTIFY ANY CONFLICTS OF INTERESTS IN THE AGENDA

There were no declarations of interest.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE TENDERS SUBCOMMITTEE MEETING HELD ON 3 SEPTEMBER 2026

COMMITTEE RESOLUTION TC 26/10/005

Moved: Cr Allan Gibson
Seconded: Cr Rex MacDonald

That the minutes of the Tenders Subcommittee Meeting held on 3 September 2026 be confirmed as true and correct.

UNCONFIRMED

Carried Unanimously

2.2 CONFIRMATION OF THE EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD ON 10 SEPTEMBER 2026

COMMITTEE RESOLUTION TC 26/10/006

Moved: Cr Allan Gibson
Seconded: Cr Rex MacDonald

That the minutes of the Extraordinary Tenders Subcommittee Meeting held on 10 September 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 items 3.1 – 3.3

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 26/10/007

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 3 SEPTEMBER 2026	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
3.2 - CONFIRMATION OF IN COMMITTEE MINUTES OF EXTRAORDINARY TENDERS SUBCOMMITTEE MEETING HELD ON 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)	
3.3 - 2026-27-03 RAPAHOE TRUNKMAIN RENEWAL STAGE THREE	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 (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

Carried Unanimously

4 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 3.51pm

Confirmed

_____ _____/_____/_____

A Gibson **Date**

Chairperson

MINUTES OF THE TENDERS SUBCOMMITTEE MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Thursday 12 November 2026 commencing at 4:00pm

PRESENT: Cr Allan Gibson (Chair)

Mayor Tania Gibson (Deputy Chair), Councillor Robert Mallinson, Councillor Rex MacDonald

IN ATTENDANCE: Joanne Soderlund (Chief Executive), Kurtis Perrin-Smith (Group Manager Operations), Paddy Blanchfield (Transport & Infrastructure Manager), Trish Jellyman (Democracy Advisor), Jenny Wilkinson (Minutes Secretary)

1 APOLOGIES AND DECLARATIONS OF INTEREST

APOLOGY

COMMITTEE RESOLUTION TC 26/11/008

Moved: Cr Allan Gibson
Seconded: Cr Robert Mallinson

That the apology received from Cr Peter Davy 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 notified.]

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE TENDERS SUBCOMMITTEE MEETING HELD ON 29 OCTOBER 2026

COMMITTEE RESOLUTION TC 26/11/009

Moved: Cr Rex MacDonald
Seconded: Mayor Tania Gibson

That the minutes of the Tenders Subcommittee Meeting held on 29 October 2026 be confirmed as true and correct.

Carried Unanimously

UNCONFIRMED

3 IN COMMITTEE ITEMS

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

Agenda items 3.1 and 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 26/11/010

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 29 OCTOBER 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 (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 - 2026-27-11 - FOOTPATH RENEWALS	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

	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)	

Carried Unanimously

4 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 4.09 pm.

Confirmed

_____ _____/_____/_____

A Gibson **Date**

Chairperson

UNCONFIRMED

MINUTES OF THE SPORT NEW ZEALAND RURAL TRAVEL FUND SUB-COMMITTEE MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Wednesday 21 October 2026 commencing at 5.30pm

PRESENT: Cr Tim Mora (Chair)

Councillor Jack O'Connor, Councillor Kate Kennedy, Ms Maddy Crawford

IN ATTENDANCE: Marina Tomasi (Community Engagement Advisor), Trish Jellyman (Democracy Advisor), Laura Mills (Communication & Engagement Manager), Penny Kirk (Group Manager Community)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

APOLOGY

COMMITTEE RESOLUTION SRTF 26/10/003

Moved: Cr Jack O'Connor
Seconded: Cr Kate Kennedy

That the apology received from Mrs Anna-Marie Thompson 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

Cr O'Connor declared a conflict of interest as he is on the committee for the Greymouth Athletics Club.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE SPORT NEW ZEALAND RURAL TRAVEL FUND SUB-COMMITTEE MEETING HELD ON 18 MARCH 2026

COMMITTEE RESOLUTION SRTF 26/10/004

Moved: Cr Jack O'Connor
Seconded: Cr Kate Kennedy

UNCONFIRMED

That the minutes of the Sport New Zealand Rural Travel Fund Sub-Committee Meeting held on 18 March 2026 be confirmed as true and correct.

Carried Unanimously

3 AGENDA ITEMS

3.1 SPORT NEW ZEALAND RURAL TRAVEL FUND 2026-27 FUNDING ROUND 1 (OCTOBER 2026)

Refer page 10 of the agenda.

COMMITTEE RESOLUTION SRTF 26/10/005

Moved: Cr Tim Mora
Seconded: Cr Kate Kennedy

1. That the report be received.
2. That the Sport New Zealand Rural Travel Fund Sub-Committee Meeting notes and receives the above four funding applications.

Moved: Ms Maddy Crawford
Seconded: Cr Kate Kennedy

3. That the Sub Committee decides on the applications from the applicants below and confirm how much each applicant is granted.
    1. Cobden Kohinoor Rugby League Club, $2,000.00
    2. Greymouth Marist Rugby Club, $800.00
    3. Greymouth Junior Athletics Club, $1,300.00
    4. Greymouth Hockey Club, $1,000.00

Carried Unanimously

There were no speakers in attendance.

1. Cobden Kohinoor Rugby League Club
Refer page 13 of the agenda.

Ms Crawford stated that there is no quote included for van hire but the club is seeking funding for fuel vouchers.
Cr O'Connor stated that it is great to see that there are 99 children playing for this club. He noted that Wingham Park doesn't fit into the funding criteria but he also acknowledged that there has been a huge increase in fuel costs.
Cr Kennedy stated that it is great to see that female numbers have increased.

2. Greymouth Marist Rugby Club
Refer page 26 of the agenda.

Ms Crawford noted that the club has received additional funding from elsewhere.
Cr O'Connor stated that this funding application is short on information. He also suggested that the club be advised that funding is not available for training and this reminder should be included in their letter advising of the outcome of their funding application.

3. Greymouth Junior Athletics Club

Refer page 40 of the agenda.
Cr O'Connor declared an interest and took no further part in the discussion or decision.
Discussion took place and it was noted that some children travel considerable distances to get to events.

It was suggested that it would be helpful to know the length of the season and therefore it was agreed that a reminder would be included in the letters sent out to the four groups.

4. Greymouth Hockey Club
Refer page 49 of the agenda.
Cr O'Connor stated the breakdown in this application was good. It was noted that there are 16 players that are travelling.

It was agreed that all clubs that have applied to this funding round would be reminded applications are not for training, and the information around the season length, travel dates, locations and distances travelled must be included in all future funding applications.

4 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 5.52pm

Confirmed

_____ _____/_____/_____

T Mora **Date**

Chairperson

UNCONFIRMED

MINUTES OF THE CREATIVE COMMUNITIES SCHEME ASSESSMENT SUB-COMMITTEE MEETING OF THE GREY DISTRICT COUNCIL

Held in Council Chambers, 105 Tainui Street, Greymouth

on Wednesday 21 October 2026 commencing at 4:00pm

PRESENT: Mr Andrew Ross (Chair)

Councillor Tim Mora, Councillor Kate Kennedy

IN ATTENDANCE: Penny Kirk (Group Manager Community), Marina Tomasi (Engagement & Communications Officer), Trish Jellyman (Democracy Advisor)

1 APOLOGIES AND DECLARATIONS OF INTEREST

1.1 APOLOGIES

Two late apologies were received prior to the commencement of the meeting.

APOLOGIES

Moved: Mr Andrew Ross

Seconded: Cr Tim Mora

That the apologies received from Kay Costley and Eli Maiava be accepted and leave of absence granted.

Motion Carried

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

Mr Ross declared a conflict of interest in the Left Bank Gallery Choir, SuperBrain, Tu Kaha Events Committee, West Coast Theatre Trust and West Coast Society of Arts funding applications.

Cr Kennedy declared a conflict of interest in the Runanga Village People and SuperBrain applications.

1.4 NOTIFICATION OF LATE ITEMS

There were no late items.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 CONFIRMATION OF THE CREATIVE COMMUNITIES SCHEME ASSESSMENT SUB-COMMITTEE MEETING HELD ON 27 MAY 2026

COMMITTEE RESOLUTION CCS 26/10/010

Moved: Cr Tim Mora
Seconded: Cr Kate Kennedy

That the minutes of the Creative Communities Scheme Assessment Sub-Committee Meeting held on 27 May 2026 be confirmed as true and correct.

Carried Unanimously

3 AGENDA ITEMS

3.1 CREATIVE COMMUNITIES SCHEME: APPLICATIONS 2026- 27 FUNDING ROUND ONE

Refer page 8 of the agenda.

The following speakers addressed the meeting.

Left Bank Art Gallery Choir made a presentation to the meeting and spoke to their funding application.

West Coast Pipes and Drums performed for the meeting and players spoke to their funding application. Cr Kennedy noted that this group now has 16 active participants.

West Coast Theatre Trust representative Dane Oates addressed the meeting and spoke to his funding application.

Runanga Village People representative Jan Flinn addressed the meeting. She advised that their funding application is for koha for artists to perform at their event which is called "Water Colour Guide to Coal Creek Falls".

SuperBrain group, Cary Lancaster and his troupe performed for the meeting.

Due to multiple conflicts of interest relating to decisions to be made for the allocation of funding, it was agreed that the meeting would be adjourned until 4pm on Wednesday 28 October.

The meeting adjourned at 4.45pm

The meeting reconvened at 4pm on Wednesday 28 October

PRESENT:	Mr Andrew Ross (Chair)
	Councillor Tim Mora, Councillor Kate Kennedy, Eli Maiava (via Zoom)
IN ATTENDANCE:	Penny Kirk (Group Manager Community, Trish Jellyman (Democracy Advisor), Laura Mills (Communications Manager)
Apology	**Kay Costley**

Moved: **Cr Tim Mora**
Seconded: **Ms Eli Maiava**

1. That the sub-committee receives the report.
2. That the Sub-Committee considers the applications from:

1. Baroque Music Community & Education Trust of NZ – "Baroque Oboe Concert Tour 2027" – Declined
2. Grey Main School "Grey Main School Musical Production" - $1,204.00
3. The Left Bank Art Gallery Choir "Choral Performance for the Costume and Textiles Aotearoa New Zealand Symposium 2027" - $1,200
4. The West Coast Society of Arts "Mural the Public Toilet Block in Town Square"- $750
5. West Coast Pipes and Drums Inc "West Coast Pipes and Drums" - $1,155.00
6. SuperBrain Trust "A Christmas Story Musical" - $2,500.00

CONFIRMED

7. Tu Kaha Events Committee "Grey District Waitangi Day Picnic" - $1,000.00
8. Southern Cancer Society Trust "Bags of Hope" - $952.00
9. West Coast Theatre Trust "Westerly Music Festival" - Declined
10. Andre Staiger "Sound + Soul – Blackball Vibes" - $1,992.00
11. Runanga Village People "Runanga Art Project" - $1,000.00

Carried Unanimously

The following speakers addressed the meeting.

Tu Kaha Events Committee "Grey District Waitangi Day Picnic"
The Chairman declared an interest as he is the Chair of this committee. He took no further part in the discussion or decision.
Jackie introduced herself to the meeting and explained the event that they are seeking funding for. She advised that the biggest cost has been the hangi and road closure. She advised that they have a lot of volunteers who assist on the day, which they are very grateful for.

Andre Staiger "Sound + Soul – Blackball Vibes"
Andre addressed the meeting. He advised he has run winter events over the past couple of years. He is expecting around 600 people to attend this event and is hoping it will be a brilliant day for everyone. He stated that there are around 60 volunteers assisting with this event. He confirmed that any profit is split between all performers and they all get the same amount.

The GMC explained the reason for charging for road closure and advised that the LGA states that anything that is not a core service cannot be funded and this includes events. She stated that it is likely that Council will no longer have funding for any types of events.

All speakers left the meeting and funding applications were considered.

Discussion took place on the wide range of projects that have been applied for.

1. Baroque Music Community & Education Trust of NZ – "Baroque Oboe Concert Tour 2027" - Declined
Refer page 14 of the agenda.
This application was declined. It was agreed that this project is not locally driven.

COMMITTEE RESOLUTION CCS 26/10/011

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That the Baroque Music Community & Education Trust of NZ – "Baroque Oboe Concert Tour 2027" – application be declined.

Carried Unanimously

2. Grey Main School "Grey Main School Musical Production" - $1,204.00

Refer page 58 of the agenda.

All agreed to fully funded.

COMMITTEE RESOLUTION CCS 26/10/012

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That Grey Main School "Grey Main School Musical Production" be awarded $1,204.00.

UNCONFIRMED

Carried Unanimously

3. The Left Bank Art Gallery Choir "Choral Performance for the Costume and Textiles Aotearoa New Zealand Symposium 2027" - $1,200.00

Refer page 67 of the agenda.

The Chairman declared a conflict of interest. He left the room and took no further part in the discussion or decision.

COMMITTEE RESOLUTION CCS 26/10/013

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That the Left Bank Art Gallery Choir "Choral Performance for the Costume and Textiles Aotearoa New Zealand Symposium 2027" be awarded $1,200

Carried Unanimously

4. The West Coast Society of Arts "Mural the Public Toilet Block in Town Square"- $750.00

Refer page 78 of the agenda.

The Chairman declared a conflict of interest. He left the room and took no further part in the discussion or decision. The GMC also left the room.

COMMITTEE RESOLUTION CCS 26/10/014

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That The West Coast Society of Arts "Mural the Public Toilet Block in Town Square" be awarded $750

Carried Unanimously

5. West Coast Pipes and Drums Inc "West Coast Pipes and Drums" - $1,155.00

Refer page 91 of the agenda.

COMMITTEE RESOLUTION CCS 26/10/015

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That West Coast Pipes and Drums Inc "West Coast Pipes and Drums" be awarded $1,155.00.

Carried Unanimously

6. SuperBrain Trust "A Christmas Story Musical" - $2,500.00

Refer page 112 of the agenda.

The Chairman declared a conflict of interest. He left the room and took no further part in the discussion or decision.

Discussion took place. It was noted that SuperBrain are a Charitable Trust. It was agreed that any future funding applications must contain more detailed financial records.

COMMITTEE RESOLUTION CCS 26/10/016

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That SuperBrain Trust “A Christmas Story Musical” be awarded $2,500.00

Carried Unanimously

7. Tu Kaha Events Committee “Grey District Waitangi Day Picnic” - $1,000.00

Refer page 127 of the agenda.

The Chairman declared a conflict of interest. He left the room and took no further part in the discussion or decision.

It was confirmed that Council funds the road closure for Waitangi Day.

COMMITTEE RESOLUTION CCS 26/10/017

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That Tu Kaka Events Committee “Grey District Waitangi Day Picnic” be awarded $1,000.00

Carried Unanimously

8. Southern Cancer Society Trust “Bags of Hope” - $952.00

Refer page 144 of the agenda.

Ms Maiava commented that there are around 500 local children kids contributing art relating to this project.

COMMITTEE RESOLUTION CCS 26/10/018

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That the Southern Cancer Society Trust “Bags of Hope” be awarded $952.00.

Carried Unanimously

9. West Coast Theatre Trust “Westerly Music Festival" – Declined

Refer page 161 of the agenda

The Chairman declared a conflict of interest. He left the room and took no further part in the discussion or decision.

The applicant advised that he required the project to be fully funded ($7,000.00) otherwise it wouldn’t go ahead. It was agreed that there are insufficient funds available therefore the application was declined.

COMMITTEE RESOLUTION CCS 26/10/019

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That the funding application from West Coast Theatre Trust “Westerly Music Festival" be declined.

Carried Unanimously

10. Andre Staiger "Sound + Soul – Blackball Vibes" - $1,992.00

Refer page 187 of the agenda.

It was noted that the costings for this event are high. Cr Kennedy stated that it is great to see these sorts of events happening outside of the main centres as they are very good for the regions and small places.

COMMITTEE RESOLUTION CCS 26/10/020

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That Andre Staiger "Sound + Soul – Blackball Vibes" be awarded $1,992.00.

Carried Unanimously

11. Runanga Village People "Runanga Art Project" - $1,000.00

Refer page 202 of the agenda.

Cr Kennedy declared a conflict of interest. She left the room and took no further part in discussion and decision.

Ms Maiava commented that this project is a great way to grow the arts in grow small places. It was noted that this group is already up and running and further funding will provide funds for what this group is already doing.

COMMITTEE RESOLUTION CCS 26/10/021

Moved: Cr Tim Mora
Seconded: Ms Eli Maiava

That the Runanga Village People "Runanga Art Project" be awarded $1,000.00

Carried Unanimously

4 SUB-COMMITTEE RESUMES IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING.

The meeting concluded at 4.55pm

Confirmed

_____ _____/_____/_____

AR Ross **Date**

Chairperson

UNCONFIRMED

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	17/4/2025: 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	11/11/2026: A meeting has been held with the Trust. Final amendments are being made to the Lease in preparation for it to be sent to the Trust for their consideration.
23 February 2026	26/02/088	Nelson Creek Community Water Supply	17/11/2026: Ongoing. Further update to come to December Council meeting.
23 February 2026	26/02/021	Keith Road Playground Redevelopment Project, Paroa – Stage 2	17/11/2026: The Paroa Park Redevelopment Committee to present Stage 3 to the December Council meeting.
28 September 2026	26/09/133	Moana Skate Ramp	17/11/2026: An update to Council following the community consultation will be provided to Council for the November Council meeting.

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

To provide an update on the Mayor's activities during October 2026.

2. EXECUTIVE SUMMARY

2.1. The month delivered continued and regular attendance at (i) meetings in relation to the establishment of the new Coast Waters entity, as well as the Te Tai o Poutini Plan ("TTPP"); (ii) filming of our "Two Minutes with the Mayor" series which promotes Council's engagement with the wider community via our Facebook page; and (iv) attendance at the Tenders Subcommittee as Deputy Chair, and the General/Extraordinary Council meetings as Chair.

2.2. The month commenced with the National Emergency Management Conference held at Greymouth High School. Later in the month, and in keeping with the emergency management theme, I also viewed a NEMA webinar on national changes to legislation. Both presented a stark reminder of just how vulnerable we are and how there is simply no place for complacency in the natural hazards arena.

2.3. I have this month also met with representatives from some of the charitable organisations we continue to foster strong relationships with. A very important one to New Zealand and our region, Ranui House, was here for Agfest who supported them with fundraising through their event. Tainui Street staff were also very keen to take part in a morning tea fund-raising exercise for Ranui House to support and acknowledge the Christchurch facility which proves a "home away from home" for families of West Coast patients undergoing medical treatment at Christchurch Hospital.

2.4. Meetings were also held with the Grey District Youth Trust, Life Education Trust the Toki Pounamu Trust.

2.5. I attended a number of community events during the month including the McDonalds M&M Day at the Westland Recreation Centre, the Cobden residents meeting, and the St. John Awards.

2.6. An all-day Regional Spatial Planning/Local Government Reform hui was held for West Coast Councillors and Leadership Teams at Arahura Marae in Hokitika. It provided a chance for all parties to listen to proposals and air their views. However, it's very clear there is much work ahead to agree a future strategy, and it will be important that we continue to have a say about decisions being made in this currently contentious space.

2.7. The Mayor's new Facebook page is now up and running again with the help of our Communications Team. Regardless of whether we receive positive or negative feedback, it's vitally important our community feel they can connect direct with the Mayor on this platform.

2.8. Deputy Mayor Gibson and I attended the 2026 Minerals West Coast Forum held at Shantytown. This gathering is always a great arena for networking and displaying our support for the minerals sector generally whilst championing its importance for the West Coast region as a whole.

2.9. The Recycling and Waste Minimisation Campaign was quick out of the blocks this month. Thousands of educational leaflets were sent out to ratepayers and the radio waves are delivering

the message about what should and should not be recycled – all in a fun, collaborative way to keep the community engaged, onboard and hopefully energised about the cause. Our team behind the Recycling Project have worked tirelessly to coordinate this initiative.

2.10. Mid-month I travelled to Rotorua to attend the MTFJ AGM, the MTFJ Awards, and the MTFJ Trust and Governance Group meeting. Grey District was announced as one of the country's top 10 performers with respect to employment outcomes and one of our candidates (Riko) also won the MTFJ Rising Futures Award. This was a great acknowledgement; not only for Riko himself, but also for the incredible work our own MTFJ Team do. The Award won by Riko recognises outstanding achievement by a young person whose journey has demonstrated transformation, determination and a positive pathway.

2.11. Spring into Summer remains on our radar and planning is well underway for the event, as is planning for the Christmas Carnival. Both organising teams are enthusiastically undertaking a mountain of work to ensure that we deliver top notch events for the enjoyment of the wider Grey community.

2.12. I also attended the JPs AGM. It's always good to connect with our JPs who often slip under the radar when it comes to recognising the varied and valuable service they provide to our community.

2.13. "GP7", Greymouth's new Port sounding vessel, was officially launched this month. The vessel, funded jointly by the Government's Regional Infrastructure Fund and Development West Coast, will be an important asset for the Port. The floating pontoon delivered cool but unusually calm weather for the morning event attended by Councillors, GDC's Extended Leadership Team and Port staff, and DWC representatives. Minister Patterson attended from Parliament and spoke at the official event reiterating his support for the West Coast region as a whole. In keeping with tradition, it was a joint female effort between DWC Trustee, Shari Ferguson (reading out the maritime blessing) and myself (naming and christening the vessel with a bottle of bubbly).

2.14. Our biennial AgFest event was a key calendar entry for October 2026. A pre-event site inspection at the Aerodrome office earlier in the month proved useful to fine-tune arrangements for the two-day event. Fantastic weather played a huge part also. A big thank you goes out to the Committee's great work in organising the event, as well as to all the volunteers, businesses, sponsors and stall holders who contributed to its success. There was lots of networking and engagement achieved over the two-day period. Our Council's team did a great job in supporting the event.

I also took the opportunity during AgFest to catch up with prominent rural broadcaster, Andy Thompson (Countrywide CONNECT) for an interview on the event.

2.15. The second key calendar event for October 2026 was the annual Greymouth Motorcycle Street Races held over Labour weekend with over 100 competitors registered for the main race on Sunday. The sun shone on about 2,500 spectators – many of whom were visitors to our region to experience the spectacle – which of course in turn afforded a welcome boost for our local accommodation and hospitality businesses. Much planning is required for this event, so thanks goes out again to another hard-working Committee, more willing volunteers and numerous sponsors for their continued support of this now iconic and much looked forward to event.

2.16. Labour weekend was also time to celebrate the 100th anniversary of the Moana Railway Station. The Rail Heritage Trust, Lake Brunner School and numerous volunteers and community members assisted to make the centenary celebrations something to remember – a very special milestone for this Category 1 heritage-listed building.

2.17. Filming took place at the new Library as part of a West Coast Health initiative to (i) emphasise the importance of screening for bowel cancer for eligible members of the public, and (ii) promote the Ka Ora Telecare rural after-hours healthcare service. I delivered a short message of encouragement to viewers about the importance of both of these screening and health services.

2.18. I attended the regional meeting of the group that was formed to advocate and work with government on the future of the TTP Polytechnic at Development West Coast to receive an update on the Open Polytechnic transition arrangements.

3. OFFICER RECOMMENDATION

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

4. MAYORAL ACTIVITY SUMMARY

4.1. 1 October 2026: Attend sessions of the National Emergency Management Conference held at Greymouth High School.

4.2. 2 October 2026: Meeting with member of the community.

4.3. 4 October 2026 (Sunday): Attend a MacDonalds promotional "M&M Day".

4.4. 5 October 2026: Attend an all-day Spatial Planning/Local Government Reform hui held at Arahura Marae, Hokitika.

4.5. 6 October 2026: Attend a photo session with our Communications Team to introduce the new Mayor's Facebook page; attend a Spring into Summer planning meeting; attend a catch-up of the Coast Waters Mayors/Chairs/CEs group; carry out an AgFest pre-event site inspection at the Greymouth Aerodrome office; attend a Cobden residents meeting.

4.6. 7 October 2026: Attend Abbeyfield meeting.

4.7. 8 October 2026: Attend the 2026 Minerals West Coast Forum held at Shantytown, alongside Deputy Mayor Gibson.

4.8. 10 October 2026 (Saturday): Attend the Cobden Community raffle.

4.9. 11 October 2026 (Sunday): Attend the St. Johns Awards.

4.10. 12 October 2026: Attend a photo session with our Communications Team and GDC's Solid Waste Officer to promote the Council's current Recycling Project; attend a Toki Pounamu meeting; attend a Spatial Planning meeting; attend a Christmas Carnival planning meeting; attend meeting with GDC's Regulatory Manager; attend a Teams meeting for Life Education Trust.

4.11. 13-15 October 2026: Return travel to Rotorua to attend the MTFJ AGM, MTFJ Awards, the MTFJ Trust and Governance Group meeting, and MTFJ breakfast meeting.

4.12. 16 October 2026: Attend launch of new Port Sounding Vessel "GP7" at Greymouth's floating pontoon; attend the first day of AgFest (for businesses).

4.13. 17 October 2026 (Saturday): Attend day two of AgFest (for general public).

4.14. 19 October 2026: Meet with Mandy from Ranui House; attend Grey District Youth Trust meeting.

4.15. 20 October 2026: Internal meetings to discuss and confirm arrangements for Labour Weekend Street Races; attend NEMA Webinar.

4.16. 21 October 2026: Attend Life Education Trust meeting; attend JPs AGM.

4.17. 23 October 2026: Meet with Riko (our MTFJ winner); attend Risk & Assurance Subcommittee meeting.

4.18. 25 October 2026 (Labour Weekend): Attend Moana Railway Station Centenary Celebration; attend Greymouth Street Races.

4.19. 27 October 2026: Meeting at Olsen's Pharmacy with GM Communications to discuss Christmas Carnival street closures; attend further Spring into Summer preparation meeting; attend Councillor workshop; attend on Speaker before Council meeting; Chair October Council meeting.

4.20. 29 October 2026: Filming at new Library facility in relation to bowel cancer promotional videos; attend Open Polytechnic Transition Update at Development West Coast; Chair Extraordinary Council meeting; attend Tenders Subcommittee meeting.

4.21. 30 October 2026: Meeting regarding TTPP; attend telephone conference with other West Coast Mayors.

Confirmation of Statutory Compliance

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

(a) This report contains:

(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and

(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

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

5.2 CHIEF EXECUTIVE'S UPDATE

File Number:

Report Author: Chief Executive

Report Authoriser: Chief Executive

Appendices: Nil

1. REPORT PURPOSE

1.1. To provide an update of the Chief Executive's activity for the period 1-31 October 2026.

2. EXECUTIVE SUMMARY

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

3. OFFICER RECOMMENDATION

1. That the Chief Executive's update for the period 1-31 October 2026 be received.

4. SUMMARY

4.1. A shorter report from me this month as I had a lovely period of annual leave during October.

4.2. On 5 October I attended the Regional Spatial Planning workshop at the Arahura Marae. This was a combined session for elected members and relevant staff from the four West Coast councils. The workshop was presented by the Ministry for Cities, Environment, Regions and Transport (MCERT), providing an overview of the new planning system and what regional spatial planning will involve for the West Coast.

4.3. The Executive Leadership Team undertook a further management health and safety walk-through on 6 October, this time of the Port area, including the Port workshops and slipway.

4.4. Work on the 2027-37 Long Term Plan progressed well through October, with the weekly LTP Steering Group continuing to guide the programme. Staff budget input has been received and is being reviewed ahead of consolidation by Finance. On 27 October Council held a workshop on the draft performance measures, the key assumptions underpinning the Plan and the early key issues, including affordability and the removal of three waters from 1 July 2027.

4.5. Work on establishing Coast Waters continued through October, with regular Steering Group, People Workstream and Mayors, Chairs and Chief Executives meetings supporting the programme. The Transition Agreement was signed by the three shareholder councils on 9 October. Coast Waters announced the appointment of Teresa Wooding as its Chief Executive on 20 October, and the first Board meeting was held on 30 October.

5. LOCAL GOVERNMENT OFFICIAL INFORMATION ACT (LGOIMA) REQUESTS

5.1. Summary of requests received for the period 1-31 October 2026

Received	Requested By	Subject	Referred To
01/10/2026	Level Consulting	Bridge/Steel Structures Inventory	GMO/T&IM
05/10/2026	Ratepayer	Funding of New Library Complex	GMCS
06/10/2026	HAULR	Bridge Height/Weight Restrictions	GMO/T&IM

07/10/2026	ARRO Technologies	2024 Building Consents Lodged/Systems Used	GMEDRS/BCM
09/10/2026	Ratepayer	Property File Request Only – not a LGOIMA ***(CANCELLED and transferred to Building Department)***	GMEDRS/BCM
15/10/2026	NZUAG	Annual CAR Statistics/Data	GMO/T&IM/WSM
20/10/2026	Member of Public	Freedom Camping Bylaw	GMC/C&EM
21/10/2026	NZ Taxpayers' Union	FTS Staffing Statistics by Department/Area	GMCS/HRM
22/10/2026	First Sweep	Licensed Premises in Grey District	AOL&H
23/10/2026	NZ Taxpayers' Union	FTE Employment/Operating Costs by Department	GMCS/HRM
28/10/2026	Westport News	Ratepayer-Funded Expenses for Mayor/CE	GMCS/FM/HRM
Total requests received for period 1-31 October 2026			11
Total requests received YTD (1 January – 31 October 2026)			90
Total requests received previous YTD			83
Requests cancelled/withdrawn/transferred YTD			4
Requests completed YTD			76
Requests not completed within 20 working days YTD			6

6. MEDIA REQUESTS

Received	Requested By	Subject	Total
01/10/2026	Grey Star	Councillor Code of Conduct Complaint	
05/10/2026	Grey Star	Alexander Street Works	
05/10/2026	Grey Star	Resource Recovery Centre - Coal Creek	
06/10/2026	Grey Star	Tindale Road	
13/10/2026	Grey Star	Richmond Wharf WMS	
14/10/2026	Grey Star	Whitebait Social Media Post	
19/10/2026	Grey Star	Port Cranes	
19/10/2026	Grey Star	Wastewater Treatment Plant Consents	
22/10/2026	Grey Star	History House and Harbour Board Building	
27/10/2026	Grey Star	Annual Report	
28/10/2026	Grey Star	Ashton Lane and Water Cut-Off to CBD	
29/10/2026	Grey Star	Unable to Hear Council Meeting Item re FAR	
Total			**12**

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:

Receives the Community Report and notes the contents herein.

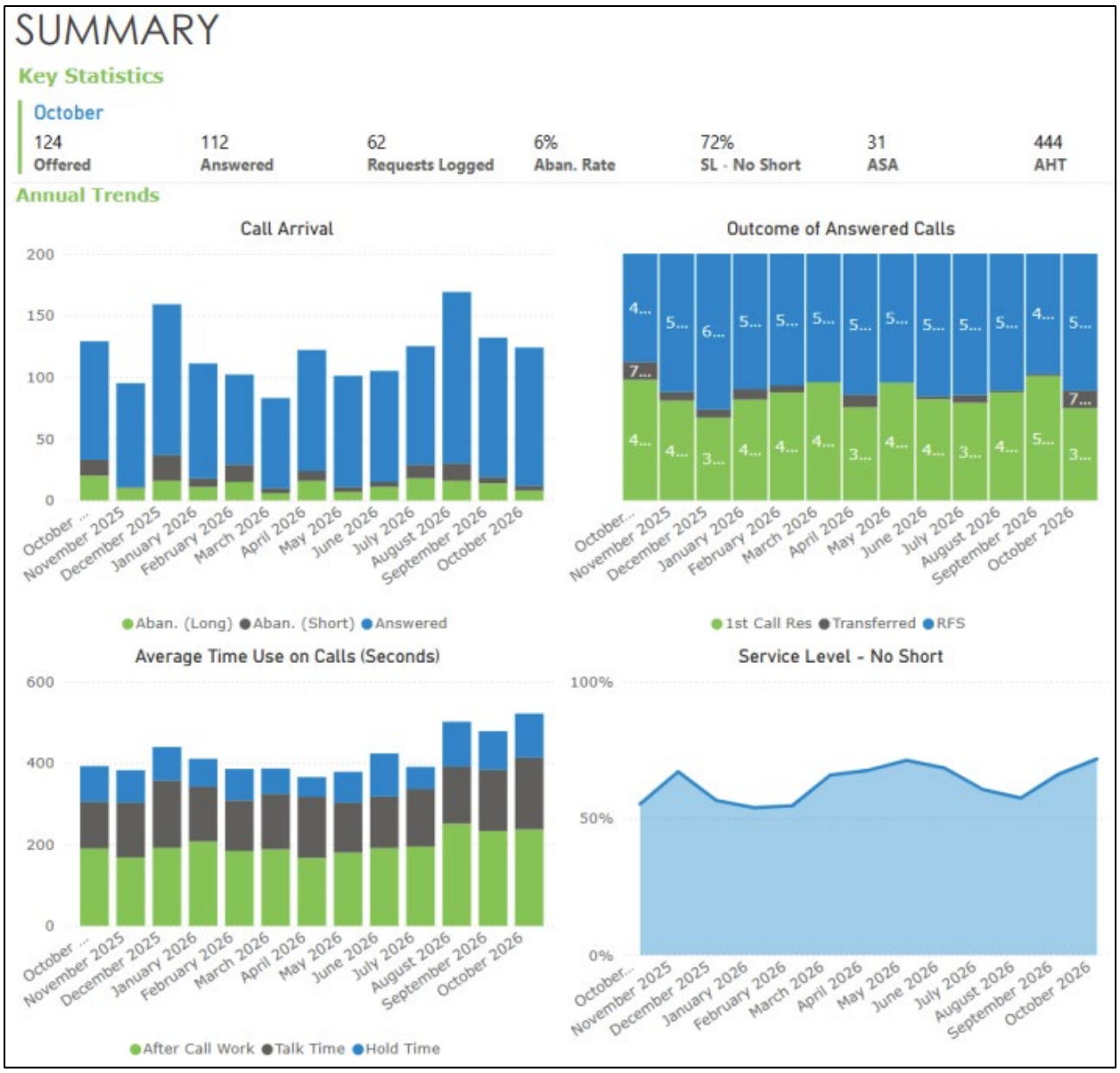
3. COMMUNITY AND RECREATION SERVICES

PNCC – AFTER HOURS CALL SERVICE:

SUMMARY OF SERVICE DELIVERED IN OCTOBER:

3.1. The after-hour service received 112 calls in October, of which 60 resulted in service requests and 37 were general information provided at the time.

PNCC - After Hours: Inbound - October 2026								
Categories	Existing Job Updated	Handed Call off to Staff/Contractor	Info Only - General Info	Info Only - Known Fault	New Job Logged	Wrap-Up Incomplete	Wrong Number	Grand Total
Animal Control	2	1	4		15			22
Building/Planning Services			3		1			4
Bylaws	1		2		15			18
Council Details		1	6		1		1	9
Council Property/Alarms			1		3			4
Emergency/Civil Defence	1							1
Missed Call			1					1
Parking					1			1
Parks and Reserves			2					2
Rates/Finance					1			1
Recreation Facilities			2					2
Roading	1		2		9			12
Stormwater					1			1
Waste Management	1		5		4			10
Wastewater			2		3			5
Water Supply	1	2	4	1	6			14
Wrap-Up Incomplete						1		1
Wrong Number			3				1	4
Grand Total	**7**	**4**	**37**	**1**	**60**	**1**	**2**	**112**



4. PROJECTS

4.1. **Westland Recreation Centre** – Planning for the 2027 shutdown is underway, with the pool liners being the biggest element of the project. It is likely the shutdown will be for a longer period than normal.

4.2. **Customers Service and CRMs** – A team across Council are meeting fortnightly to look at the way the CRM system is managed. There have been several improvements that can be made, which we hope will result in an improved customer experience. This is likely to be a long-term project, with updates to be provided in the Community Report monthly.

4.3. **Policies & Procedures review** –The first phase of the improved security has been completed at the Council Offices and work is continuing.

5. HISTORY HOUSE MUSEUM

5.1. Work to continue the cataloguing of the History House Collections is to be done via an inhouse project team, with planning and storage options underway.

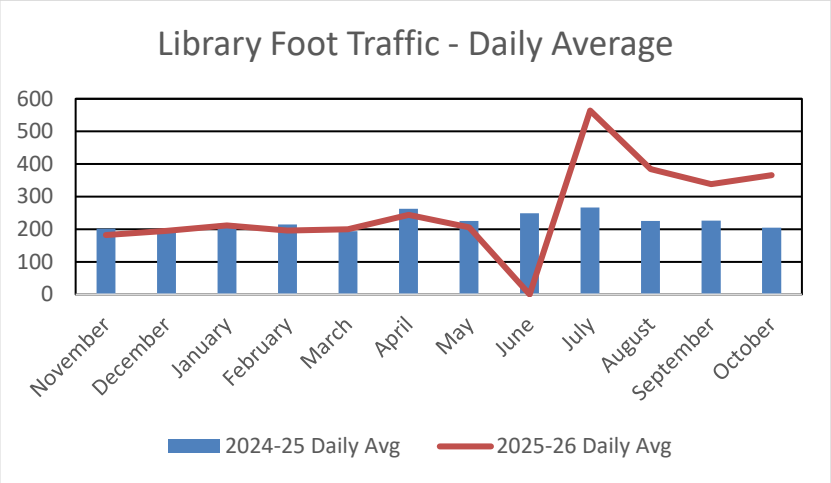
6. GREYMOUTH LIBRARY

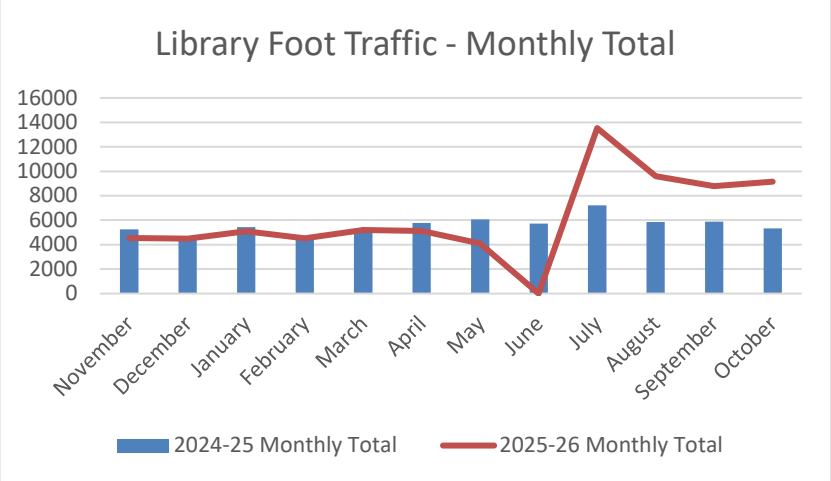
Summary

6.1. October saw the end of the school holiday programme and the beginning of national voting at the Library. Numbers remained strong across the board, especially in terms of school holiday participants and bookable spaces. Also, on October 17, the Library moved its new opening hours designed to better serve the needs of the community, including extended hours on Saturday.

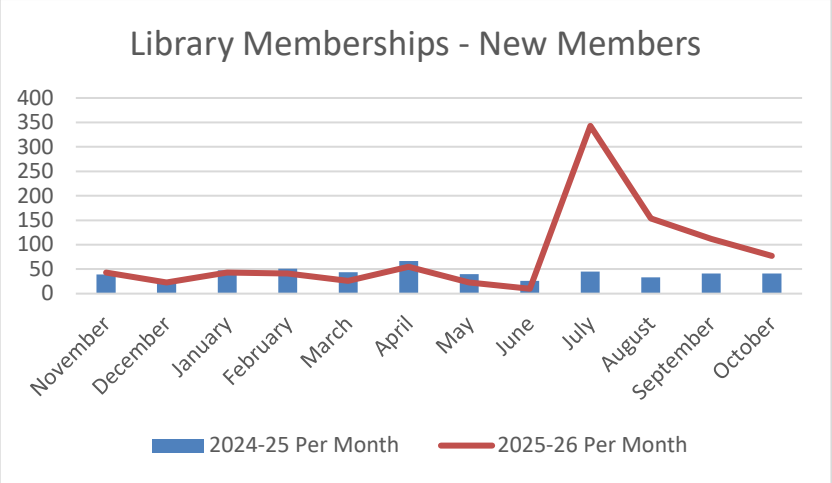
Statistics

6.2. During October the Greymouth Library was open for 25 days including 4 Saturdays. In this time there was a total of 9,152 patron visits at an average of 366 per day.

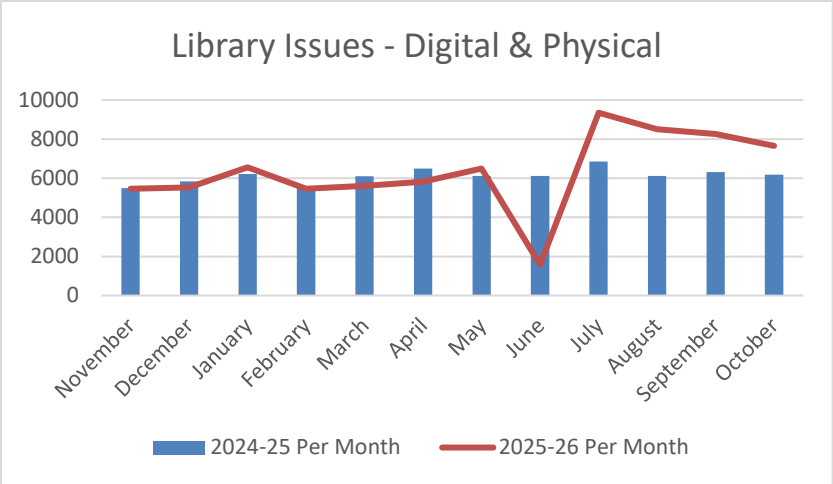




6.3. The Library welcomed 77 new members in October and has 3,637 active members.



6.4. There was a total of 7,651 issues in October across our physical and digital platforms.



6.5. The Library continued to serve the digital needs of the community with 394 APNK computer and 2,273 APNK Wi-Fi sessions during October.

Programmes and outreach

- **Author's Talk**: On October 8 the Library hosted acclaimed writer, Lizzi Tremayne, who was travelling along the Coast to give Author's Talks. In addition to offering a talk, the author held an improvised and successful meet-and-greet sales desk for patrons.





Fig1: Author's Talk, Lizzi Tremayne

- **Free Hearing Health Checks**: The Library has been developing and strengthening its relationships with external stakeholders to offer new opportunities to the community. On October 21, Bloom Hearing came to run free hearing health checks. We hope to offer such opportunities again in the future.



Fig2: Hearing checks

- **School Holiday Programme:** The Monster Scavenger Hunt and Guess Who? Gallery were popular, we had 263 entries for the hunt and 76 entered the gallery. Public voting for the Lego competition was also well supported with 137 votes cast.
  Generally, the new building functions well for holiday events. The Lego creations looked great in the display cases. The creative room was filled during the arts and crafts events, and the meeting rooms were excellent for the games and Lego as noise levels didn't affect other library users. Overall, more than 600 children, parents, and guardians took part in our programme.



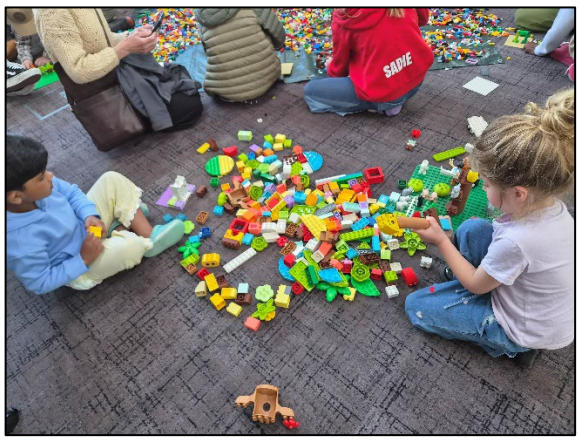


Fig3: School Holiday Events

- **Halloween:** The Library staff decorated the Library for Halloween and dressed up on the Friday! It was pleasant to see the Library in another light. There were also some scavenger hunt games for the patrons as well as candy – enjoyed by children and adults alike!



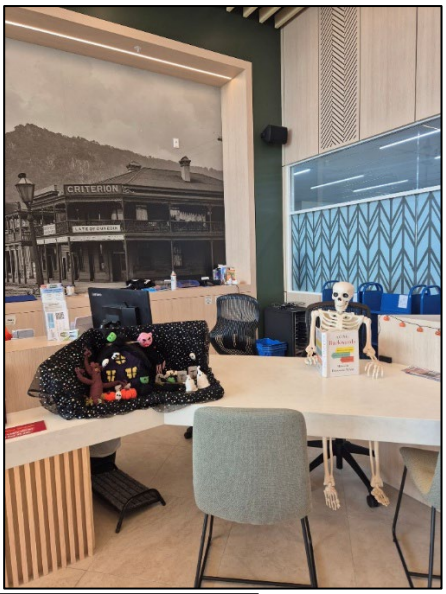




Fig4: Halloween themed Library

- **Digital & Device Advice:** As part of our core services the Library assisted the community with a variety of digital needs and issues during October. In addition to drop-ins, the team ran multiple individual sessions covering topics such as changing addresses for voting, helping with Trade Me and navigating inheritance forms.
- **Bookable spaces:** The Meeting and Study Rooms use continues to increase. October was noteworthy for the beginning of a two-week period booked by the Electoral Commission to accommodate early voting in the national election. Students continue to use the Study Rooms almost daily. Additionally, Study Rooms increase opportunities for community members who book them to attend interviews. The Meeting Rooms were also used by professionals conducting research.
    - In October, bookings for the Study Rooms, Creative Room, and Meeting Rooms totalled 166 hours.
    - The Study Rooms accommodated 29 booked sessions, including corporate sessions, Justices of the Peace Service Desk, and Book-a-Librarian sessions. This does not include numerous drop-in (or open) sessions.
    - The Meeting Rooms accommodated 10 different bookings, with users ranging from Corporate Organisations, the Electoral Commission, the Library itself and Tertiary Researchers.

7. WESTLAND RECREATION CENTRE

Summary

7.1. With the second half of the school holidays taking place at the beginning of October, we still had a lot of out-of-town visitors coming through to use the facility. We also started Term 4, the last term of the year for the Swim School. Memberships have slightly increased as well as pool bookings with Swim Club getting back into their regular season trainings.

7.2. Highlights for the month included a Gents only night in the pool as requested after several Ladies only nights, a Halloween dress up for our Group Fitness Classes and hosting the electoral commission for the 2026 elections.

Activity / Measure	September 2026	October 2026	Change	Comment
Casual visits - Gym	139	119	-20	Gym visits down slightly as many casual users in September were university students who were home for a 2-week break.
Casual visits - Stadium	172	169	-3	Stadium usage slightly down.
Casual visits - Swim	5604	3877	-1727	Casual pool visits down as bookings reduce lane availability during busy times at the start of term 4.
Casual visits - Hydro	882	1167	+285	Another increase in October due to School holidays.
Total casual visits	**6797**	**5332**	**-1465**	Decrease mainly due to fewer casual swim visits at the start of term 4.
Current members	1711	1751	+40	Slight increase in memberships
Member visits	8154	7752	-402	Slight Decrease to membership visits



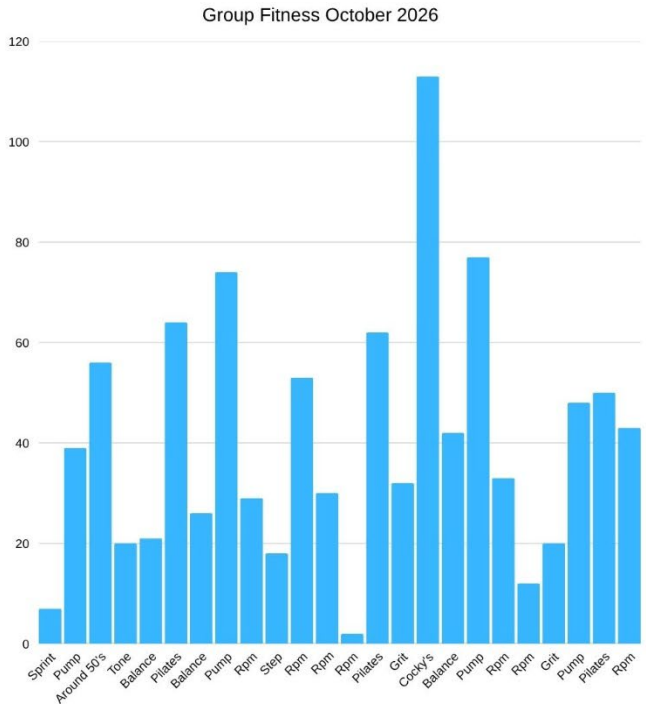
Wet side

7.3. Usage for the pool was busy at the beginning of the month as we had a lot of visitors from away in the school holidays, but casual numbers dropped off once the school term started and more bookings took up pool space during busy times.

Dry side

Fitness Centre

7.4. Some classes continue hold steady but an increase in virtual classes last month saw a decrease in some class numbers.



Stadium

7.5. Special Olympics were in for a basketball tournament in the stadium, we also hosted a basketball holiday porogramme and a sport exchange basketball match between Nelson College and Grey High. The rest of the stadium usage was mainly due to casual admissions in the school holidays.

Activity Room

7.6. The Activity Room added another new user with the electoral commission using the space for the election and setting up for all the early voters to get in and cast their votes. The Red Cross remained another main user as they continue to deliver first aid courses.

8. CUSTOMER SERVICES

CRMS

8.1. CRM activity in October shows that community demand remains focused on Council's core infrastructure services, particularly water supply, roading and refuse and recycling. Staff continue to work through outstanding requests, and the focus remains on reducing the existing workload across all service areas.

Highest CRM Issue Areas	New in October	Outstanding CRM's	Status
Roading	55	89	Roading received 55 new requests, and staff are continuing to work through the 89 outstanding CRMs.
Water Supply	80	57	Water supply received the highest number of new CRMs (80). Outstanding requests (57) are lower than new requests, showing progress.
Refuse and Recycling	46	33	Refuse and recycling received 46 new requests, with 33 outstanding. Outstanding requests are below new requests, and the remaining workload is manageable.
Stormwater	19	37	Stormwater received 19 new requests, and staff are continuing to work through the 37 outstanding CRMs.
Planning	30	38	Planning received 30 new requests, with 38 outstanding CRMs currently being progressed through to completion.
Parks and Reserves	13	23	Parks and reserves received 13 new requests, with 23 outstanding. Overall volumes are low, and staff are continuing to work through the outstanding requests.
Animal Control	17	9	Animal control has the lowest outstanding workload (9) and is below the 17 new requests received, showing requests are being progressed as they arise.

2026 CRM Tally

8.2. Since 1 January 2026 to 31st October 2026, the overall CRM count is 3,676, with 3,305 being closed and remaining open 371.

9 RETIREMENT HOUSING

9.1 **OCTOBER:** There were **21** people actively on the **Over 65** waiting list, **10** people actively on the **55-64** waiting list and **1** vacant unit.

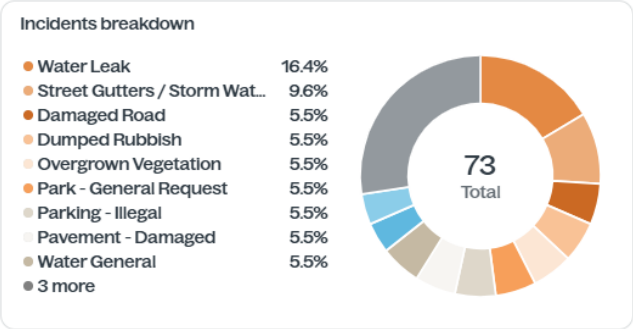
10 CAR PARK LEASING

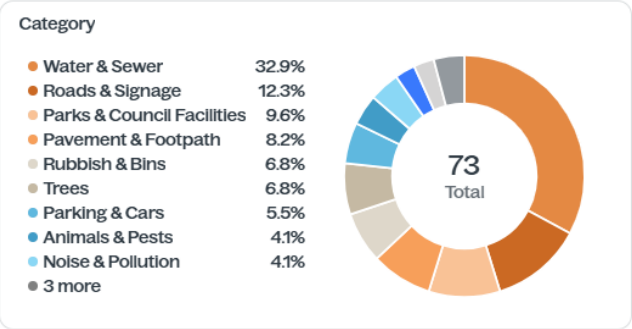
10.1 **As of 31st October:** Council had **20** car park leases available.

11 SNAP SEND SOLVE

OCTOBER:

73 Snaps Created in October
42 In Progress Overall Total
These figures are included in the CRM figures.





12 LAND INFORMATION MANAGEMENT (LIMS)

OCTOBER

Total Requested LIMS	27	
Average days to complete	9.4	(Maximum of 10 days allowed)
Refunded LIM's	0	
Cancelled	0	

13 MAYOR'S TASKFORCE FOR JOBS

13.1 The MTFJ Grey District team was recently awarded the Rising Star Award at the inaugural national MTFJ Awards, held during the Local Government New Zealand (LGNZ) Super Local Conference in Rotorua. This award recognises the team's commitment to supporting jobseekers into employment and acknowledges the positive impact staff can have on them.



Fig 5: MTFJ Top 10 Performing Council Award

13.2 With 38 other councils across New Zealand implementing the Community Employment Programme in their districts, the MTFJ team is proud to have been recognised at the conference as one of the top 10 performing councils nationwide. This achievement highlights the team's dedication to supporting local jobseekers in the area.

13.3 October also saw a transition within the MTFJ team, with Megan Prendergast moving into a different role within Council. The team has now welcomed Tiana Ranger-Calvert as the new MTFJ Facilitator, who will continue working alongside local jobseekers.

COMMUNICATIONS, ENGAGEMENT AND EVENTS

14 EVENTS

14.1 Staff attended AgFest with a fun scooter/road safety challenge, information and pamphlets on Council services.

14.2 Strong winds on Ag Fest Friday damaged the stall, and visitor numbers were low, however the Saturday was incredibly busy, with lots of visitors doing the activities and talking to staff about Council services.

14.3 The Council events team also assisted AgFest to ensure that Council's requirements and services ran smoothly. A debrief with the Ag Fest team has been arranged, and initial feedback is their team felt well supported.

14.4 Staff are now turning to supporting the Christmas Carnival committee. The Christmas markets are moving to a new site on the Saturday and will encircle the new library. The team are working with businesses, and the roading team to ensure entry and access is available.

Static Motorbike Show

14.5 Staff staged a two-day static motorcycle display at the Regent Theatre over Labour Weekend, attracting just over 1,000 visitors.

14.6 With the events team having a focus this year on supporting events that have economic benefit to the Grey District, the staff worked with Motorcycle Street Race Committee to seek ideas and gather feedback. The Committee suggested reinstating the motorcycle show.

14.7 More than 20 motorcycles, some over a century old, were sourced from around the South Island, including one from the Mike Pero museum. Interest was strong, with additional motorcycles displayed in the old library and signage directing visitors to the Regent Theatre. There is already a waiting list for next year.



Fig 6: Static Motorcycle Display – Regent Theatre

14.8 The Westpac Rescue Helicopter, a charity that resonated strongly with riders, provided volunteers at the door, with just under $2,000 raised through gold coin entry.

14.9 A rider Q&A held on Sunday lunchtime attracted more than 100 people.

14.10 The event was promoted through newspapers, the street race brochure, radio, multiple social media channels and the High Street billboard. The race day commentator also announced it over the PA System.

14.11 Motels were provided with flyers, i-SITEs were contacted, and 500 flyers were distributed to race spectators on Sunday.

14.12 The display remained open on Saturday evening to provide an additional activity for visitors to Greymouth; however, attendance between 7pm and 9pm was low. In contrast, people were waiting to enter each morning.

14.13 Held just one week after AgFest, the event was a significant undertaking for the team. Events staff and the feedback received both consider it to have been a success.

14.14 Changes planned for next year include increasing the number of motorcycles, providing larger information panels, and introducing EFTPOS for visitors who do not carry cash.

14.15 Staff thank the Motorcycle Street Race Committee, Regent Theatre, Westpac and the rescue helicopter crew, Cary Lancaster, and all participating riders for their support.



Fig 7: Participating Motorcyclists

15 COMMUNICATIONS

Communications Activity Summary – October		
Channel / Metric	**Result**	**Commentary**
Facebook posts	34	Communications issued during October across media and Facebook channels.
Facebook followers	12,000	Audience continues to grow, supported by a focus on more engaging content.
Facebook engagement	1101 comments	Strong community interaction and discussion.
Instagram followers	1655	Steady increase from September.
TikTok followers	1395	Steady increase from September.
Email newsletter subscribers	2043	Small but steady monthly increases.

15.1 A large recycling campaign is progressing. Leaflets were delivered to over 6000 households via the West Coast Messenger newspaper, and a copy was included in the November rating newsletter.

15.2 Staff have been working on material for a light bulb giveaway, courtesy Genesis Energy.

15.3 Our favourite Facebook comments:

15.4 On the Greymouth Motorcycle Street Race work: ""What a brilliant track surface!!! Thank you organisers for going that extra mile to make the track as safe as it could be!!! Our first time being in Greymouth, will certainly be back to race."

15.5 On Paroa water pressure changes: "Much better hope it stays that way."

15.6 On the new Greymouth port vessel: "Great initiative nice to see."

15.7 On the new Greymouth library hours: "The new library is such a wonderful facility for Greymouth."

16 DIXON PARK

16.1 The team from Assets and Infrastructure now have the full lead on the Dixon park project, with the Communication and Engagement Team assisting when required.

17 ENGAGEMENT

17.1 Staff have been working with the waste team to develop an interactive recycling campaign. This will be delivered to schools, businesses and community groups.

17.2 Much of the focus has been on Council Engagement Staff supporting and being present at events.

17.3 All three community solar projects are now 'live', and final financial reports to EECA are being prepared.

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 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 October 2026.

2. OFFICER RECOMMENDATION

That Council:

1. Receives the report and notes the content herein.

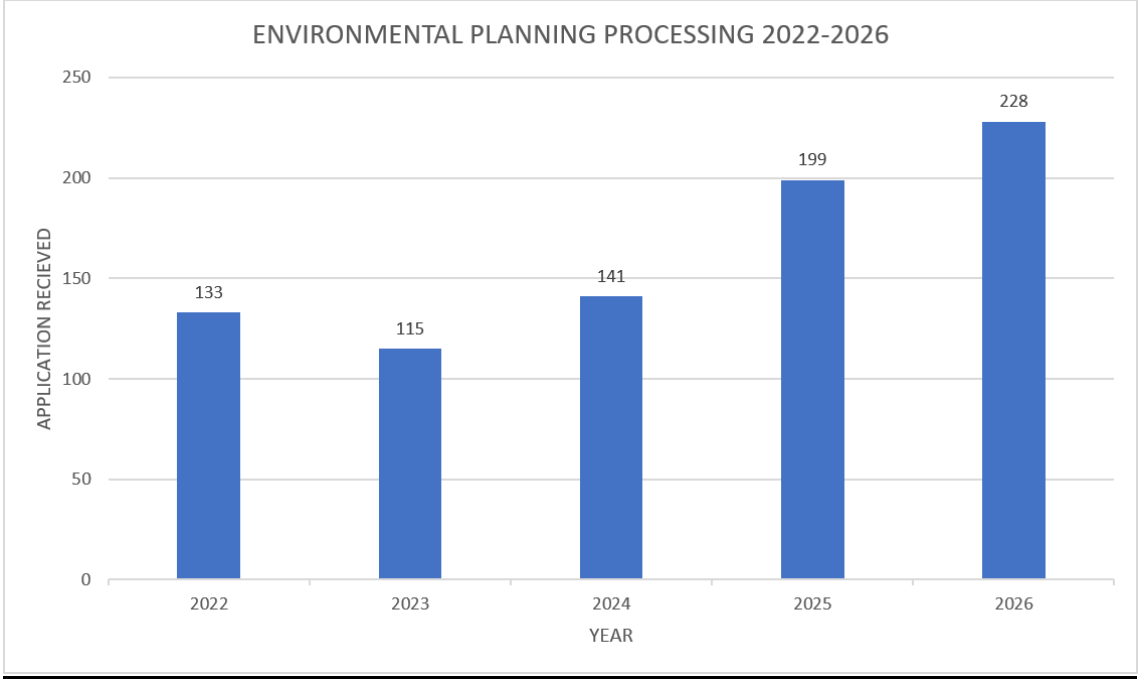
3. REGULATORY DEPARTMENT

3.1. Planning

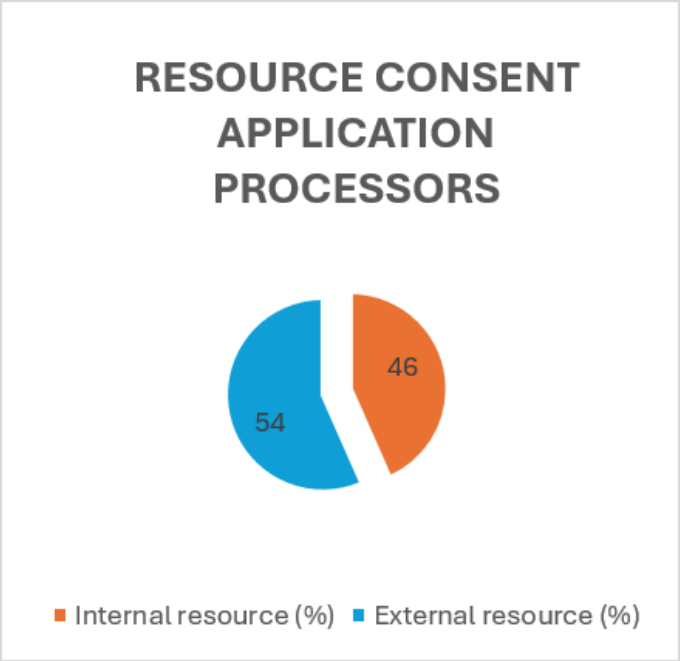
3.1.1. Processing 2026 – October:

- Applications lodged: **10**
- Applications granted: **6**
- Subdivision - Additional Lots approved: **3**

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

Mediation continues. No further updates.

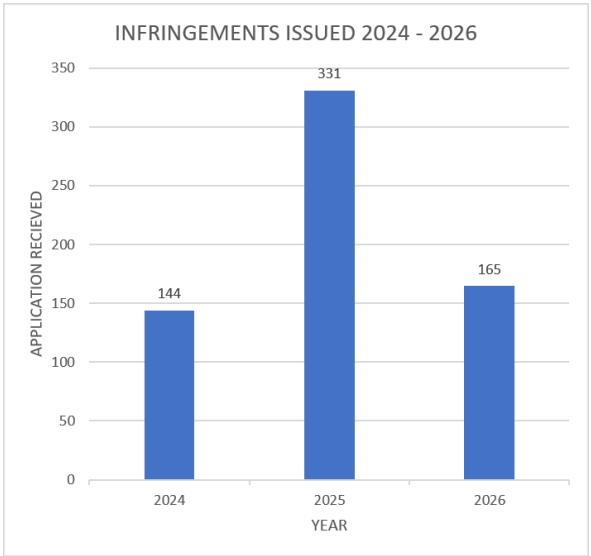
3.2. Freedom Camping and Parking Compliance

3.2.1. Freedom Camping

- Infringement notices issued – October: **15**
- Infringement notice breakdown (%):

Withdrawn/Cancelled/Warning	26.7
Camped in a Restricted Local Area	26.7
Miscellaneous	46.7

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

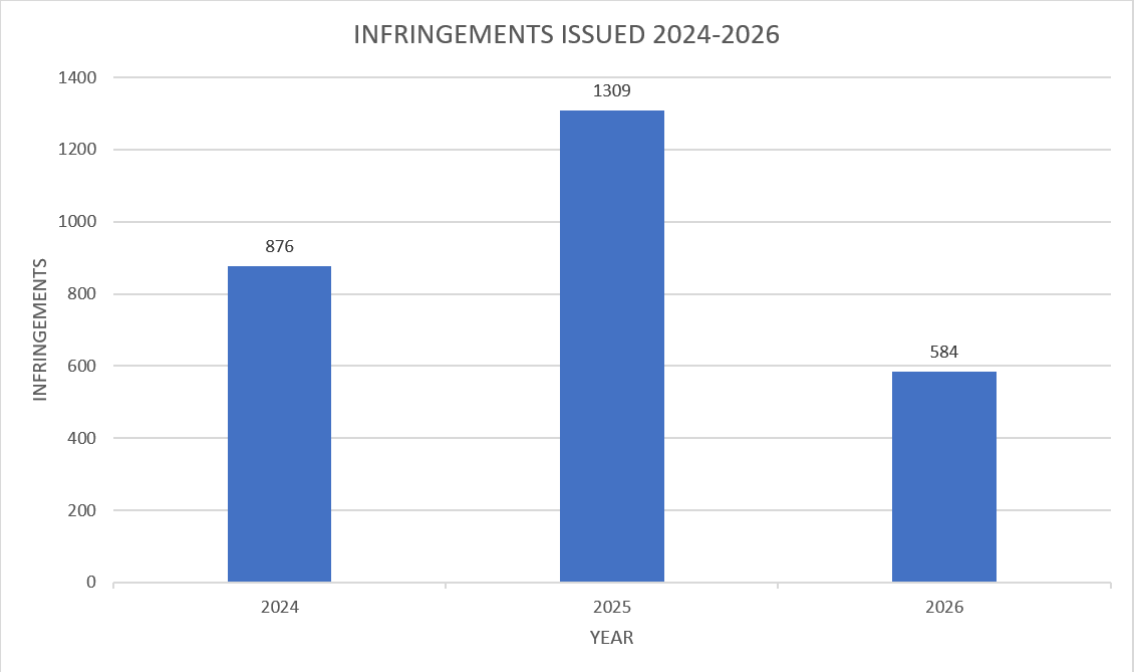


3.2.3. Parking

- Infringement notices issued – October: **50**
- Infringement notice breakdown (%):

Withdrawn/Cancelled/Warning	8.0	Parked in prohibited area	14.0
Parked in accessible space (without permit)	N/A	Parked overtime	66.0
Parked in carpark without paying	4.0	Miscellaneous	6.0
Parked on broken yellow lines	2.0		

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

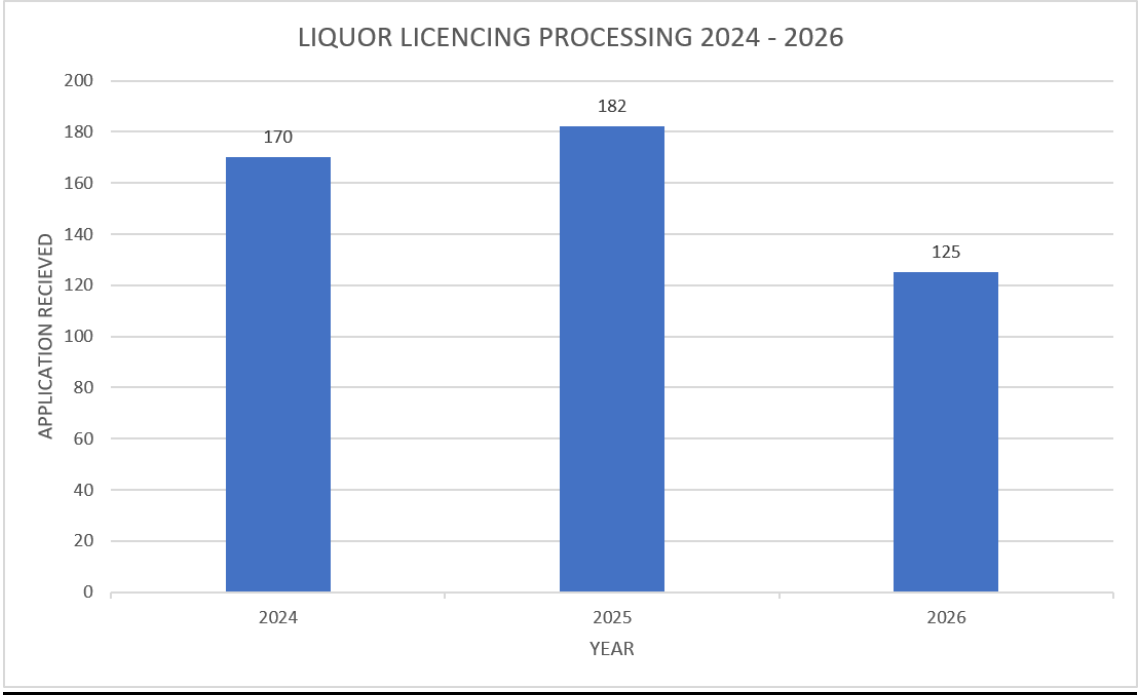


3.3. Food, Health and Liquor Licencing

3.3.1. Liquor Licencing Processing – October:

- Applications lodged: **10**
- Applications granted: **16**
- Applications year to date: **125**

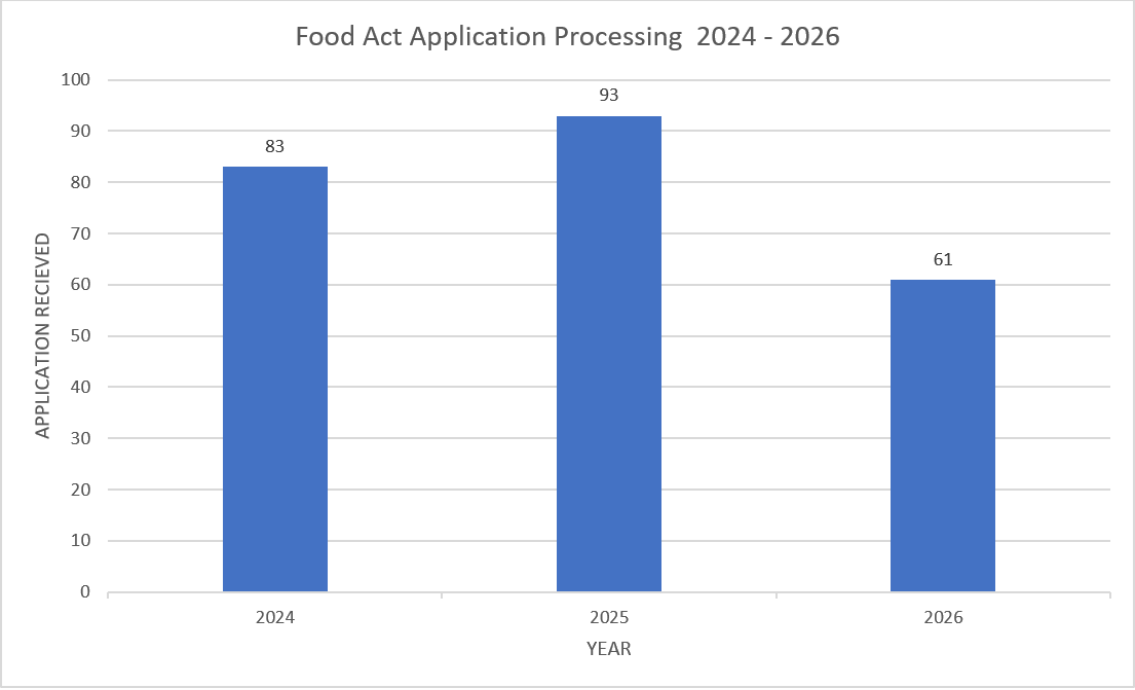
3.3.2. Rolling Total for 2026 (including 3-year comparison):



3.3.3. Food Licencing Processing – September:

- Applications lodged: **4**
- Applications granted: **4**
- Applications year to date: **61**

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



3.4. Noise Complaints

- Complaints received – October: **14**
- Complaints year to date: **107**

3.5. Animal Control

- Enquiries received – October: **17**
- Enquiries year to date: **144**
- Infringements Issued September: **0**

3.6. Other Regulation

3.6.1. Bylaw Compliance

- CRMs investigated and closed: **15**

3.6.2. RMA Compliance/District Plan Complaints:

Land Use Consent Monitoring

- Resource consents monitored: **6**

4. LAND LEASES

4.1. Staff are attending to rental reviews, lease renewals and assignment of leases as they arise. There appears to be a number of leasehold properties on the market which is resulting in a number of residential leases transferring to new ownership.

4.2. Property enquiries have slowed with less requests being made for licences to occupy, new leases and land purchase enquiries.

Update on the total number in progress

Current Leases:	113
Lease Rental reviews:	10
Lease CPI Rental reviews:	0 (all completed)
Lease renewals:	4
New Leases/enquiries:	2
Cancellation/Potential Surrender of Leases	1
Assignment of Leases/Licences	4
Current Licences to Occupy:	174
Licence to occupy CPI Rental reviews:	0 (all completed)
Licence to Occupy Renewals:	120
New Licence to Occupy/ enquiries:	4
Freeholding/Land Sales:	3
Freeholding Land Enquiries:	0
Land Sale/Purchase enquiries:	2

4.3. Staff are continuing to work on new Policy for Leases and Licences in preparation for presentation to Council.

4.4. Efforts with debt collection continue, with cancellation of licences to occupy being considered for debtors who fail to meet payment demands. This approach is proving to be successful and customers are becoming aware of the need to ensure payments are kept up to date or their licence to occupy agreement is at risk of being cancelled.

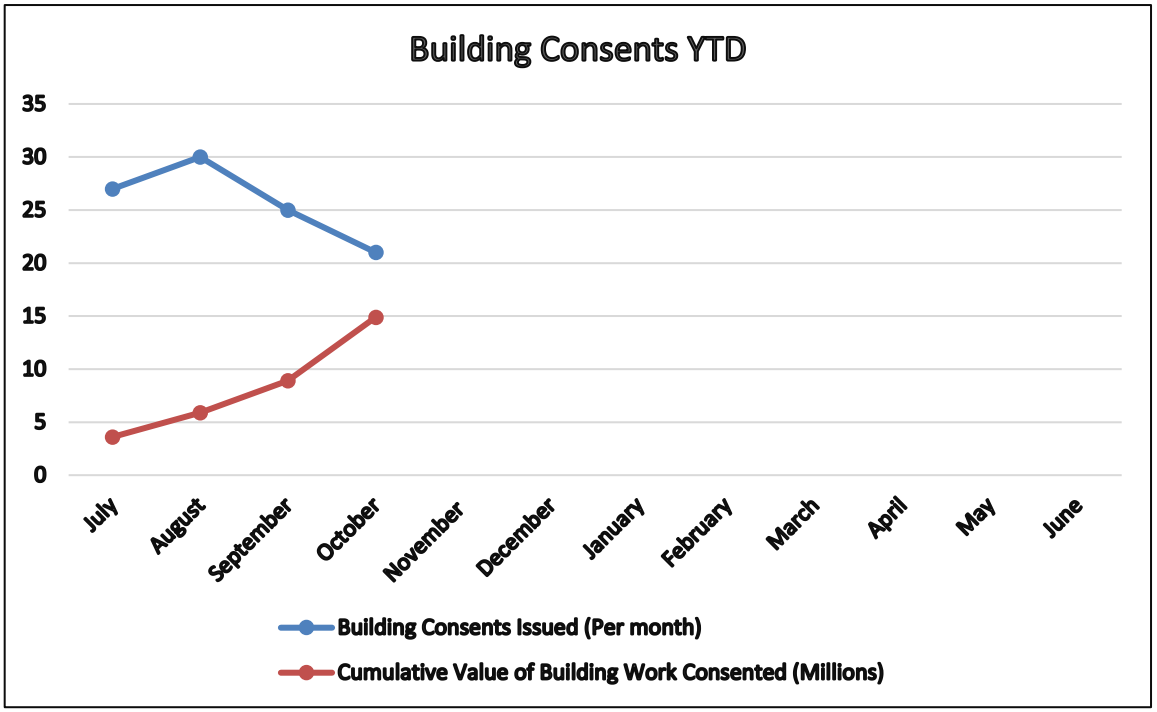
BUILDING CONTROL

4.5. Building consents

4.5.1. October - 21 Building Consent applications were received.

- 2 commercial projects.
- 2 applications for domestic shed / outbuildings
- 3 applications for new dwellings
- 0 applications for Separation of Services (drainage)
- 3 applications for solid/liquid fuel heaters.
- Other applications were amendments, alterations etc.

4.5.2.



4.6. Building Consent Authority (BCA) Accreditation and Territorial Authority (TA) assessments

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

4.6.2. The BCA is preparing for the biennial accreditation assessment due to take place December 1st – 4th.

4.7. Territorial Authority Functions

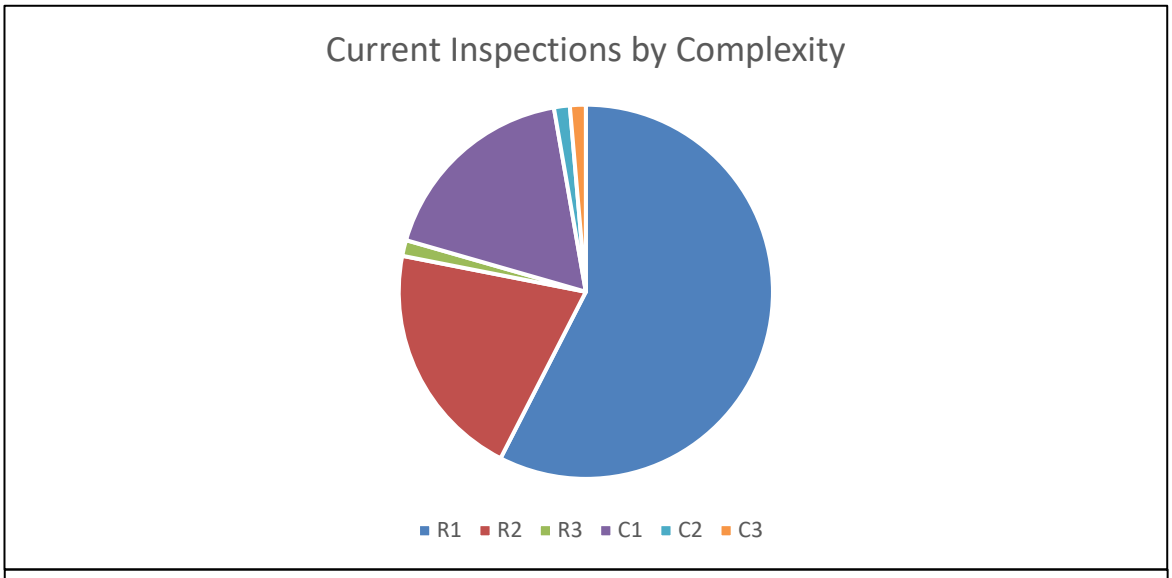
4.7.1. BWoF audits are not being undertaken currently because the Building Compliance Officer position is current vacant. Recruitment is underway to fill the position and audits will resume once the position is filled.

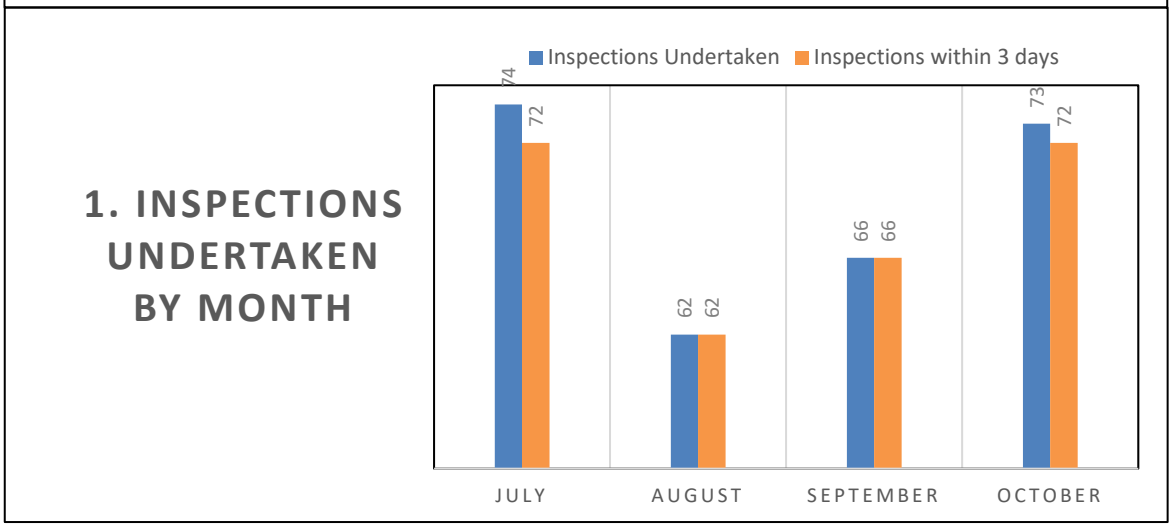
4.8. Resourcing and Training

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

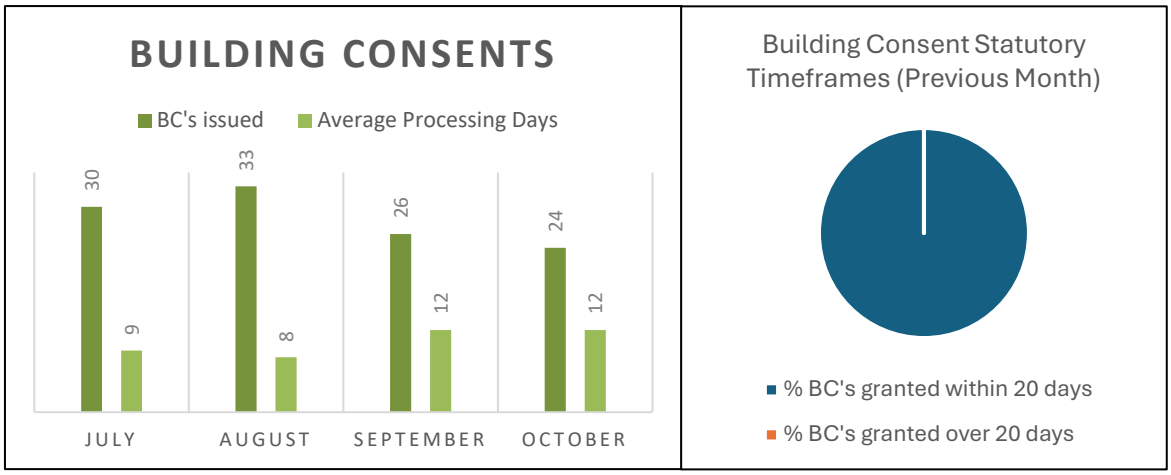
4.8.2. Inspection statistics graphs below:

- Inspections undertaken monthly for the previous 4 months and compliance with 3-day stat timeframe. Previous month's 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.





4.8.3. The graphs below illustrate building consents issued, average processing times, and compliance with statutory timeframes.



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				
	July	Aug	Sept	Oct
Building Consents issued within 20 days	**100%**	**95%**	**97%**	**100%**
Code Compliance Certificates issued within 20 days	**100%**	**81%**	**95%**	**100%**
Inspections undertaken within 3 days of requested date (80% target)	**100%**	**100%**	**100%**	**98%**

4.8.5. Building Consent processing, Code Compliance Certificate issuing and Inspections statutory timeframes were met in October.

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.

5.5 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

1. That Council:Receives the report and notes the content.

3. HEALTH & SAFETY

3.1. Continuous Health and safety advice and support is provided to managers across the organisation as part of ongoing business-as-usual activity. Key focus on active risk management and incident reporting.

3.2. Health and safety management system (Safe365) events logged this period 13 October to 09 November 2026 includes all active and closed events.
Summary of events for this report period shown below:

(a) Incident reports 10

(b) Hazards reports 2

(c) Safety Records 3

(d) Checklists 11

(e) Closed reports 7

(f) Open reports 1

(g) Actions pending 1

3.3. Council's safety performance. Focus areas:

3.3.1. Standing action - Worker Engagement. Internal health and safety inductions, training and awareness is regularly scheduled and attended by all staff.

3.3.2. All training and competencies are recorded and documented. This demonstrates compliance with the HSWA General Risk and Workplace Management 2016 Part 1 (9) *Duty top provide information, supervision, training and instruction*

3.3.3. Executive Leadership site safety audits are scheduled monthly. All reasonable steps are taken to ensure Council complies with its health and safety duties. HSWA General Risk and Workplace Management 2016 Part 1 (10) *Duty in relation to general workplace facilities*

3.3.4. Employee reporting and data collection remains positive and reflects improvements in staff safety culture awareness. Positive safety behaviours are developing. A focus area for continuous improvement.

3.3.5. Executive Leadership Team are working through the draft health and safety policies. The progress is slower with their current very heavy workload.

3.4. Continuous Improvement - Contractor Management. GDC Contractor Log Prequalification competencies are updated as contractors provide evidential certificates and documents. Council in-house prequalification questionnaire assists contractors verify their H&S competencies. Risk ratings - Outsourcing specialist work to contractors helps Council to remain agile, scalable, and cost-efficient.

3.5. Health and Safety Performance. Risk identification and risk management procedures are available to all staff through Safe365, Council's health and safety management system. Training and support is provided and will be an ongoing activity to all staff.

3.6. Lone worker application is utilised by staff with the additional provision of a fob for employees who may require handsfree activation. Those working in the external environment are demonstrating the greatest uptake to date.

3.7. Health and Safety manager is beginning preparation for the transition into the New Health and Safety at Work Amendment Act 2026 which comes into effect on 1 April 2027.

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

4. TRANSPORT & INFRASTRUCTURE

4.1. **Roading Network Maintenance Contract** – The contract works is progressing well. The following section provides reports and photographs of works completed during the current reporting period.

4.1.1. **Pre-seal Works** – pre-seal preparation works have commenced across the district. This work is undertaken ahead of the busier summer period to ensure road surfaces are appropriately prepared and ready for the scheduled resealing program. Seal design is currently under review by the Transport & Infrastructure team. The resealing programme is expected to commence in early December, weather permitting.



Fig 1: Pre-seal works on Hamilton Terrace

4.1.3. **Bridge Maintenance Works -** Work has been carried out to protect the upstream abutment of Craigieburn creek bridge. This work consisted of training and restacking of rock that had been displaced in high creek levels, observed over the past few months. The work will ensure the structure is protected and ensure the creek does not continue to scour.



Fig 2: Bridge abutment works Craigieburn Creek, Atarau

4.1.2. **Vegetation Maintenance –** Following the October Council meeting, staff have ensured that increased emphasis is being placed on vegetation control on footpaths and within the kerb and channel. The road sweeper has been circulating streets, cleaning kerb and channel, and sumps. A significant improvement has been seen in the Runanga and Dunollie areas, with much work still to be completed in other townships. Footpath spraying to manage weed growth is underway also. Residents will see improvement in Blaketown, Cobden and Greymouth areas very soon.

4.1.3. **Footpaths Renewals (NZTA) -** Works has been undertaken to renew a section of footpath along Alexander Street. This work was completed in parallel to the replacement of a stormwater line in the adjacent road. The works form part of Council's ongoing efforts to improve pedestrian infrastructure, accessibility, and safety across the district.



Fig 3: Footpath Renewal works on Alexander Street

4.2. **Footpath Renewals (Council)** – The tendering process has been completed, and the contract has been awarded. The contract works will see slightly over 1400 meters of footpath being renewed. The work is planned to start in January, with completion by March.

4.3. **Arnold Valley Road Drainage Improvement Work** – The project to improve drainage and slightly lift a section of Arnold Valley Road, is progressing well. The project is currently in the design phase and will shortly be tendered. An initial stage of maintenance work has been completed, addressing immediate drainage improvements, along the road.

5. PORT

5.1.1. During October, staff undertook maintenance of the slipway cradle, and servicing and general maintenance of the dredge.

5.1.2. Dredging work is ongoing at the upper end of the lagoon, when conditions permit. This work is being carried out in preparation of the slipway improvement works and 'roll on roll off' ramp, which is to be constructed once design is completed and consenting is to hand. Dredging around the lagoon entrance is also ongoing, to reduce surge, in some weather conditions. This work is being carried out as weather and tidal conditions allow.



Fig 4: Dredging at entrance of Lagoon

6. AERODROME

6.1.1. The aerodrome operated as per normal during October.

(1) Runway Usage Summary - Helicopters 171 and Aeroplanes 52, Microlights 1.

(a) This represents a total of 226 movements, which is an increase of 146% from the 96 movements, for the same month last year.

(2) The aerodrome was a very busy space during October, with the site hosting the AgFest event. Additional drainage work was carried out prior to this event, which enable the event space to drain well during heavy rain prior to the event. Feedback from the event organisers was positive and appreciative.

7. WATER SERVICES

7.1. Water Supplies

7.1.1. Greater Greymouth Water Supply

(a) Council continues to update Taumata Arowai on a number of key projects, including the Greater Greymouth Water Treatment Plant (GGWTP), treatment upgrade, leak reduction work, backflow investigation project and policy development. More reports are required to be provided to Taumata Arowai such as the "Assessment of Communities Access to drinking Water" (required under the Water Services Act). Regular updates to Taumata Arowai are planned, moving forward.

(b) The GGWTP treatment upgrade tender closes on the 20 November. Once the tender process closes, a formal tender evaluation process will be completed.

(c) With the backflow prevention survey now completed, staff have worked through the analysed data to further understand the backflow risk. Staff are also starting to consider the physical and financial impacts of addressing these risks. Staff will shortly provide a draft Backflow Prevention Policy to Council for their consideration, ahead of required community consultation. Section 27 of the Water Servies Act 2021, requires Council to actively mitigate the risk of backflow.

7.1.2. **Runanga Water Supply**

(a) The Rapahoe trunkmain tender has been awarded. The final stage includes the crossing of the State Highway 6, road bridge at Rapahoe and extends north to the end of Rapahoe, work is programmed to start early in the new year. At the completion of this stage, Council will have delivered on its commitment to the Rapahoe community, to replace the trunkmain over a three-year period.

(b) Staff are actively working to complete a Drinking Water Safety Plan for the Runanga Water Treatment Plant, with some site changes to be made before the site can be fully commissioned.

7.1.3. **Blackball Water Supply**

(a) The water supply continued to operate normally throughout the month. The annual service of the chlorine dosing systems was completed in October.

7.1.4. **Leak Detection**

(a) Staff have engaged the services of a leak detection contractor to survey the Paroa / South Beach zone of the Greater Greymouth Water Supply. The results have been significant and are outlined in the below table. Staff are now actively determining the next area of interest and will shortly carry out similar work.

	Number of Leaks	Estimated Flow Rate (Litres/second)	Estimated Flow Rate (Litres/day)
Council	8	2.45	211,680
Private	14	2.23	192,672
Total	**22**	**4.69**	**405,216**

Fig 5: Estimated water leak volumes identified.

7.1.5. **Water Supply - Break Trends**

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

(b) In October, 19 service breaks and 6 mains / ridermain break were observed.

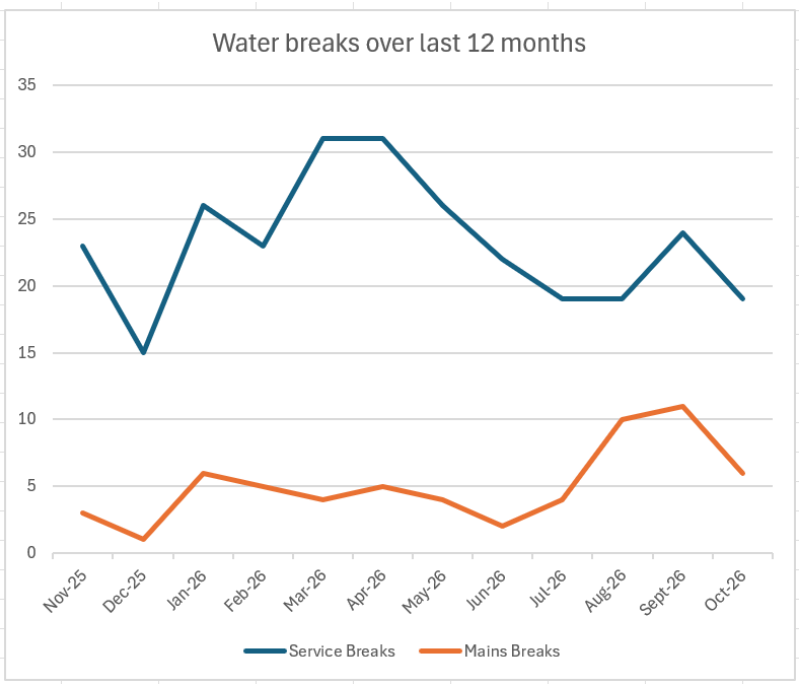


Fig 6: Water Supply Break Trend - 12 Months

7.2. **Wastewater Schemes**

7.2.1. **Greater Greymouth**

(a) The Cobden wastewater pumping station is functioning as planned.

(b) Previously mentioned tidal influence on the older combined systems is still proving difficult to resolve. Some work has been carried out however the influence is still being observed. Further investigation and work is planned.

(c) The new UV treatment plant at the Greater Greymouth Wastewater Treatment Plant (Preston Road), is progressing well. Ground works are now complete. Building of the structure onsite will shortly commence, with the Council supplied filters arriving early February.

(d) All other areas of the Greater Greymouth wastewater scheme were operating as normal (Cobden, Greymouth, Blaketown, Boddytown, Kaiata, Dobson and Taylorville).

7.2.2. **Runanga / Dunollie**

(a) The scheme operated as normal throughout this reporting period.

(b) Work, to move forward inlet screening at the Runanga Wastewater Treatment Plant will shortly be progressed. In parallel, the desludging of both ponds will be carried out before the end of the financial year.

(c) Stormwater ingress within the system continues to create significant effect on pumping needs. Ongoing reticulation renewal in the Runanga area is helping to reduce the infiltration issue.

(d) Staff have identified up to 50 properties that are likely to be contributing stormwater discharge into the wastewater only systems. This will be a matter for further investigation.

7.2.3. **Karoro / South Beach / Paroa**

(a) The Karoro Wastewater Treatment Plant operated as normal throughout this reporting period.

(b) The pipeline to support the redirection of flows from the Karoro WWTP to Greater Greymouth WWTP (Preston Road), has now been designed and is ready to be released for tender. A second stage including the pump station, is currently undergoing design review, with tenders being released early 2027. This project is a significant part of the capital programme and needs to be in place and commissioned by the end of 2027 (to meet consent obligations).

7.2.4. **Blackball**

(a) The scheme operated as normal throughout this reporting period.

7.2.5. **Moana**

(a) The scheme continued to operate normally throughout the reporting period.

7.2.6. **Te Kinga**

(a) The scheme continued to operate normally throughout the reporting period.

7.2.7. **Kaiata Park Wastewater Scheme Transfer**

(a) The transfer of the existing private scheme to Council on 1 September 2026 has been delayed whilst staff work through the consent conditions and variation applications. This work is still ongoing, along with investigation of the WWTP operation and performance is being undertaken in parallel.

7.2.8. **Sewer/Stormwater Separation Progress – Greymouth Sewerage Scheme**

(a) Progress is going well, with determination and confirmation of records and property separation and connection status. This is a result of numerous hours of review and investigation by our new project manager. A full report will be provided to Council at the December meeting, ahead of the planned update to the WCRC.

(b) There are currently no outstanding customer service requests, relating to sewer stormwater separation and connection.

(c) Dye testing is progressing well. Site investigations, and property visits are continuing to verify connection status and determine where new laterals maybe needed.

(d) Engagement with property owners is increasing and their enquiries are being addressed.

7.3. **Stormwater & Flood Protection**

7.3.1. Numerous stormwater systems have been checked and / or cleaned following the July flooding events. Staff are actively investigating cost effective improvements for properties that suffered floor inundation during the July flooding events.

7.3.2. The clearing of selected open drains in Cobden, will commence in November. This work will ensure those open drains can operate to their full capacity.

7.3.3. The Tasman Street open waterways, at Churchill Street and south of the Ashley Hotel are being cleaned out at the time of writing this report.

7.3.4. Other stormwater systems within the district are operating as normal.

8. ASSETS AND INFRASTRUCTURE

8.1. **Refuse & Recycling**

8.1.1. **McLeans Pit Landfill & Recycling Centre** – The landfill and recycling centre has continued to operate effectively.

8.1.2. **Material Recovery Facility (MRF) Production –** The annual tonnage graph below presents the total volume of materials processed through the MRF at the site. The black line represents the total tonnage received, the yellow line represents the total tonnage of material recovered for recycling, and the red line represents the total tonnage of waste, including contamination received.

(a) It should be noted that the tonnage figures include both Grey and Westland districts co-mingled kerbside recycling volumes.

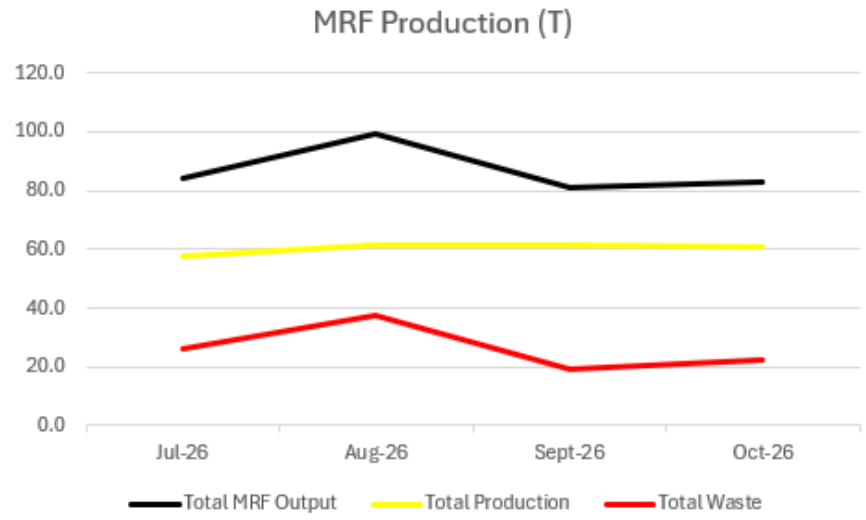


Fig 7: Material Recovery Facility Production Tonnage – July 26 – Oct 26

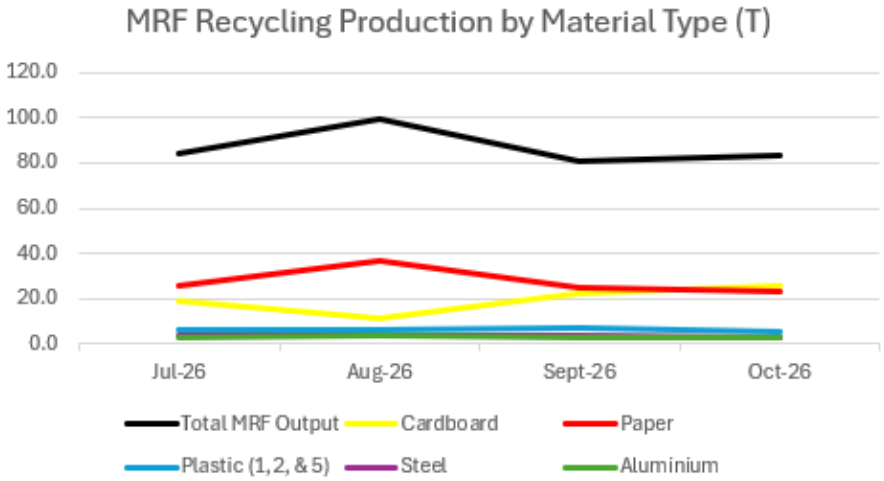


Fig 8: Material Recovery Facility Production by Material Type Tonnage – July 26 – Oct 26

8.1.3. **Resource Centres**

(a) The Moana, Blackball, and Nelson Creek Resource Centres have continued to operate effectively. The contractors have maintained the sites, with all three Resource Centres generally presented in a clean and tidy condition.

(b) The Blackball Resource Centre is scheduled to have the fencing and gates replaced in the coming weeks.

8.1.4. **Mitchells & Preston Road**

(a) **Mitchells Skip Site –** Discussions remain ongoing regarding the establishment of a formal lease agreement for the Mitchells skip site. Council should note that the establishment of a lease agreement may mean that the viability of the services needs to be considered. If this is the case, it could be considered through the upcoming Long Term Plan Process.

(b) **Preston Road Recycling Centre –** No further significant updates have occurred since previous reporting period. The site continues to operate effectively under normal business-as-usual conditions, with contamination levels and instances of fly tipping remaining generally consistent with previous reporting periods. Maintenance work is planned for all recycling containers, with all floorboards to be replaced and the containers receiving a fresh coat of paint.

8.1.5. **Kerbside Collection –** Kerbside collection services have continued to operate as scheduled over the past month.

(a) Service requests received during October increased slightly compared with recent months. However, volumes were consistent with those typically experienced during October in previous years. An increase relating to missed collections and bin replacements is generally experienced during adverse weather events.

(b) Council's contractor has undertaken 837 recycling bin audits since July 2026, with 25% of audits failing to meet collection requirements. The data provides a useful overview of compliance identified though kerbside audits.

(c) This will allow staff to monitor geographic trends in recycling compliance, identify areas experiencing high rates of contamination, and better target education and engagement activities. However, it is important to note that the level of residual waste (landfill waste in the recycling stream) remains considerably higher than the audit fail rate.

Area		Pass %	Fail %
Cobden		64	36
Dobson		71	29
Greymouth		72	28
Karoro		64	36

Fig 9: Kerbside Recycling Audit Pass and Failure Rates by Area July 26 – October 26

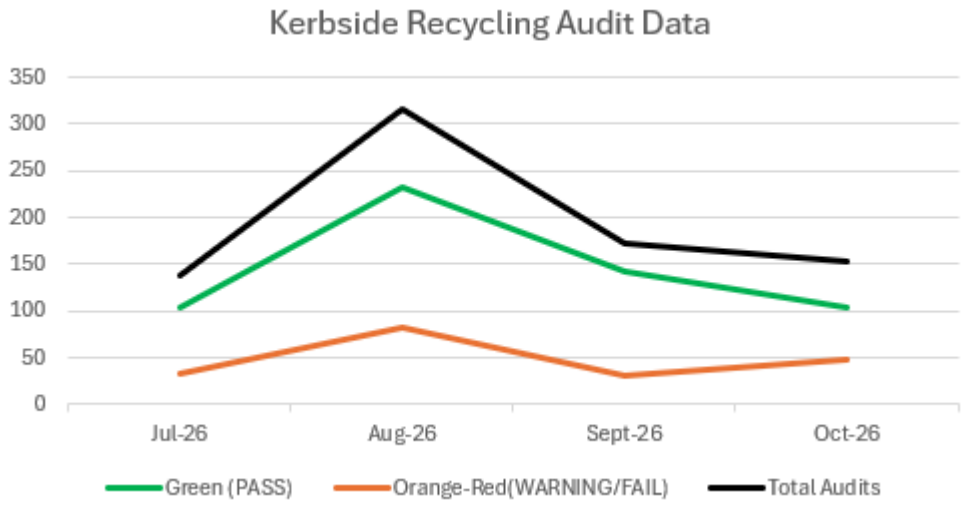


Fig 10: Kerbside Recycling Audit Data July 26 – October 26

Area	Total Audits	Pass (Green)	Warning/Fail (Orange-Red)
Cobden	33	21	12
Dobson	21	15	6
Greymouth	65	47	18
Karoro	33	21	12

Fig 11: Kerbside Recycling Audit Data – October 26

8.1.6. **Waste Minimisation Management Plan (WMMP)**

(a) To support the implementation of the new Waste Management and Minimisation Bylaw 2026 and Waste Management Services Policy. Council is delivering a comprehensive communications, engagement and education programme aimed at increasing public awareness, improving recycling behaviours and reducing contamination. Combined with waste and recycling data collection, the programme will enable Council to monitor trends, measure outcomes, and assess the effectiveness of its education and compliance initiatives over time.

(b) A range of educational resources are currently being updated and expanded to support residents in correctly using the kerbside collection service. Recently, 6,000 newly designed flyers, providing clearer guidance on what belongs in each bin, were distributed to households via an insert in the West Coast Messenger. The Council website has also been updated with a Frequently Asked Questions (FAQ) section, including information on the Three Strikes Rule, and updated bin stickers are available for placement inside wheelie bins. Together, these resources provide residents with clear, consistent, and accessible information to help improve recycling and waste disposal practices.

(c) Council has launched the 'Great Sorts Campaign', a six-month community focused initiative that will feature locals promoting correct disposal habits and highlighting available recycling and waste diversion options, the aim is to reinforce key messages and encourage positive behaviour change.

(d) Staff are finalising the 'Sort It Out' engagement programme, an interactive educational initiative that can be adapted for audiences of all ages. The programme will provide participants with practical information on what materials belong in each bin, why correct sorting is important, and what happens to materials after collection, including the disposal process and material recovery facility operations. Once finalised, staff will begin engaging with schools, community organisations and businesses to deliver the programme throughout the district.

(e) Staff continue to work with local businesses to identify and promote alternative disposal and recycling options that can help divert materials from landfill.

8.1.7. **Construction & Demolition Project** - Council is preparing to go out for tender for organisations interested in partnering with Council to develop, construct, invest in, lease and/or operate a Construction and Demolition (C&D) Resource Recovery Facility on McLeans Pit Road.

8.1.8. **Enviroschools Programme –** Staff are engaging with Enviroschools to support Council's waste minimisation objectives by promoting the principles of reduce, reuse, and recycle. Through education and school-based initiatives, Enviroschools can help encourage positive recycling behaviours, waste reduction and resource recovery messages among students and their families.

8.2. **Parks & Reserves**

8.2.1. Staff continue to liaise closely with the maintenance contractor to ensure service levels and contract requirements are being achieved across parks and reserve areas. Grounds maintenance standards have remained positive throughout the reporting period, although seasonal growth is starting to increase now. Continued monitoring will be undertaken to ensure standards are sustained.

8.2.2. New playground equipment has been ordered for Blaketown, Rotary Park and Karoro Domain. This forms part of the capital programme.

8.2.3. **Dixon Park**

(a) The Dixon Park Redevelopment Committee have completed the majority of the band rotunda refurbishment. Council contributed funds towards the work through its annual budgets.

(b) The younger children's play area roof has been removed; thanks to the help of the Dixon Park Redevelopment Committee and volunteers. While the roof will not be renewed, the overall development of the park area will include shade relief for users.

(c) Master planning is now underway with external support, kindly funded by Sport Canterbury. The steering group has been set up to support this project. At the conclusion of this work, three concept plans will be created, considering all previous feedback. These will be presented to Council and will enable a full round of community consultation as part of the Long Term Plan, before Council determines the final master plan for Dixon Park area.

8.2.4. **Moana Skate Ramp**

(a) Consultation closed on Sunday 18 October. Staff report back to Council as part of this November Council meeting, with the outcome of the consultation.

8.2.5. **Karoro Domain Playground**

(a) Two picnic tables have been installed on two new concrete areas, adjacent to the playground area. These are a great addition to the area and will enable another piece of play equipment to be added, next financial year.

8.2.6. **Ex Cobden Landfill Rehabilitation Project**

(a) Staff continue to actively work with the CASRA community group to enable improvements at the site. At present Council is installing concrete pads for new seating, which are currently being made for the committee.

8.2.7. **Keith Road Playground Redevelopment**

(a) Staff continue to actively work with and support the Paroa Playground Redevelopment committee.

(b) Stage 2 works is nearly completed with the final portion being the installation of some fencing.

(c) The redevelopment committee have recently carried out a round of consultation to support ideas for the stage 3 project. They will present to Council at the December meeting, outlining their concept plan for Stage 3 (the playground renewal).

8.3. **Cemeteries**

8.3.1. Staff continue to work collaboratively with the maintenance contractor to ensure cemetery facilities and grounds are maintained in accordance with agreed specifications. General presentation and maintenance standards have remained good during the reporting period, with routine works being completed as required. Ongoing contractor engagement and monitoring will continue to support consistent service delivery.

8.3.2. A new cemeteries bylaw is currently being drafted by staff.

8.4. **Public Conveniences**

8.4.1. Staff continue to undertake regular inspections of public convenience facilities to monitor cleaning standards and ensure compliance with contractual requirements. Overall service performance has remained satisfactory during the reporting period, with cleaning standards being maintained and fewer issues requiring follow-up. Continued monitoring will be undertaken to ensure standards are sustained.

8.4.2. The doors on the Cobden toilets have been replaced. This project forms part of the capital programme.

9. BUSINESS & CONTRACTS

9.1. **Retirement Housing**

9.1.1. A number of water leaks have been located at the complexes. Some of these are dux quest pipe, that were installed between late 1970 – 1990 and are prone to splitting. Work is underway to repair and replace the identified pipework.

9.1.2. Work has commenced on the replacement of the fence at the McGowan Street complex.

9.2. **Buildings**

9.2.1. Staff are working towards completing condition assessments of a number of buildings, to better understand the asset management needs of those buildings.

9.3. **Inhouse taskforce**

9.3.1. General maintenance continues along with assisting other Council departments. Recruitment has been successful for the position vacated earlier this month and a new staff member commences work early December.

10. GENERAL

10.1. Council's new Graduate Environmental Monitoring Officer started on the 19 November. This new role will see increased support in the Environmental Monitoring area as the regulatory and compliance increases across the Water Services activities. This role transferred to Coast Waters.

10.2. Staff continue to support the Long Term Plan development, including budgets, asset management plans and the infrastructure strategy. Additionally, supporting all opportunities for regional partnering.

10.3. 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 Coast Waters Limited. Coast Waters Limited is set to commence operations from 1 July 2027. The amount of time staff are spending on the transition is significantly increasing and is having an adverse effect on the delivery of the capital programme.

11. EMERGENCY MANAGEMENT / LIFELINES

11.1. One Grey River stage 1 alarm was seen in the previous month.

Confirmation of Statutory Compliance

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

(a) This report contains:

(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and

(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

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

5.6 CAPITAL DELIVERY PROGRAMME 2026/27 - PROGRESS UPDATE

File Number:

Report Author: Group Manager Operations

Report Authoriser: Chief Executive

Appendices: 1. Capital Works Programme

1. REPORT PURPOSE

1.1. To update Council on both physical and financial progress towards delivery of the 2026/27 capital programme.

2. EXCUTIVE SUMMARY

2.1. This report provides Council with an update on progress towards the delivery of the 2026/27 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 2026/27 capital programme which was presented to Council at the September 2026 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 2026/27 financial year includes total expenditure of around $51M. Following the reporting on the previous financial years works, a standard reporting template is now in place.

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 of 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, the programme is not currently as advanced as we had anticipated (4 months into the financial year). Some areas of concern have been identified, and it has become clear that some projects may not be completed by the end of the financial year. These projects mainly sit within the three waters portfolios.

3.7. Staff are under significant pressure as they work towards delivery of the capital programme, while supporting the Long Term Plan process. The Water Services team are also actively supporting the critical work to enable the transition to Coast Waters.

3.7.1. The water services team have also had to dedicate a reasonable amount of time towards reviewing the two July flooding events, with accompanying reports to Council. While this is important work, it has meant that the capital programme has somewhat suffered, as a result.

3.7.2. A recruiting process is underway to fill the currently vacant role of Assistant Capital Design Engineer (within the Water Services team).

3.7.3. Additional external resource is being actively considered to provide support and relief to under pressure

3.8. Programme delivery concern areas are outlined below:

3.8.1. **Greater Greymouth Water Treatment Plant Upgrade**

(a) The proposal process for the treatment upgrade of the Greater Greymouth Water Treatment Plant (Coal Creek), will have closed by the time of this Council meeting. This marks a significant milestone in the process towards upgrading the treatment facility. A formal proposal evaluation process will now be undertaken, before staff refer the matter to the Tenders Sub-committee for direction. At this stage, the project is unlikely to be completed and commissioned before 30 June 2027. It will, however, be significantly advanced, with construction well underway. Once the final design for the process is known, staff will also progress the generator renewal procurement for the site.

3.8.2. **Blackball Water Treatment Plant Upgrade**

(a) The detailed investigation into the treatment upgrade for the Blackball Water Treatment Plant is yet to commence. Staff have been focused on progressing the Greater Greymouth Water Treatment Plant upgrade, to date. Staff will move their attention to this project in the new year. At this stage, it is expected that design will be significantly advance by the end of the financial year, but it is very unlikely that a tender process will have been completed. It is signalled early that this project will not be completed in this financial year.

3.8.3. **Karoro/South Beach/Paroa Wastewater Redirection to Greater Greymouth Wastewater Treatment Plant**

(a) The project is moving forward well, with the connecting rising main between the Karoro and Greymouth sites, about to go out to tender. This element of works is expected to be completed by the end of the financial year. The second part of the project, the wastewater pump station and alteration to the existing Karoro Wastewater Treatment Plant is expected to be designed and tendered in the new year. This will likely result in the project being under construction by the end of the financial year but not completed. The commissioning of the transfer of wastewater flows from Karoro to the Greymouth site is driven by resource consenting and needs to be completed and commissioned by the end of 2027, as current consents expiry in February 2028.

3.8.4. **McLeans Pit Landfill and Recycling Centre Improvements**

(a) Design concept planning is well underway for the McLeans Pit Landfill and Recycling Centre Improvements. This project involves the installation of two new weighbridges, a site office relocation and onsite staff amenity improvements. The two new weighbridges for the project have been procured already and are being held in stock for this project. Staff are urgently following up on the concept planning, to enable the project to move forward to the tender phase.

3.8.5. **CBD Capacity Improvements**

(a) Desing is well underway on solutions to support improved stormwater mitigation in the CBD area. Staff are focusing their attention on improvements to the Williams Street / Leonard Street area, in an attempt to improve historic ponding at that intersection. It is

expected that a tender will be released to the market over the next two months, which may result in the project still be in construction at the conclusion of the financial year.

3.8.6. **Port Infrastructure Projects**

(a) Richmond Quay Wharf

(i) This project is currently under design, with critical geotech information still to be obtained. A specialist drilling contractor has been engaged to complete this work, which is expected late November/early December. Once this information is to hand, design will be finalised and the project will be put out for tender. It is signalled that this project will likely still be under construction at the conclusion of the financial year.

(b) Blaketown Floating Births

(i) Request for tender documents will have been released to market by the time of this Council meeting. The project concept has been completed and the request for tender includes for the completion of the final design work and any consenting needs. It is expected that construction of the project works will commence early in the new year, conditional on final design approvals and consenting needs. It is believed that construction can still be completed by the end of June 2027.

(c) Blaketown Heavy Loading Wharf

(i) Refer to comments above under 'Richmond Quay Wharf'. This project is being designed in parallel and will likely be tendered as a package of work.

(d) Roll on Roll off facility adjacent to slipway

(i) Ongoing design discussion are occurring, and a concept solution has now generally been confirmed. Design will shortly be completed, which will enable a tender process.

(e) Upgrade of Slipway – Additional Capital Delivery Project

(i) A design engineer is being engaged to complete design works for this upgrade. The project is an additional project to the approved capital programme and is fully externally funded. Once design is completed, a tender will be released to the market. It is likely that the works will be package with the 'roll on roll off' facility works, given the proximity of the works. It is unclear if this will be completed by the conclusion of the financial year.

3.8.7. **Puketahi Street Reservoirs**

(a) Design work is about to recommence for this project. Staff are still working through land ownership and access needs to the proposed site, before any consenting needs can be addressed. This project is a multiyear project, with construction set down for the 2027/28 financial year. Once constructed and commissioned, the new reservoirs will enable the decommissioning of the old Omoto reservoir, which was built in 1904. This will ultimately result in a significant resilience improvement for the Greymouth area. The Cobden Reservoir project is also budgeted for build in the 2027/28 financial year.

3.9. Both transport & infrastructure and the water services teams have recently completed their respective asset re-valuation processes. The completion of the work, signifies the completion of numerous months of works, updating asset databases, review and updating respective unit rates and completing analysis of information. Both re-valuations were completed to the end of June 2026 and were both peer reviewed.

3.10. Staff continued to regularly review progress towards delivery of the overall programme and continue to work on automated processes, to support improved financial reporting.

3.11. All staff continue to support Council's Long Term Plan process, including budgeting, asset management plan and the infrastructure strategy creation.

4. CONCLUSIONS

4.1. Steady progress is being made towards delivery of the 2026/27 capital programme.

4.2. Physical dollars spent at present is lower than expected (4%), however, when progress is considered against the percentage of committed funds, along with projects that are currently out to tender; progress sits around 58% of the overall programme.

4.3. There are some areas of concern, and it has become clear that some projects may not be completed by the end of the financial year. These are being monitored closely, and staff will continue to keep Council updated on a regular basis.

4.4. One vacancy is still vacant (Assistant Capital Design Engineer), but active recruitment is underway.

4.5. Water Services staff are under significant pressure, as they continue to undertake operations, renewal, capital works and support the significant needs of the transitional programme to support Coast Waters.

4.5.1. This pressure is not sustainable, and further external support is being investigated, likely through consultant support.

5. NEXT STEPS

5.1. Complete final key staff recruitment and supplement resource support, as needed (via external support).

5.2. Continue to progress capital programme delivery, across all portfolios.

5.3. Provide a further update to Council at the February 2027 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.

Grey District Council - Capital Works Programme - 2026/27 Year

Progress Update - End of September 2026

Original timeframe | Updated timeframe | To be completed through maintenance contract

Report: November 2026

Activity/Portfolio	Project Name	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Planning	Design	Tendered	Construction	Complete	Percentage Committed or out to Tender	Percentage Budget Expended to End September 2026
Aerodrome	Aerodrome Drainage Improvements																		0%	0%
Port	Richmond Quay Wharf upgrade																		0%	0%
Port	Roll on Roll off																			
Port	Blaketown Floating Births																		0%	0%
Port	Blaketown Heavy Loading Wharf																			
Port	Port Sounding Vessel																		100%	90%
Public Conveniences	Dixon Park Toilet Replacement																		100%	0%
Public Conveniences	Tarapuhi Street Toilets																		0%	1%
Council Property	General Renewals																		20%	0%
Council Property	Left Bank Art Gallery																		100%	18%
Council Property	Tainui Street - General renewals																		100%	13%
Council Property	Lord Street Demolition																		0%	0%
Council Property	Clock Tower																		100%	82%
Council Property	Well Womens Centre Parapet																		100%	0%
Council Property	Library																		34%	11%
Retirement Housing	General renewals																		100%	0%
Retirement Housing	Blaketown - General renewals																		100%	0%
Retirement Housing	Ngarimu Street - General renewals																		100%	80%
Retirement Housing	Blackmore Street - General renewals																		100%	12%
Retirement Housing	Runanga - Bathroom Upgrades																		0%	0%
Assets & Engineering	Vehicle Renewals																		0%	0%
Civil defence	WRC emergency power - generator																		0%	0%
Assets & Engineering	Survey Equipment Drone																		0%	0%
Cemeteries	Gladstone Cemetery Stage Three																		0%	0%
Roading - NZTA	Sealed Pavements																		100%	1%
Roading - NZTA	Bridges & Structures - Component Replacement																		28%	13%
Roading - NZTA	Unsealed Roads																		100%	7%
Roading - NZTA	Network Maintenance & Services																		100%	5%
Roading - NZTA	Bridges & Structures																		0%	0%
Roading - NZTA	Pavement Rehab																		37%	8%
Roading - NZTA	Drainage - Taylorville Road & Marsden Road																		100%	46%
Roading - NZTA	Footpath																		37%	20%
Roading	Footpaths																		100%	0%
Roading	Arnold Valley Road Drainage Improvements																		13%	9%
Roading	Atarau Road Emergency Works - Conditional on NZTA funding																		0%	0%
Wastewater	Karoro/South Beach/Paroa Wastewater Redirection to GGWWTP																		46%	0%
Wastewater	Greater Greymouth WWTP UV Upgrade																		100%	12%
Wastewater	Joyce Crescent Sewer Laterals																		0%	0%
Wastewater	Grogan Lane Sewer Laterals																		0%	0%
Wastewater	Fox Street Sewer Laterals																		0%	0%
Wastewater	Steer Ave/Preston Road Pump Station																		0%	0%
Wastewater	Additional Cobden WWPS pump																		100%	39%
Wastewater	Paroa Pump Station - Electrics & Controls																		0%	0%
Wastewater	Herbert Street Pump Station - Electrics & Controls																		0%	0%

Activity/Portfolio	Project Name	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Planning	Design	Tendered	Construction	Complete	Percentage Committed of out to Tender	Percentage Budget Expended to End September 2026
Wastewater	Jacks Road Pump Station - Electrics & Controls																		0%	0%
Wastewater	Pitt & Hall-Jones Street Sewer Reticulation																		0%	0%
Wastewater	Iveagh Bay Pump Station - Flood Mitigation																		0%	0%
Wastewater	Moana Lake front Pump Station - Flood Mitigation																		0%	0%
Wastewater	General Renewals - Maintenance Contract																		100%	3%
Wastewater	Runanga WWTP Treatment Upgrade																		0%	0%
Wastewater	Greymouth UV Plant Maintenance - Johnston Street & Cobden Consumables																		14%	0%
Wastewater	Moana WWTP Treatment Upgrade	Investigation and design only																	0%	0%
Wastewater	SCADA																		100%	23%
Wastewater	Blackball Scheme - Easements																		0%	0%
Parks & Reserves	Playground Equipment - Blaketown, Rotary Park & Karoro																		100%	78%
Parks & Reserves	Walking Tracks - Grandjeans Bridge																		0%	10%
Parks & Reserves	Walking Tracks renewals																		0%	0%
Stormwater	General Renewals - Maintenance Contract																		100%	23%
Stormwater	Shakespeare Street Stage 2																		100%	102%
Stormwater	Collins Street & Packers Quay Stormwater																		0%	0%
Stormwater	Milton Road Stormwater																		0%	0%
Stormwater	Steer Ave Pump Station - Pumps & Controls																		0%	0%
Stormwater	Greymouth CBD Capacity Improvements																		0%	1%
Stormwater	Stormwater Upgrade - Shakespeare Street South																		0%	0%
Stormwater	Stormwater Upgrade - Tasman Street																		0%	1%
Stormwater	Upgrade pipe size (to meet modern design standards)																		0%	0%
Stormwater	Greymouth Stormwater Upgrade Stage 1	Investigation and design only																	0%	0%
Stormwater	Moa Street Stormwater Improvements	Investigation and design only																	0%	0%
Waste Infrastructure	Land Purchase McLeans Pit																		0%	0%
Waste Infrastructure	Weighbridge Renewal & Amenity Upgrade																		100%	2%
Waste Infrastructure	Moana Resource Centre Relocation	Investigation and design only																	0%	0%
Waste Infrastructure	Rehabilitation of the old Cobden landfill																		100%	0%
Waste Infrastructure	Construction & Demolition site																		0%	0%
Water Supplies	Greater Greymouth WTP Pre-filtration Upgrade																		100%	1%
Water Supplies	General Renewals - Maintenance Contract																		100%	9%
Water Supplies	Cobden Bridge Connection - Cobden End																		100%	0%
Water Supplies	Rapahoe Trunkmain - Stage Three																		100%	0%
Water Supplies	GGWTP Generator Renewal																		0%	0%
Water Supplies	Greymouth CBD Valve Replacement																		0%	0%
Water Supplies	Blackball WTP Upgrade																		0%	0%
Water Supplies	Puketahi Street Reservoir	Investigation and design only																	0%	0%
Water Supplies	Jacks Road/Clough Road PRV & Flow Meter																		100%	2%
Water Supplies	SCADA																		100%	49%
																			58%	4%

5.7 NAMING OF UNNAMED ROAD ADJACENT TO 1266 ARNOLD VALLEY ROAD, CURRENTLY REFERRED TO AS MĀORI CREEK ROAD.

File Number:

Report Author: Senior Transport and Infrastructure Engineer

Report Authoriser: Group Manager Operations

Appendices: 1. Honey Grant Road - Submissions

1. REPORT PURPOSE

1.1. Council to consider a proposed new name, for a section of road currently known as Māori Creek Road (located off Arnold Valley Road).

2. EXECUTIVE SUMMARY

2.1. Council is considering a proposal to formally name a section of road within the Grey District, which required a period of targeted consultation to ensure the proposed name is appropriate, accurate and reflects the local community and historic context.

2.2. Targeted consultation was done over two weeks.

2.3. Six submissions were received, all in support.

2.4. Honey Grant Road was proposed in recognition of the Honey family and Grant family's historical connection to the site and region.

3. OFFICER RECOMMENDATION

That Council:

1. Receives the submissions relating to the proposed renaming of a section of Māori Creek Road; and

2. Thanks, all submitters for the feedback; and

3. Notes the strong community support for the proposed road name; and

4. Approves the renaming of the applicable section of Māori Creek Road to Honey Grant Road.

5. Directs staff to make the necessary changes to formally implement the new road name.

4. BACKGROUND

4.1. There are presently two roads named Māori Creek Road within the district:

4.1.1. One connecting from Rutherglen Road; and

4.1.2. One connecting from Arnold Valley Road.

4.2. The duplication of this road name has caused confusion for residents, service providers, delivery agents, and emergency services. Council has received requests from members of the public to resolve this issue.

4.3. Māori Creek Road accessed from Rutherglen Road is more densely populated and well established. The road accessed from Arnold valley Road is less developed and has fewer occupied properties.

4.4. To minimise disruption, it is proposed that the road accessed from Arnold Valley Road be renamed to Honey Grant Road, and that affected properties be re-addressed accordingly. This approach will remove duplication and avoid ongoing confusion.

4.5. Historically, both the Honey and Grant families have long-standing connections with the Arnold Valley Road area.

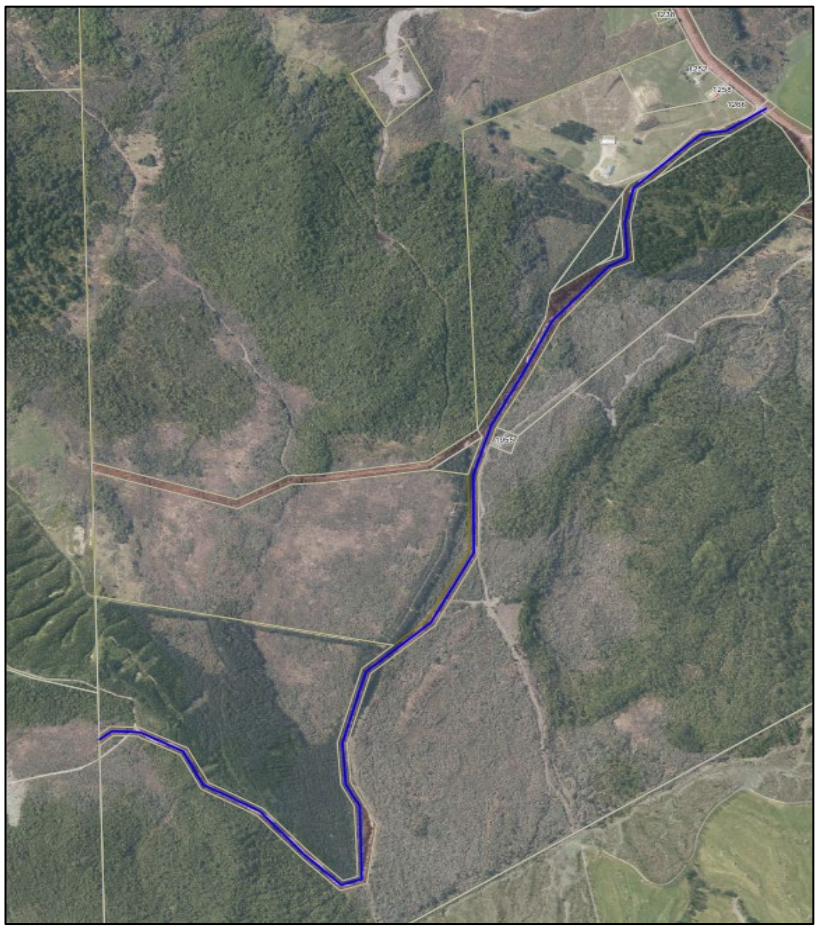


Figure 1: Māori Creek Road, off Arnold Valley Road proposed for changing the name (blue line).

5. SUBMISSIONS

5.1. Targeted consultation was done in late September and early October. This included dropping off letters in the area.

5.2. All residents along this section of road and a few neighbouring properties along Arnold Valley Road were requested to provide submissions. Emergency Services, Courier and NZ Post were requested to provide submissions. Six submissions received demonstrate strong and consistent support for the proposed renaming of this section of Māori Creek Road to Honey Grant Road. An overview of submissions received as below.

Submitter Details	Submission	Comments
Stuart John Grant, Arnold Valley Road	In favour	Family roots lie deep enough to be given consideration

Alice, Local Resident	In favour	Makes Logical sense to rename that section of the road
Tony & Rosslyn Grant, Arnold Valley Road	In favour	Feeling honoured. Name changes also remove confusions that emergency services had in the past
Jo Halley	In favour	Very sensible to make the name official
Nicola and Robert Te Raki	In favour	The road name has long been recognised and used locally.
Gena & Joan Honey	In favour	Make sense considering the safety of residents and also the family history.

5.3. Submitters highlighted the deep historical connection of the Honey and Grant families to the area, spanning multiple generations. Evidence provided shows that family members established homes, operated sawmills, developed access roads, farmed the surrounding land, and played a significant role in the early settlement and development of the district. Several descendants noted that much of the area's heritage and remaining historic features are directly connected to these families.

5.4. Importantly, many residents, both long-standing locals and newer community members, advised that this section of road has already been commonly known and referred to as "Honey and Grants Road" for many years.

5.5. Several comments referenced past confusion experienced by emergency services and visitors.

5.6. In conclusion, the consultation indicates clear community support for the renaming of this section of Māori Creek Road to Honey Grant Road, with submitters considering the proposed name to be historically appropriate, locally recognised, and beneficial for public safety and wayfinding.

6. CONSIDERATIONS

6.1. Legal and Legislative Implications

6.1.1. Road naming is governed by local authorities under the Local Government Act 1974. Standards set by Land Information New Zealand (LINZ) will be followed while choosing the new name once consultation is completed.

6.2. Financial

6.2.1. Minor costs. Purchase of street signs and changing section numbers for properties if necessary.

6.2.2. Minor staff time to form ally enable the official name change.

6.3. Existing Policy and Strategy Implications

6.3.1. Existing legislation allows for Council to name and rename roads and renumber sections whenever necessary. This is all covered in the Local Government Act 1974.

6.4. Fit with Purpose of Local Government Statement

6.4.1. Deemed to fit the purpose being

6.4.2. To enable democratic local decision-making and action by, and on behalf of, communities; and

6.4.3. To promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future.

6.5. Effects on Mana whenua

6.5.1. Consultation with Mana Whenua has been undertaken and they have advised that they are comfortable with the proposed change.

6.6. Significance and Engagement

6.6.1. 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 having two roads with the same name are considered to be of 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 rural and 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

7. CONCLUSIONS

7.1. Staff have completed targeted consultation and received supportive submissions.

7.2. It is considered appropriate that Council now determine an outcome to the proposed renaming of Māori Creek Road to Honey Grant Road.The proposed road name “Honey Grant Road”, represents the area history well and is well supported.

8. NEXT STEPS

8.1. If Council approved that name change, staff will start the process to formally implement the change of name.

Confirmation of Statutory Compliance

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

(a) This report contains:

(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and

(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

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

1.
Dear Sir/Madam
My name is Stuart John Grant and I reside at Kaimata. Being born here 1963 and raised here with only Honeys and Grants as neighbours I fully endorse the use of our names for the road. The reasons are as follows :
1. My father, grandfather and great grandfather built a sawmill here and logged up to the early 70,s.
2. Their first of three mills was further towards browns terrace and they punched the road up stoney creek to it.
3. Their last mill was next to Isaac Honeys new house
4. Great grandad Goldsack Honey was a gold fossicker and jade carver and I recall seeing jade at the mill which would likely have come from New River/ Browns Terrace
5. My father was born out on the browns terrace swamp where they lived and also ran sheep and cattle on the land now owned by Uncle Lachlan Grant (dads brother)
6. All the housing here was lived in by either a Honey or a Grant
7. The hill on the main road was always referred to as Honey and Grants by truck drivers especially

I believe our family roots lie deep enough to be given consideration to the naming rights.

Respectfully
Stu Grant
Arnold Valley Road

2.
Hello lovely ladies!
Thanks for the info on the proposal to rename part of Maori Creek Road.
I really like the new name that has been chosen and it makes logical sense to rename that section of the road.
Have a great day!
Alice - local resident

3.
Dear Sir/Madam,

Thank you for the opportunity to submit my thoughts on the proposed renaming of Maori Creek Road.
As a direct descendant still living in Aratika of the Honey and Grants I would be honored to have this part of Maori Creek Road officially recognized and named Honey Grant Road.
Apart from the road itself, there is little that remains of my Great and Great Great Grandparents legacy in the area. With only the two original houses, shearing shed and a sheep dip trench standing the test of time.

I am aware that there was an incident involving a confusion of address and exact location of a resident that delayed emergency services arriving in a timely manner. With the name change proposed this should remove all confusion in the future.
Out of curiosity I would like to ask where the designated end of Honey Grant Road is going to be, please. ie would it end at the forestry boundary or continue to new river, mount Fox intersection.
Thank you again for letting me express my thoughts on the name change.

Kind regards

Tony & Rosslyn Grant
Arnold Valley Road

4.
Hi,
Thanks for giving us the opportunity to comment on the proposed name change for the Aratika end of Maori Creek Rd.

I live at Aratika and have always known the road as Honey and Grant Rd, and I think it's very sensible to make the name official. I think Honey and Grant Rd sounds better than Honey Grant Rd, but either way it is a great improvement.

Cheers
Jo Halley

5.
Kia kou tou
I am pleased to provide the following submission in support of the proposed Honey and Grants Road name change. As a resident of the area, I would like to share some of the reasons why I believe this is an appropriate and meaningful name for the road.
Living on Māori Creek Road, albeit with an Arnold Valley Road physical address, we have long referred to this section of road as "Honey and Grants Road". While we are relative newcomers by local standards, and perhaps lack the four generations seemingly required to earn "local" status, this is the name we have always known it by. 😀😀😀
We have neighbours who are direct descendants of the Honey and Grant families, including Isaac Honey, Trevor Grant, Stu Grant, and Gene Honey of 956 Arnold Valley Road.
Interestingly, the land our home is on was once owned by members of the Honey family. A very good friend of mine from my Dunedin days, Lana Honey (sister of Gene and aunt of Isaac), has shared stories of when she was a child playing across what is now our land, affectionately referring to a small rise as "The Nobby", a name we still use today. Lana's name also appears on a historic title for our land.
Given the long association of the Honey and Grant families with this area, and the fact that many people already know and refer to this section of road as Honey and Grants Road, we believe the proposed name is both appropriate and meaningful.

The existing "Honey & Grants Rd" sign already in place on part of the road further demonstrates that the name has long been recognised and used locally. We therefore support the proposed road name change.
Ngā mihi
Nicola and Robert Te Raki

6.
Hello GDC,

Thankyou for letter regarding the proposal to rename part of Maori Creek road which we believe would make sense to do so and ensure the safety of residents and anyone in the area needing emergency services.

Recently I watched first hand emergency services drive up and down Arnold Valley Road looking for the entrance (Maori Gully Road is the next westerly exiting road which is another complication to the name).

We also want to clarify why the name Honey Grant road is a suitable choice. Goldsack and Mary-Ann Honey nee Payne and Daughter Mary and her husband Jim Grant built the first houses in the area (1920) and raised their families there, along with son/brother John Havil Honey (Jack) and wife Joyce they bought up their children in the homestead at 1252 Arnold Valley Road.
Jack Honey and Jim Grant ran a sawmill on the then Honey & Grant Road, off Arnold Valley Road. Along with other siblings and children.

Many Thanks
Gene & Joan Honey

5.8 ASSET MANAGEMENT POLICY

File Number:

Report Author: Assets and Infrastructure Manager

Report Authoriser: Group Manager Operations

Appendices: 1. Asset Management Policy

1. REPORT PURPOSE

1.1. The purpose of this report is to seek adoption of the Asset Management Policy.

2. EXECUTIVE SUMMARY

2.1. The policy establishes the principles, objectives and responsibilities that guide how Grey District Council manages its assets throughout their lifecycle.

2.2. Council owns and manages a range of infrastructure and community assets that support the delivery of essential services to the Grey District. Effective asset management is necessary to ensure these assets remain fit for purpose, provide agreed levels of service, meet legislative requirements and are maintained in a financially sustainable manner.

2.3. The policy provides an overarching framework for asset related decision making and supports the alignment of Councils strategic objectives, Infrastructure Strategy, Long Term Plan, Asset Management Plans and annual work programmes.

3. OFFICER RECOMMENDATION

1. That Council receives the report.
2. Adopts the Grey District Council Asset Management Policy attached as Appendix 1, from the date of adoption.
3. Directs that the Policy be implemented through Council's Asset Management Plans, work programmes and financial planning processes.

4. BACKGROUND

4.1. Council is responsible for managing a substantial portfolio of infrastructure, property and community assets. These assets support the delivery of services including roading, solid waste, parks and reserves, cemeteries, building and other facilities.

4.2. Effective asset management requires a planned approach to the acquisition, operation, maintenance, renewal, improvement and disposal of assets. Decisions need to consider whole-of-life costs, asset condition and performance, failure risks, community expectations and the affordability of service delivery.

4.3. The policy is a high level document that sits within Council's asset management framework. It sets the principles and expectation that guide asset-related decisions and provides direction for supporting strategies and plans, processes and practices.

4.4. The policy is intended to support good practice and continuous improvement, and to strengthen the connection between asset management, risk management, service delivery and long term financial planning.

5. OPTIONS

5.1. Option 1 – Adopt the revised Asset Management Policy (recommended)

5.1.1. Adoption establishes an agreed framework for asset management across Council. It provides clear principles and expectations, supports consistent decision-making and informs the development and implementation of supporting plans and programmes.

5.2. Option 2 – Do not adopt the Asset Management Policy

5.2.1. This option delays the establishment of an asset management policy which is good practice asset management and good governance. There are statutory requirements for councils to undertake asset and infrastructure planning and financial management. An Asset Management Policy is a governance tool that helps Council demonstrate how it will meet those obligations.

6. CONSIDERATIONS

6.1. Legal and Legislative Implications

6.1.1. The Policy supports Council's responsibilities under the Local Government Act 2002, including prudent management of resources, long-term planning and decision-making. It also supports consideration of applicable legislation and regulatory requirements relevant to individual asset activities. Adoption of the Policy does not replace the need to assess statutory obligations for specific decisions.

6.2. Financial

6.2.1. Adoption of the Policy does not create an immediate commitment to additional operating or capital expenditure. Any expenditure arising from asset management improvement initiatives or changes to maintenance, renewal or capital programmes will be considered through Council's normal planning and budget approval processes. Improved asset management can assist with prioritising expenditure and identifying future investment requirements.

6.3. Existing Policy and Strategy Implications

6.3.1. The Policy provides an overarching framework and should be read alongside Council's strategic documents, Infrastructure Strategy, Long Term Plan, Asset Management Plans, risk management framework and relevant activity policies. Supporting plans and processes should be aligned with the Policy as they are reviewed.

6.4. Fit with Purpose of Local Government Statement

6.4.1. The Policy supports Council to promote the social, economic, environmental and cultural wellbeing of the Grey District by providing a framework for the sustainable management of assets and the services they enable, both now and for the future.

6.5. Effects on Mana whenua

6.5.1. The Policy establishes general principles for asset management and does not make decisions about specific assets, locations or service changes. Mana whenua interests should be considered, and appropriate engagement undertaken, when implementing the Policy through asset planning and when considering significant asset-related decisions.

6.6. Significance and Engagement

6.6.1. Adoption of the Policy is considered to have low significance. It establishes an internal framework for asset management and does not approve a particular project, commit funding, alter levels of service or change the delivery of a Council activity.

Issue	**Level of Significance**	**Explanation of Assessment**
Is there a high level of public interest, or is decision likely to be controversial?	Low	The Policy is an organisational framework; it does not determine a specific service or project.
Is there a significant impact arising from duration of the effects from the decision?	Low	The Policy will guide ongoing asset management, but does not itself change
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Low	The decision concerns the policy framework rather than the acquisition, sale or major alternative of a strategic asset.
Does the decision create a substantial change in the level of service provided by Council?	Low	No change to levels of service is proposed through adoption.
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Low	No direct financial commitment is created. Future expenditure remains subject to separate approval.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	The decision does not involve a CCO or CCTO transaction.
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 establish a partnership or contract.
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	There is no change to Council's group of activities.

6.7. Other

6.7.1. Effective implementation will require asset management responsibilities to be understood across the organisation and the principles to be reflected in operational practices, asset information, risk assessments and supporting plans.

7. CONCLUSIONS

7.1. The revised Asset Management Policy provides clear framework for the consistent and sustainable management of Council's assets. It supports the alignment between strategic planning, asset management, risk management and financial decision-making.

7.2. Adoption does not itself commit Council to additional expenditure or changes in service levels. It provides the direction needed to guide future asset planning and improvement. Adoption is therefore recommended.

8. NEXT STEPS

8.1. Following the adoption, the Policy will be published and communicated to relevant staff.

8.2. Council's supporting asset management strategies, Asset Management Plans, processes and work programmes will be reviewed and progressively aligned with the Policy.

8.3. Opportunities to improve asset information, condition assessments, lifecycle planning, risk management and performance monitoring will be identified and priorities through Activity Management Plans.

8.4. The Policy will be reviewed at least every three years, or earlier where required.

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.

MĀWHERA GREY DISTRICT COUNCIL

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POLICY:
DRAFT Asset Management Policy

Adopted: TBC

1. Introduction

1.1 Grey District Council (Council) provides infrastructure and associated activities that are provided for the benefit of Council's customers, the ratepayers and the people that live, work, visit and play in the Grey District.

1.2 Asset management involves managing the performance, risk, and expenditure on infrastructure in an optimal and sustainable manner throughout the asset lifecycle covering planning, design, development, operation, maintenance, and disposal. Through asset management, Council will ensure that its infrastructure is safe, reliable and remains available for the benefit of current and future generations.

1.3 The Local Government Act 2002, Section 10 sets out the requirements for the "provision of efficient and effective infrastructure that meets the existing and foreseeable needs of the community".

1.4 Council acknowledges and adheres to the legislation while striving to improve its asset management maturity through continuously improving its processes and practices.

2. Purpose

2.1 The purpose of the Asset Management Policy is to define the principles, objectives and responsibilities for implementing good practice asset management across Council. It provides a consistent framework for infrastructure related planning, investment and operational decisions, and for integrating asset management with Council's strategic, service delivery and financial planning.

3. Scope

3.1 Council provides a wide range of infrastructure or associated activities to the community across the Grey District. This policy applies to the following infrastructure:

Activity	Description
Land Transport	Roading network including bridges, culverts, footpaths, kerb and channels, streetlights, signs and road markings.
Port & Aerodrome	Port facilities and equipment including the slipway and sounding vessel. Aerodrome assets including runway, airfield lighting, buildings and associated infrastructure.
Solid Waste	Landfills (cells, aerators, pumps bunkers etc), transfer stations, kerbside and rubbish bins and associated equipment.
Open Spaces	Public parks (including furniture), reserves, cemeteries, playgrounds, bushwalks, cycle trail and public toilets.
Commercial & Property	Council land, buildings (including fitout), library and recreation centre (including pools).
Retirement Housing	Retirement housing buildings and fitout and associated building services.
Other Council Assets	Fleet, plant, environmental monitoring equipment and other physical assets where asset management planning is appropriate.

Heart of the West Coast

4.0 Policy statement

4.1 Council will manage the districts infrastructure and deliver associated activities in a well-planned, cost effective, coordinated and sustainable manner at an agreed level of service. Infrastructure related decisions will be evidence-based, consider whole-of-life costs and risks, and be consistent with Council's adopted strategic direction, statutory responsibilities and approved financial parameters.

4.2 Council will develop activity management plans that are industry standard and appropriate for the scale of infrastructure (and assets) being managed. These plans will reflect the strategies and priorities of Council and will be used to drive day to day management and decision making.

4.3 Council will use activity management plans to fulfil its statutory obligations for compliance with the Local Government Act and other legislation.

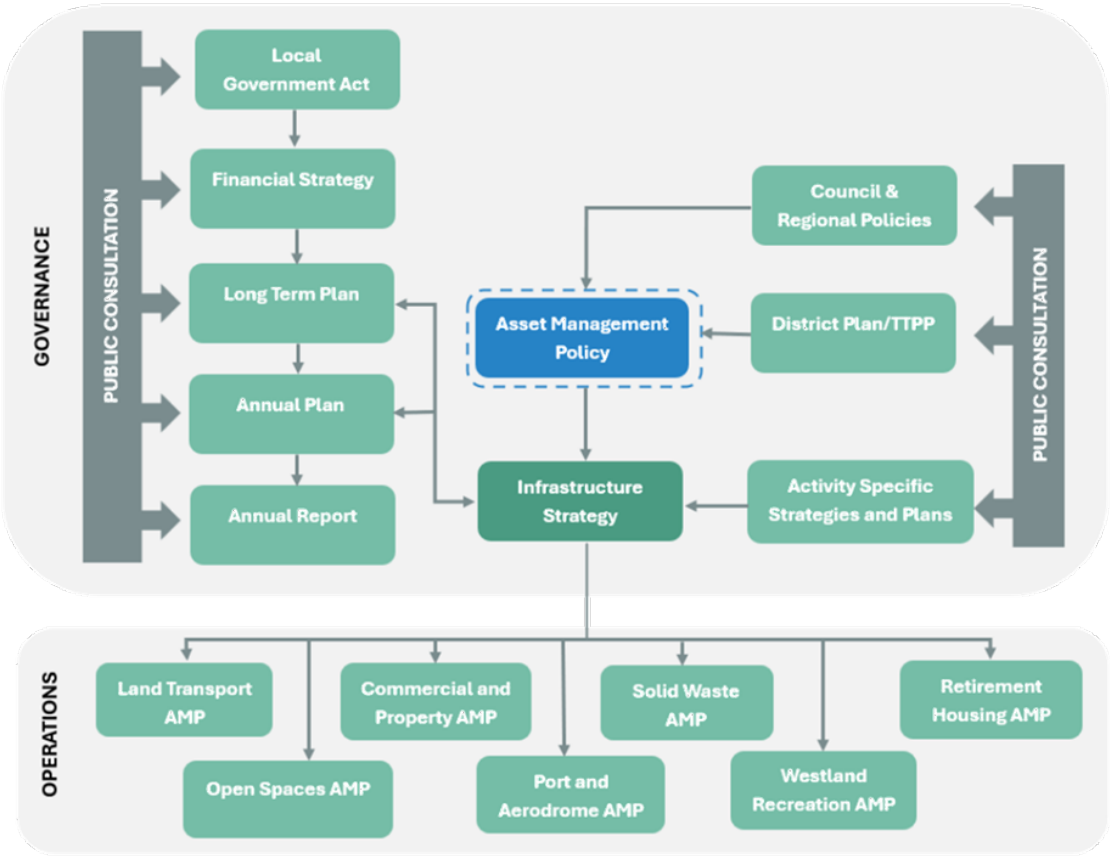
5. Interpretation

5.1 In this policy, unless context requires otherwise:

Assets	means the specific individual components that make up the broader infrastructure network (refer to Infrastructure) e.g. roads or bridges.
Asset Management Maturity	means the level of advancement of asset management practices within an organisation or activity. The maturity classifications are Aware, Basic, Core, Intermediate and Advanced.
Asset/Activity Management Plans	means a plan that outlines how Council will achieve the outcomes for the community based on the set levels of service.
Asset Management System	means a management system for asset management, a set of interrelated or interacting elements which establishes policies, objectives, and processes to achieve the objectives.
Infrastructure	means the fixed, long-lived structures that facilitate the production of goods and services e.g. transportation network.
International Infrastructure Management Manual	means a comprehensive manual providing guidance to professionals on asset management.
Level of Service	means the defined intended standards of outcome to be provided to the community relative to their desire to pay and how this standard will be measured to ensure performance.

5. Strategic Context and Planning Framework

5.1 This policy establishes the principles and expectations that guide Council's asset management practices. There are a number of internal and statutory documents that specify the infrastructure related functions and activities of Council. The relationship or interaction between this policy, Infrastructure Strategy, Long Term Plan and other asset management documents is shown in the diagram below.



Their relationship or interaction to the policy is further explained as:

Policy, Plan or Strategy	**Relationship to "the Policy"**
Infrastructure Strategy	Informed by the policy and contains the 30-year strategy for managing infrastructure activities at a high level of detail compared to individual Activity Management Plans.
Long Term Plan	Informed by the policy through the Infrastructure Strategy and Activity Management Plans and contains the 10-year plan for managing activities across Council.
Activity Management Plans	Informed by the policy and highlights levels of service and lifecycle management of assets for each activity.
Annual Plan	Informed by the policy through the Long Term Plan and includes any changes from the Long Term Plan since it was prepared.
Annual Report	Informed by the policy through the Long Term Plan and reports against the Long Term Plan on financial and non-financial criteria.
Financial Strategy	Informed by the policy through the Infrastructure Strategy and Long Term Plan and outlines how the Councils Long Term Plan will be funded.

6. Policy Principles

6.1 Council will adhere to the following principles in asset management planning:

- Align asset management decisions with organisational strategy and goals
- Incorporate lifecycle management, from planning to disposal, in decision making
- Consult with stakeholders to determine appropriate levels of service
- Recognise the risks associated with the delivery of the agreed level of service and manage them appropriately
- Make decisions with a long term, inter-generational approach
- Monitor, measure and report on assets and asset management performance
- Develop the capability of people and teams and ensure all staff understand their roles and responsibilities
- Ensure asset information is accurate and up to date as possible and use it to make evidence-based decisions
- Support implementation of asset management systems and tools
- Implement efficient and effective service delivery models
- Ensure compliance with all legislative and regulatory requirements
- Incorporate climate resilience considerations in decision making
- Measure, advance and improve the asset management system to a core level of maturity

7. Policy Objectives

7.1 To provide a consistent approach to asset management planning across all of Councils infrastructure and ensure Activity Management Plans reflect the strategic direction of Council.

7.2 To demonstrate to the community that Council recognises the importance of managing the districts infrastructure in a sustainable manner to deliver appropriate levels of service across current and future generations.

7.3 To drive asset management maturity within Council.

8. Roles and Responsibilities

8.1 The roles and responsibilities for Council staff are:

Role	Responsibilities
Council Elected Members	• Represent the interests of the community. • Review, approve and/or adopt the Asset Management Policy • Review, approve and/or adopt the Annual Report, Annual Plan, Long-Term Plan, Infrastructure Strategy and Activity Management Plans. • Strategic governance oversight of operational and capital expenditure.

Executive Leadership Team	• Agree the Asset Management Policy, Strategy, and Activity Management Plans, ensuring alignment with LTP, and present to council for approval. • Provide strategic oversight and monitor and review the operational performance against the Strategy and improvement plans. • Implement the Asset Management Policy and Strategy, within the financial resources. • Ensure appropriate asset management capability and capacity is developed to meet current and future needs.
Assets & Infrastructure Team	• Implement the Asset Management Policy, Strategy, Activity Management Plans, and improvement plans. • Develop and implement maintenance, renewal, and capital works programmes in accordance with the Asset Management Policy, Strategy and Plans. • Engage with iwi, community, and stakeholders on long term asset planning. • Deliver levels of service to agreed acceptable risk and within approved financial parameters. • Provide quality asset data and trend information to support strategic decision making. • Lead the integration of asset management principles into operational planning practices and processes. • Monitor progress on the asset management improvement plan and report progress when requested.
Finance Team	• Work with the Assets & Infrastructure Manager to support financial forecasts, renewal funding analysis and alignment between Activity Management Plans, budgets, the Financial Strategy and the Long Term Plan.
All relevant staff	• Follow relevant asset management policies, activity management plans, review asset information, identify and escalate risks, infrastructure failures, contribute to continuous improvement within their roles.

9. Related Documents and Acts

9.1 The following Council documents relate to this policy:

- Infrastructure Strategy
- Long Term Plan
- Strategic Asset Management Plan
- Activity Management Plans
- Annual Plan
- Annual Report
- Financial Strategy
- Council Risk Framework

9.2 The following Legislation relates to this policy:

- Local Government Act 2002
- Building Act 2004
- Burial and Cremation Act 1964
- Health Act 1956
- Land Transport Management Act 2003
- Land Transport Act 1998
- Reserves Act 1977
- Resource Management Act 1991
- Climate Change Response Act 2002
- Litter Act 1979
- Waste Minimisation Act 2008
- Heritage New Zealand Pouhere Taonga Act 2014
- Walking Access Act 2008

- Health and Safety Act 2015
- Maritime Transport Act 1994
- Airport Authorities Act 1966
- Planning Act 2026
- Natural Environment Act 2026
-

Note: any legislation referred to should be interpreted as meaning the Act and its amendments.

9.3 This policy also refers to best practice which is outlined in the:
- International Infrastructure Management Manual (IMM)
- The Apopo Guide
- ISO 55000 Asset Management Standards

11. Implementation of the Policy

11.1 This policy will be implemented through Activity Management Plans, the Long Term Plan, relevant operational processes and the asset management improvement programme. The policy will be communicated to relevant staff and incorporated into infrastructure related planning and decision-making.

11.2 Council will assess asset management maturity following the approval of the Activity Management Plans every three years. The assessment will identify gaps and improvement opportunities, which will be prioritised and included in the asset management improvement programme.

11.3 The Assets and Infrastructure Manager will action and monitor the asset management improvement programme and provide reporting to the Executive Leadership Team and, where appropriate, Council when required.

11.4 This policy will be reviewed by the Assets and Infrastructure Manager every three years and adopted prior to any Long Term Plan adoption. A review may also be initiated following significant legislative or organisational change.

DRAFT

5.9 MOANA SKATE RAMP - CONSULTATION OUTCOMES

File Number:

Report Author: Assets and Infrastructure Manager

Report Authoriser: Group Manager Operations

Appendices: 1. Moana Skate Ramp Consultation

1. REPORT PURPOSE

1.1. For Council to consider the outcome of community consultation on the future of the Moana Skate Ramp and determine whether the existing structure should be retained and refurbished, removed or replaced in the future with a recreational asset that serves a wider range of users.

2. EXECUTIVE SUMMARY

2.1. The Moana Skate Ramp is currently closed due to safety concerns following the deterioration and removal of the riding surface.

2.2. The primary timber structure was previously assessed as generally sound, but the ramp cannot open without refurbishment. An indicative estimate was obtained for the riding surface, substrate and changes to the structure to accommodate the new surface. The estimate did not include possible upgrades to barriers, access stairs and platforms.

2.3. Council consulted the community on whether the ramp should be retained, whether community fundraising should contribute to the refurbishment, and what should occur if sufficient funding could not be secured. A total of 52 submissions were received. One was subsequently withdrawn and one submitter lodged two responses, leaving 50 valid responses for consideration.

2.4. The district wide responses favoured retaining the ramp. However, the views of the respondents living in Moana and the wider Moana area were different. Of the 21 local respondents identified, five supported retaining and repairing the ramp, while 11 supported removal, replacement or directing resources to other local priorities. The remaining five expressed mixed, conditional or unclear positions.

2.5. Local respondents most commonly raised low observed use, the advanced half-pipe design, the scale of the refurbishment cost, competing community priorities, and the opportunity to provide a facility more accessible to more ages and abilities. A pump track was the most frequent suggested alternative because it could accommodate bicycles, scooters and skateboards and allow use by a broader range of ages and skill levels.

2.6. While the overall response demonstrates wider interest in retaining the ramp, the consultation indicates limited support among the people most directly affected by the asset.

3. OFFICER RECOMMENDATION

That Council:

1. Receives the report and the consultation summary.
2. Notes that 52 submissions were received, with one withdrawn and one duplicate response, leaving 50 unique valid responses.
3. Approves removal of the existing Moana Skate Ramp.
4. Requests staff to work with the community to investigate a broader use replacement asset, which could be externally funded and vested to Council.

4. BACKGROUND

4.1. The Moana Skate Ramp was constructed in the late 1990s by a community group and has provided a recreational asset for residents and visitors for approximately 25 years. The ramp was modified several years ago to reduce its height and improve usability (for a wider range of abilities).

4.2. In late 2025, Council identified that the steel riding surface and underlying plywood decking had deteriorated significantly. The riding surface was subsequently removed (with the help of the community), after the underlying plywood was found to be wet and deteriorated. The asset has remained closed since that time.

4.3. An inspection of the asset was undertaken on 11 June 2026 with representatives from Council, a structural engineer and a specialist skate asset designer. The inspection concluded that while the timber support structure remains in generally sound condition, refurbishment would be required before the ramp could be safely reopened.

4.4. Council subsequently approved consultation to understand the level of support for retaining the ramp, the appetite for community fundraising, and the preferred outcome if sufficient funding could not be secured.

5. CONSULTATION OUTCOMES

5.1. District-wide and non-resident views

5.1.1. Across the valid responses, 32 supported retaining the ramp, 28 supported community fundraising, and 31 said the facility should not be removed if sufficient funding could not be secured. These results show broad support for retention among the full respondent group, including former residents, holiday-home owners, visitors and people who have previously been using the ramp.

5.1.2. Supporters commonly described the ramp as part of growing up in Moana and referred to several generations using it. They considered that removal would further reduce recreation opportunities and argued that use by visitors and holiday-home owners should be considered alongside permanent-resident use. Some believed the structure was fundamentally sound and could be resurfaced, disputed the indicative cost, requested further quotations, or offered fundraising, labour and skate-industry support.

5.2. Views of Moana-area respondents

5.2.1. The 21 respondents living in Moana or the wider Moana area expressed a different overall preference. Five supported retaining and repairing the existing ramp. Eleven supported removal, replacement, or directing resources to other local priorities. Five responses were mixed, conditional or did not state a clear preferred outcome.

5.2.2. The most frequent local concern was low observed use for skateboarding. Several respondents said the ramp was more often used as a slide or for general play. Others considered that a large half-pipe is suited to a relatively small group of experienced users and that a smaller, more accessible facility would better serve local children and families.

5.2.3. Several local respondents also considered the indicative refurbishment cost too high for the perceived level of use. Some preferred investment in other Moana projects or amenities, including drainage, public toilets, paths and wider community recreation. The most common recreation alternative was a pump track, reflecting its ability to support bicycles, scooters and skateboards across a wider range of ages and abilities.

5.3. Common themes across all respondents

5.3.1. The refurbishment estimate attracted concern from both those for refurbishment and those against. Those for suggested further quotations or a lower-cost resurfacing

approach, while those against questioned whether the expenditure was proportionate to use.

5.3.2. There was broad interest in maintaining or improving recreation opportunities in Moana, even where respondents did not support the existing half-pipe.

5.3.3. A pump track was the most frequently identified alternative and was seen as more inclusive, capable of supporting multiple activities, and suitable for a wider range of ages and abilities.

5.3.4. Community fundraising was supported by many respondents, but local comments also identified competing fundraising commitments and concern about placing further pressure on a small community.

6. OPTIONS

6.1. Option 1: Remove the existing ramp and investigate a broader use replacement (preferred)

6.1.1. Remove the existing structure and undertake an investigation into a smaller, multi-use recreational asset, such as a pump track. Any replacement option would be subject to community fundraising and Council approval.

6.1.2. Advantages:

(a) Best reflects the balance of views from respondents living in Moana and the wider Moana area.

(b) Removes the closed structure, associated safety risks and scaffolding costs.

(c) Allows for a future asset to be multi-purpose.

(d) Separates the immediate asset decision from a future investment decision, allowing proper options analysis and budgeting.

6.1.3. Disadvantages:

(a) Results in loss of an established community built asset and will disappoint respondents who are strongly in favour of retaining it.

(b) Removal costs will be incurred and no replacement is guaranteed.

(c) A different asset is likely to require a larger capital investment.

6.2. Option 2: Retain and refurbish the existing skate ramp

6.2.1. Retain the current half-pipe and progress refurbishment of the asset.

6.2.2. Advantages:

(a) Retains an asset with historical and recreational value.

(b) Uses a primary structure which has been assessed to be sound.

6.2.3. Disadvantages:

(a) Only five of the Moana area respondents supported retaining and repairing the ramp.

(b) The cost is an estimate only and may not be the final cost of the project.

(c) The half pipe servers a narrow user group than the alternatives suggested through consultation.

(d) No Council budget is currently allocated, and the community would need to fundraise for the full amount.

(e) There would still be no funding available for any future costs.

6.3. **Option 3: Remove the skate ramp without investigating replacement**

6.3.1. Proceed with refurbishment of the asset.

6.3.2. Advantages:

(a) Provides a clear, low cost response to a closed asset and avoids refurbishment and future maintenance costs.

(b) Allows the area to be considered for general open-space use or other local priorities.

6.3.3. Disadvantages:

(a) Results in loss of an established community built asset and will disappoint respondents who are strongly in favour of retaining it.

(b) Removal costs will be incurred.

(c) Does not respond to the consistent consultation theme that Moana should improve recreation opportunities for children and young people.

7. CONSIDERATIONS

7.1. Legal and Legislative Implications

7.1.1. Council has obligations under the Health and Safety at Work Act 2015 to manage risks associated with public facilities under its control. Safety concerns identified through inspection led to closure of the asset pending further consideration.

7.2. Financial

7.2.1. An indicative estimate received but sat outside Council's available budgets. The estimate includes replacement of the ramp surface, substrate, associated structural improvements necessary to support a modern skate ramp surface, contingency and construction management fees.

7.2.2. The estimate excludes upgrades to barriers, access stairs and platform structures and notes that additional costs may arise should hidden defects be uncovered during construction.

7.2.3. There is currently no budget allocation for this project. Existing Parks & Reserves renewal funding has been allocated to the replacement of end-of-life playground equipment across the district.

7.2.4. The cost of removing the existing skate ramp (Options 1 & 3) could be accommodated from existing budgets.

7.3. Existing Policy and Strategy Implications

7.3.1. The decision concerns local recreational infrastructure and Council's role in supporting active recreation and community wellbeing. The preferred option does not commit Council to a new asset. It provides for a more robust assessment of whether a future facility can deliver broader community outcomes.

7.3.2. The proposal supports the social wellbeing of the communities by ensuring community views are considered before a decision is made regarding the future of a local recreational asset.

7.4. Effects on Mana whenua

7.4.1. No specific impacts on Manu whenua have been identified. Mana whenua had the opportunity to participate through the proposed consultation process.

7.5. Significance and Engagement

7.5.1. Overall significance assessment: Medium Significance, however it will generate local interest.

Issue	**Level of Significance**	**Explanation of Assessment**
Is there a high level of public interest, or is decision likely to be controversial?	Moderate	The skate ramp was built by the community and is a visible asset.
Is there a significant impact arising from duration of the effects from the decision?	Moderate	Removal of the asset will have long-term implications for recreational opportunities in Moana.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Low	The skate ramp is not identified as a strategic asset under Council's Significance and Engagement Policy.
Does the decision create a substantial change in the level of service provided by Council?	Moderate	This report seeks approval to reduce the current 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	Funding is required to remove the asset.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	None	Not applicable.
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?	None	Not applicable.
Does the proposal or decision involve Council exiting from or entering into a group of activities?	None	Not applicable.

7.6. Other

N/A

8. CONCLUSIONS

8.1. Consultation demonstrated genuine attachment to the Moana Skate Ramp, particularly among former residents, visitors, property owners and people who used the ramp while growing up. The full response group leaned towards retention and showed willingness to support fundraising.

8.2. The views of respondents living in Moana and the wider Moana area were notably different. Only five of 21 local respondents supported retaining and repairing the existing ramp, while 11

supported removal, replacement or investment elsewhere. Local feedback also consistently questioned whether the advanced half-pipe design and refurbishment cost would provide sufficient benefit for the wider community.

8.3. Removal of the current structure, together with a separate investigation of an accessible multi-use alternative, best reflects the local consultation response while acknowledging the wider desire to retain recreation opportunities in Moana. Any replacement should be subject to further options analysis, concept development, cost confirmation, funding assessment and Council approval.

9. NEXT STEPS

9.1. If Council considers the officer recommendation appropriate, programme the removal of the Moana Skate Ramp and,

9.2. Work with the community to investigate a broader use replacement asset.

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.

Moana Skate Ramp Consultation

Names, locations and additional comments

Amanda Bailey

Ruru

I believe the cost of repairing the ramp is significant and would ultimately benefit only a relatively small number of people within the community. Over the years, it appears that the ramp has not been used extensively as a skate ramp, but has more commonly been used for general play, such as running up and down it.Given the substantial cost involved, I question whether the level of use and benefit would justify the investment required to repair and maintain this resource. There are also a number of other exciting and valuable projects currently happening in Moana, many of which require community fundraising and support. I am concerned that proceeding with this project would place additional financial and fundraising pressure on an already hardworking community. For these reasons, I believe it would be worth considering whether the funds required to repair the ramp could be better directed towards projects that provide greater benefit to the wider Moana community.

Callum Brownlee

Moana

This ramp was a huge part of all our childhoods. It absolutely should be retained. It encourages youth to get outdoors!

Tim McIver

Christchurch, but own property at Lake Brunner

It is an eye sore in a beautiful place. In all my time I have almost never seen anyone use it for purpose. It is just an unsuitable and dangerous playground. There are much better uses of the land and money. Skating is a very specific sport that has no connection to the community there. It should be removed.

Madeline Robinson

Kotuku

Get rid of it

Roz

Kirwee Christchurch

The skate ramp has been a huge success and sorely missed since its closure.. our children first used thus st the age of 4.. and 8.. now 18 and 22...its an absolutely fabulous piece... many many family's miss it and have used it over the years..its important to the community and children and family's sitting eating dinner or a picnic while the kids all play...over the years.. as a family we have contributed thousands to the cycle track.. the church.. the school..you will find those with holiday homes also have given willingly to local projects with either monies or time or supplies to various projects for the community..I hope to see the skate ramps future upheld

Luke

Moana

You council reckion afew sheets of ply cost 38k u need to look at bunnings and buy a box of screws , your polital bull is why rates are Too high, would Have fixed in afternoon, heads should roll at your bull pricing

Isaac Box

Chrsitchurch

We have had a family holiday home at Moana for 20+ years, so i have seen the amount of use the skate ramp has had over this time. The skate ramp is very rarely used for what it is intended for. I think its too big / advanced & that it has basically become a very expensive slide. I'm 40 years old & casually skate myself, just not at the Moana skate ramp. The very little use it does get is from young scooter riders, or young kids to slide down. I think the best long term option would be to remove it. Thank you

Alice

Kokiri

No the skate ramp is not important to our family. We go to Moana to fish, swim, and connect with the community. Even on a dry day the park is saturated. The local farmers have the machinery to fix the drainage with ease, but the ramp is in the way. I'd prefer to volunteer my time to assist with the drainage of the park which will include being shut off while the grass is resown. Then the park can be truely utilised by the community. If in the future the community wants to add a play feature when the world is flush again, then the park will be ready for that. In the meantime let's not forget the historical conversations between the school and GDC and the arrangement that, when everyone can only afford one, that the one playground is at the school, and while the school is responsible for the safety maintenance and upkeep, the community is responsible for ensuring the school property is respected. My point being, the skate ramp was about creating something for the kids to do when skating was at the peak of a phase. The community has since moved on with a more established playground, a community market that's growing, and slowly developing lakefront that is the true hub ofthe community

Melissa Robinson

Venice Beach - the birth place of skateboarding & I plan to start being 4 months a year back in Moana. I am currently launching a skateboarding brand which is what will give me more time to be in NZ.

I grew up in Moana skating this ramp, and skateboarding genuinely changed my life. It gave me a lifelong sport, confidence, community and friendships, and has since taken me around the world. I would love the next generation of Moana kids to have that same opportunity.I now live in Venice Beach, Los Angeles, where skateboarding remains a major part of my life. Through my career and community I have relationships with professional and Olympic-level skateboarders, and I am building Versee, a skateboarding brand focused on community, personal development and the positive impact of skateboarding. I believe these connections could be valuable in rallying genuine support, awareness and potential fundraising for Moana.Skateboarding is now an Olympic sport, yet facilities remain limited in small rural communities. With Moana continuing to grow, I strongly believe this 20+ year community asset should be restored rather than removed. Please give us the opportunity to rally behind it and preserve it for the next generation.

Alice

Moana

I would like to see the skate ramp removed and the space used to serve more of the public. For example, a tennis court with a half court basketball court would be incredible for the community and would get much better use. The skate ramp served a need when it was built, but recreational activities have moved a long way since then; even a pump track would be a better investment of the money.

Fife Macgibbon

Nelson-Tasman

The ramp is only actually usable by a very small group of age and ability. My kids have only ever used it as a slide and come back covered in rust.I believe a small pump track (a sealed loop track with humps and lumps) would be a far greater option as they cater to kids of all ages, I've seen 3 year old's learning on balance bikes to grown adults all riding on them as well as both boys and girls. also they still useable to people on skate boards as well as scooters and bikes. and as they are a loop track they are also useable by more than one person at a time.

Izzak

Christchurch

Many people pass through or stay in Moana who skate. We used to stop and skate here all the time when home but for the last quite a few years in has not been upto standard. It is a good ramp and with a resurface would be useable again

Brent Beadle

Moana

The ramp does not get the use that it had in the past.I think it should be removed sadly.

Marie Beban

Live in Canterbury, holiday in Moana

The skate ramp has been well used over the years.. $32K to repair is minimal and should be funded by the rates we and others in the community pay. If it is removed the council should look to install something more appropriate like a pump track which would be utilised by more young people.The village is growing and more facilities are needed, not taken away.

Michael Mullins

Canterbury but spend 2 months of year on coast at Lake Brunner (as I have been lucky enough to do since I was born) due to family originating from the West Coast.

I've skated this ramp since it was installed, and have so many happy memories with my cousins learning new tricks and trying our best to be like Tony Hawk. In it's prime it was a great asset, and we would often skate until Sun Down so would happily support a refurb for the next gen to enjoy and for us old timers to have the odd skate too.However I do wonder if in this day and age that a 'Pump Track' would be a better option for the community because:- more family friendly and would likely have a wider social utility- lower level of riding skill to be able to enjoy- can have multiple users as a time (compared to a skate ramp which is often limited to 1 at a time)- can support multiple ride options (scooters, skateboards, bikes)- pump tracks have been a tremendous success all over Canterbury. Go to any of the new pump tracks around the city and they are always busy

Amie Robinson

Gladstone

My husband's family have lived in Moana for over 25yrs and the skate ramp is an important piece to them and the community. I believe a playground area has already been removed from this park some time ago that was located beside the hall due to the same situation as the state ramp, built by the community, gifted to the Council but not maintained therefore eventually removed. It would be a shame to see this park become even more bare, well actually empty.

Daniel

Yes

As a rate payer in Moana , the gdc spends next to nothing out in Moana and it all goes to greymouth , so the least the gdc can do is fix the ramp and it shouldn't be a job of the rate payer to fundraiser to fix it , I feel we have put more than enough into the cycle track.....

Will

Christchurch

This is an excellent ramp with great history. We specifically come over around 3 times a year to skate this and head to Greymouth bowl. Refurbishment would be an amazing addition

Laura

Moana

Over 10 years I have seen this used by a skater/scooter once! Every other user is a child sliding on it. Absolutely wouldn't not want to contribute to it the $32,000 could be used in much more useful ways

Dean g

Greymouth

I have never seen anyone use it the anytime I'm in Moana and that is often.

Kate

Christchurch

I have been coming to Moana since my teens and have fond memories at the skate ramp. I now visit with my own children and have a very keen skater who would love to have this resource available. It could be upgraded retaining the skate ramp + adding something new for kids.

Todd Dunn

9 Johns rd Moana

Was this ramp funded by the council originally ? Why would the council not fund the renovation works to the existing ramp ? My 3 young kids and all the young kids that visit have alot of fun on the ramp it's an awesome feature of Moana.

Dannelle Sutherland

Rotomanu/Moana Area

With children attending Moana school the previous ramp was a firm favourite and always had children on it. It would be a shame to see it moved.

Kane Bensemann

Palmy

Save the Ramp 100% - skate to live - live to skate - Shred till yah Dead..

Christina Guyer

Nelson

Ramps are important for both kids and adults. A lot of kids who will skate or scooter on this won't get a chance to have their say. Kids need a place they can go and feel safe. For a lot of them places like this is that place. Adults that skated here when they were young are now having kids that are skating too and it's nice to be able to take them to places like this.

John Doherty

Moana

With a cost of $32K plus, in my opinion is just far to high for a ramp that is very seldom used by locals.If the community was asked to fundraise I think more locals and visitors would appreciate ongoing maintenance costs on brake wall at the boat ramp, or even spending money on the public toilets to make them a little better appearing than the old "ablution block" look we have today. May be a mural advertising the bike trail for example.Something that reflects a proud local community rather than a seldom used skate ramp.

Tammy Mosen

Otira

The style of half pipe is for more advanced skaters and has hardly been used as such for years a smaller park like that of runanga would suit the community better and fencing the area and perhaps a small playground for the younger community or a scooter trail like they have in poroa would also be good , a communication board would be awesome to see for non verbal community and tourists alike and even a shelter or gazebo would also be beneficial

Linda van Schreven

Moana

The money could be spent on other projects such as painting a Muriel on the public toilets

Jacob Wratt

Japan, but has property there

As someone who has skateboarded for 30 years I have seen countless times how valuable a skatepark or ramp can be WRT building community and helping bridge the gap between people that would otherwise never interact. As a ratepayer in the area I would love to see my contribution go towards helping retain this asset.

Kevin Grimwood

Christchurch

I live out of the district, but the skate ramp is an attraction when visiting Moana. Locals are not the only users, visitors (who spend money in the district) need to be considered also.

Jacques Nortje

Greymouth

A half pipe is a valuable resource for people to progress and refine their skating and gives skaters a place to go instead of other public property

Hilary Dodd

Christchurch Bach owner Moana

I think skate ramps have had there day and cause teenagers to congregate and cause trouble. The grass around that ramp gets very wet as well.

Mitchell

Ahaura

Get more quotes for this work. This is another council blow out just like the library. I know how much we pay in rates here for stuff all. Sort it out

Johnny

Canterbury

Really great asset the council has here. We are involved in all the new park consultations here in Canterbury and once you Gator skin or put some more sheet metal on this ramp you have something that would cost 100k to build. The ramp is well built, great fun and will help advance skateboarding in the area if done right. We will put on a demo for your opening for free.

Cheers Johnny

Courtney Jayne

Moana

It should remain in place and be fixed it's a historical part of Moana that many generations have enjoyed. It would be awesome to see it restored and even a small pump track for scooters and smaller kids would be awesome. There is a lot of kids in Moana so it would be good to have something for them to use

Carolyn Litt

Moana

Please get another quote, $32k is excessive

Rowan Beadle

West coast

To whom it may concern.

When growing up in moana (dad still lives there actually) we helped fundraise / iniate this project as kids. There were basically only 4 local kids using this at the time of it first being constructed, these numbers increased with new families arriving into the town, aswell as out of towners/ holiday makers were using it aswell. This was a general place for the youths to congregate and skateboard/ bike and rollerblade/ scooter over the next couple of decades. I would certainly contribute any labour required to replace the wood and steel and hand rails etc along with friends who are qualified builders. Possibly we could start a give a little page? Plenty of well off bach owners n locals who could possibly contribute, i feel its not a council priority/problem and the westcoast community should step up and take the reins from you where required, i can help if needed. Although personally i feel the lack of condition /footpaths in the town is more important these days though.Cheers and good luck with the keyboard warriors

Amanda O'Sullivan

West Coast

No one skateboards at all. A few have scooters and this is not suitable for children under 10. Better off to put a Pump Track in at perhaps the school and make this area a shared space for people to gather to play cricket, have pay to use bbq's picnic tables, shade . Not everyone has boats or can access the lakeside so this would be a great opportunity to enhance the area for families and bach owners to have a community space.

Tracey Geerin

Lake Brunner

I think its important to recognise that there are other big projects being supported by the comunity and I think we need to focus on those. The cycle track, the church and potentially a track from Iveagh Bay to Moana are fundraisng projects I would be more inclined to support personally.

Sacha Nunn

Awapuni

I build ramps, bowls and parks. I have single handedly resurfaced the mega ramp in gisborne subcontracted to the main contractor. I have been part of a five man team who built the skatehalle bowl Berlin. I build private ramps and bowls arround new Zealander. Folow this link to the berlin bowl. https://maps.app.goo.gl/AWBw6uNrnyzQjiz6A?g_st=ac

Sacha Nunn

Gisborne 4010

More links to my work in Berlin.https://www.facebook.com/share/v/1DnXW3BPgd/ For more photos of Local jobs both large and small comtact me directly by email or phone 0210569681

Aaron Martin

City

This ramp cannot re removed, wheeled sports are the most popular. In Auckland , the council weee successful in getting a lottery grant to renew the skate ramp and weee awarded $320k, I can help guide you with this

5.10 2026 ANNUAL REPORT ADOPTION

File Number:

Report Author: GM Corporate Services

Report Authoriser: Chief Executive

Appendices: 1. Draft 2025/2026 Annual Report

1. REPORT PURPOSE

1.1. To enable the Council to consider and adopt the 2025/26 Annual Report with signed Audit Opinion.

2. OFFICER RECOMMENDATION

That Council:

1. Receives the report; and
2. Approves the 2025/2026 Annual Report including the draft audit opinion for the year ended 30 June 2026;
3. Adopts the approved 2025/2026 Annual report containing the audit opinion;
4. The CEO be authorised to make minor wording amendments to the report;
5. The adopted 2025/2026 Annual Report is to be made available to the public as soon as practicable; and,
6. Authorises the Chief Executive to produce and publish the summary annual report for the year ended 30 June 2026, (noting it is audited by EY).

3. BACKGROUND

3.1. The Council is statutorily required to adopt an audited Annual Report by 31 October 2026. Council have missed this deadline due to the additional checks required to complete the three yearly infrastructure revaluations.

3.2. The annual report measures Council's performance against what it adopted in that year's Annual Plan or year 1 of the Long Term Plan (LTP). The 2025/2026 Annual Report measures Council's performance against the year one 2025-2034 Long Term Plan.

3.3. The Draft Annual Report with the Audit Opinion is attached.

4. DISCUSSION

Council set 74 performance measures during the 2025/34 LTP to be reported on in the Annual Report. Council met 43 measures.

4.1. The report shows a deficit of $3.356 million for the year ended 30 June 2026. This was $3.2556 million more favourable than budget. The decreased deficit is attributable to hard work by staff to keep costs down and find savings where available.

4.2. During the year we spent $18.5 million on capital projects including sewerage schemes, the Library and water projects.

4.3. Council Asset value increased $164 Million for the period. A significant portion of the increase was due to the revaluation of Roading, Water, Wastewater and Stormwater assets.

5. CONSIDERATIONS

5.1. Legal and Legislative Implications

5.1.1. Local Government Act (2002)

5.1.2. Local Government (Financial Reporting and Prudence) Regulations 2014.

5.1.3. PBE Tier One Reporting Standards

5.2. Financial

5.2.1. There are no financial implications. The report discloses Council's performance against adopted budget.

5.3. Existing Policy and Strategy Implications

5.3.1. There are no policy or strategy implications.

5.4. Significance and Engagement

5.4.1. The assessment of significance is low.

5.5. Options

5.5.1. That Council adopt the Grey District Council 2025/26 Annual Report, containing signed audit opinion, and make available for public release. (Preferred Option).

5.5.2. That Council does not adopt the Grey District Council 2025/26 Annual Report. This will mean Council does not meet the statutory requirement of adopting an audited Annual Report and places risk of Council being able to continue business as usual.

6. NEXT STEPS

6.1. Council will publish and release the 2025/2026 Annual Report within 30 days of the report's adoption.

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

Annual Report

2025/2026

DRAFT FOR AGENDA ONLY NOV 2026

Heart of the West Coast

MĀWHERA GREY DISTRICT COUNCIL

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PART A: Introduction

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Message from Her Worship the Mayor and the Chief Executive

Welcome to the Grey District Council's 2025/2026 Annual Report.

Thank you for taking the time to read this year's Annual Report, which covers Council's income and expenditure for the financial year ended 30 June 2026. It's been a big year for Council and the Grey District and we're really proud of what our elected members, staff and community have achieved together.

The standout has to be the Richmond Quay development and our new Greymouth Library, which opened its doors on 3 July 2026. It was our most significant project of the year and it has been fantastic to see the community asset completed and so well utilised to date. We've also kept chipping away at the essentials, including the new Cobden wastewater pumping station, which means wastewater from Cobden now gets more rigorous treatment at the Greater Greymouth wastewater treatment plant before it is discharged. Our retirement housing tenants also saw some real improvements, including new switchboards, replacement windows and accessible showers.

We adopted a joint Water Services Delivery Plan with Westland and Buller District Councils in September 2025, so looking ahead, from 1 July 2027 Coast Waters Limited will take over water supply, stormwater and wastewater services for the West Coast. Our team is working hard to make that handover as smooth as possible.

On the money side, we finished the year with an operating deficit of $3.4 million, which is below the $6.6 million deficit we had budgeted for. Thanks to the hard work of our staff in keeping costs down, we spent less than planned, which helped bring the deficit down.

Financial performance for the year

Council's total revenue for the year was $44.4 million, slightly below the budget of $45.2 million. Rates made up $28.5 million of this, with the remaining $15.9 million coming from other sources.

Total expenditure was $47.8 million, which was $4 million less than the budget of $51.8 million. As a result, this led to Council recording an operating deficit of $3.4 million, compared with a budgeted deficit of $6.6 million.

Financial position at the end of the year

At 30 June 2026, Council's total assets were valued at $757 million, up from $591 million a year earlier. This includes our property, plant and equipment (PPE), such as the roading network, sewerage systems and water supply systems, as well as cash and term investments. There was a significant increase in the infrastructure revaluation, which was greater than anticipated, mainly due to inflationary factors such as increases in construction costs.

During the year we spent $18.5 million on capital projects, asset renewals and new assets (last year we spent $19.6 million). Council's debt rose to $47.4 million, up from $38 million in 2024/2025. We use debt to fund projects with long-term benefits, such as sewerage schemes, library and water supplies, so the cost is shared over time by those who benefit from them.

Thank you to everyone who has helped make the 2025/2026 year a success. We look forward to continuing to work with you all.

Tania Gibson
Mayor

Joanne Soderlund
Chief Executive

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Councillors as at 30 June 2026



Tania Gibson

Mayor

Committees:
Chief Executive Employment Committee
Risk and Assurance Subcommittee
Civic Awards Committee
Tenders Subcommittee
Members Code of Conduct Committee
Greymouth Rating District Joint Committee
Te Tai o Poutini One Plan Committee (TTPP)



Allan Gibson

Councillor Eastern Ward/ Deputy Mayor

Committees:
Tenders Subcommittee
Members Code of Conduct Committee
Greymouth Rating District Joint Committee
Te Tai o Poutini One Plan Committee (TTPP)



Robert Mallinson

Councillor Eastern Ward

Committees:
Risk and Assurance Subcommittee
Tenders Subcommittee



Kate Kennedy

Councillor Northern Ward

Committees:
Animal Control Committee
Sport New Zealand Rural Travel Committee
Creative Communities Committee



Paulette Birchfield

Councillor Southern Ward

Committees:
Animal Control Committee
District Licencing Committee



Rex MacDonald

Councillor Southern Ward

Committees:
Chief Executive Employment Committee
Risk and Assurance Subcommittee
Tenders Subcommittee



Peter Davy

Councillor Central Ward

Committees:
Tenders Subcommittee



Tim Mora

Councillor Central Ward

Committees:
Chief Executive Employment Committee
Civic Awards Committee
Creative Communities Committee
Sport New Zealand Rural Travel Fund Committee
Greymouth Rating District Joint Committee



Jack O'Connor

Councillor Central Ward

Committees:
Risk and Assurance Subcommittee
Animal Control Committee
Sport New Zealand Rural Travel Fund Committee



Francois Tumahai

Kaiwhakahaere
(Iwi Representative)

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Council is Committed to

Being accountable to its community.	Representing its community strongly and positively.
Consulting its community in the spirit of collective decision-making.	Working with other bodies and institutions pursuing the same goal.
Participating strongly in the activities of organised local government.	Striving towards optimum efficiency and a customer focus.
Displaying equity and transparency in its dealings with its community.	Incorporating the cultural, economic, environmental and social well-being of the community within decision-making.
Sustainability as a basis for development activities in the Grey District.	Creating opportunities for all.
Being a good employer.	A healthy community.
Building on our heritage.	

Executive Leadership Team

Chief Executive	**Joanne Soderlund**
Group Manager Operations	**Kurtis Perrin-Smith**
Group Manager Corporate Services	**Kathryn Ruddle**
Group Manager Community	**Penny Kirk**
Group Manager Economic Development and Regulatory Services	**Peter O'Sullivan**

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Key Council Contact Information

Council contacts		Grey District Council 105 Tainui Street Greymouth 7805
		PO Box 382 Greymouth 7840
		03 769 8600
		info@greydc.govt.nz
		Web: www.greydc.govt.nz Facebook: facebook.com/greydc Instagram: instagram.com/grey.district.council/
Banker		Westpac
Auditor		EY New Zealand, Christchurch on behalf of the Office of the Auditor General, Wellington
Solicitor		Corcoran French, Greymouth
Corporate Services		info@greydc.govt.nz
Environmental Services (regulatory and building control)		environmental.services@greydc.govt.nz
Infrastructure Services		infrastructure@greydc.govt.nz
Grey District Library		18 Albert Street, Greymouth (from 3 July 2026: 8 Boundary Street) Tel: 03 768 5597 library@greydc.govt.nz
Westland Recreation Centre		83 High Street, Greymouth Tel: 03 768 9076 wrc@greydc.govt.nz
Port of Greymouth		C/- 105 Tainui Street, Greymouth

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Council's Vision and Community Outcomes

THRIVING, CONNECTED AND RESILIENT GREY DISTRICT

The Grey District has:

ECONOMIC

- Necessary infrastructure that will support the economy and maintain resilience.
- Collaborating organisations, businesses, industry and community for positive outcomes.
- A strong, obtainable and prosperous vision for the future.
- Connections and engagement between Council, businesses and the community.
- A focus on ensuring innovation and connectivity.

Strong, Diverse, Sustainable & Prosperous

SOCIAL

- Safe roading, footpaths and community areas.
- Quality facilities that are inclusive, community focused and forward looking.
- A connected, supportive and engaged community and Council.
- A community that is valued, united and strong.
- Effective measurement mechanisms and an understanding of our strengths, weaknesses and wellbeing.

Safe, Inclusive, Connected & Enabled

CULTURAL

- Ensuring relationships with local Māori, our neighbouring districts and significant stakeholders.
- Respect and recognition for the place of Māori.
- A connection with our diverse, unique and colourful history.
- A positive image within and outside of the region.
- Access to participation in a wide range of recreational, sporting, leisure, art and cultural activities.
- A community that looks out for each other and takes hands with Council to make our district better.

Proud, Unique, Inter-connected & Vibrant

ENVIRONMENTAL

- A sensible and considered approach to the issue of climate change and its effects.
- An abundant supply of water available to the community that meets or exceeds all available health and quality standards.
- A sustainable response to our land and natural features and resources.
- A commitment to providing green spaces and places through the Central Business District and beyond.
- A commitment to our future generations and their wellbeing.

Bold, Practical, Resilient & Strategic

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What We Did in 2025/2026

Financial performance

$47.8 million Total expenditure (against a budget of $51.8 million)	**$44.4 million** Total revenue (against a budget of $45.2 million) While rates make up most of Council's funding, Council also receives funding from other sources. Rates revenue – $28.5 million Other revenue – $15.9 million	**$757 million** Total asset value (2025: $591 million) This includes Council's property, plant, equipment (e.g. roading network, sewerage systems, water supply systems etc) as well as cash and term investments.
$18.5 million Capital expenditure (2024/2025: $19.6 million) Amount spent on projects, assets renewals and new assets.	**$47.4 million** Debt (2024/2025: $38 million) Council uses debt to fund projects with long-term benefits such as sewerage schemes, library and water supplies.	**($3.4 million)** Operating deficit (budget: $6.6 million deficit)

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Highlights/achievements

Some of the highlights arising from Council's work programmes over 2025/2026 were as follows:

Greymouth library

The Richmond Quay development, which included the new Greymouth library, was Council's most significant project during 2025/2026. The library opened to the public on 3 July 2026. In the lead up to the opening, there were many opportunities for community involvement such as competitions for designing the library card, window displays, poem writing and winning a golden ticket for exclusive access.

Photo right



New plan for three waters from 1 July 2027

Grey District Council, along with Westland District Council and Buller District Council, adopted a joint Water Services Delivery Plan in September 2025 and from 1 July 2027 a new multi council water CCO will be established to manage the three waters services and functions for the West Coast. Council staff are currently working through the transition of three waters (water supply, stormwater and wastewater) to Coast Waters Limited from 1 July 2027.

Reducing water wastage

Council continued with its overall leak reduction strategy by installing a trial area of smart meters which is used to monitor and collect data on usage and possible leaks. This helps to build a clearer picture of water use across the district.

Cobden wastewater pumping station upgrade

A new wastewater pumping station at Cobden means separated wastewater will now be pumped to the Greater Greymouth wastewater treatment plant for more rigorous treatment prior to discharge.

Photo below

Retirement housing

Improvements to many of our retirement units that has included major works such as new switchboards, replacements windows and installation of accessible showers and general renewal works including driveway resealing, painting, fences and roof and door replacements.

Assessing History House collection

Work began on assessing and cataloguing the History House Museum collection, after the building closed in 2017 following seismic concerns.



Improved communications

Grey District Council saw the greatest growth in follower numbers on social media of any council in New Zealand. An intensive campaign to educate the community on recycling began.

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More highlights can be found in the individual activity statements.

PART B:
Financial Statements & Notes

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Statement of Compliance and Responsibility

Compliance

Council and management of the Grey District Council confirm that all statutory requirements relating to the Annual Report, with the exception of adopting the annual report prior to 31 October 2026, as outlined in the Local Government Act 2002 have been complied with including the requirement to comply with generally accepted accounting practice.

The Statement of Service Performance of the Council has been prepared in accordance with the requirements of Part 3 Schedule 10 of the LGA, including the requirement from section 111 of the LGA to prepare all information in accordance with New Zealand generally accepted accounting practice (NZ GAAP).

Responsibility

Council and management of the Grey District Council accept responsibility for the preparation of the annual Financial Statements and the judgements used in them.

Council and management accept responsibility for establishing and maintaining a system of internal control designed to provide reasonable assurance as to the integrity and the reliability of the financial and service performance reporting.

In the opinion of Council and management of Grey District Council, the annual Financial Statements and the Statement of Service Performance for the year ended 30 June 2026 fairly reflect the financial position and operations of Grey District Council.

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Tania Gibson
Mayor
23 November 2026

Joanne Soderlund
Chief Executive
23 November 2026

Statement of Comprehensive Revenue and Expense

For the year ended 30 June 2026

The accompanying notes form part of these financial statements.

	Note	Actual 2026 $000	Budget 2026 $000	Actual 2025 $000
REVENUE				
Rates revenue	3	28,468	29,361	25,541
Subsidies and grants	4	7,858	5,742	10,471
Fees and charges	5	6,278	8,187	6,166
Financial and Development contributions		147	350	289
Interest revenue	6	243	248	134
Other revenue	7	1,423	1,325	1,700
Total revenue		**44,417**	**45,213**	**44,301**
EXPENSES				
Personnel costs	9	9,391	10,019	8,921
Depreciation and amortisation expense	20	13,981	13,876	13,689
Finance costs	10	1,662	1,997	1,323
Other expenses	11	22,739	25,933	25,143
Total operating expenditure		**47,773**	**51,825**	**49,076**
Net surplus/(deficit) before tax		**(3,356)**	**(6,612)**	**(4,775)**
Income tax expense		-	-	-
Surplus/(deficit) after tax attributable to Grey District Council		**(3,356)**	**(6,612)**	**(4,775)**
OTHER COMPREHENSIVE REVENUE AND EXPENSES				
Movement in asset revaluation reserve		162,500	48,287	-
Total comprehensive Revenue and Expense		**159,144**	**41,675**	**(4,775)**

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Statement of Financial Position

As at 30 June 2026

	Note	Actual 2026 $000	Budget 2026 $000	Actual 2025 $000
ASSETS				
Current Assets				
Cash and cash equivalents	13	1,193	10,934	2,938
Receivables	14	6,205	7,732	4,092
Prepayments	15	725	-	693
Other financial assets	16	200	596	1,188
Derivative financial instruments	17	-	-	-
Total current assets		8,323	19,262	8,911
Non Current Assets				
Property, plant and equipment	18	738,102	639,817	574,767
Intangible assets	19	83	90	132
Investment property	21	8,733	5,695	6,142
Other financial assets	16	1,535	-	860
Derivative financial instruments	17	-	-	-
Total Non Current Assets		748,453	645,602	581,901
Total Assets		756,776	664,864	590,812
LIABILITIES				
Current Liabilities				
Payables and deferred revenue	22	6,749	6,599	9,188
Employee benefit liabilities	23	620	497	515
Finance lease obligation		68	-	93
Borrowings	25	13,800	-	13,950
Derivative financial instruments	17	27	-	21
Total current liabilities		21,264	7,096	23,767
Non Current Liabilities				
Employee benefit liabilities	23	207	-	180
Provisions	24	1,565	1,539	1,784
Borrowings	25	33,600	62,133	24,100
Derivative financial instruments	17	27	95	12
Total Non Current liabilities		35,399	63,767	26,076
TOTAL LIABILITIES		56,663	70,863	49,843
Net assets		700,113	594,001	540,969
EQUITY				
Retained earnings	26	213,893	224,149	216,413
Reserves	26	9,307	7,154	10,143
Revaluation reserve	26	476,913	362,698	314,413
Total equity attributable to the Council		700,113	594,001	540,969

The accompanying notes form part of these financial statements.

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Statement of Changes in Equity

For the year ended 30 June 2026

	Note	Actual 2026 $000	Budget 2026 $000	Actual 2025 $000
Equity as at 1st July		540,969	552,327	545,744
Total comprehensive income		159,144	41,675	(4,775)
Equity at 30 June		700,113	594,002	540,969

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Statement of Cash Flows

For the year ended 2026

	Note	Actual 2026 $000	Budget 2026 $000	Actual 2025 $000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from rates revenue		28,582	29,361	25,436
Receipts from other revenue		6,323	13,353	12,109
Subsidies and Grants		7,858	2,250	8,135
Interest received		243	248	134
Payments to suppliers and employees		(35,388)	(35,296)	(31,313)
Finance costs		(1,662)	(1,997)	(1,323)
Net cash inflow/(outflow) from operating activities	27	5,956	7,919	13,178
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from sale of property, plant and equipment		1,067	-	109
Proceeds from sale of investments		325	-	271
Proceeds from sale of investment properties		-	-	-
Proceeds from realisation of other financial assets		-	-	-
Purchase of property, plant and equipment & Intangible assets		(18,430)	(22,262)	(19,447)
Purchase of other financial assets		(13)	-	(188)
Net cash inflow/(outflow) from investing activities		(17,051)	(22,262)	(19,255)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from borrowings		11,100	15,045	7,700
Repayment of borrowings		(1,750)	(1,919)	(2,157)
Net cash inflow/(outflow) from financing activities		9,350	13,126	5,543
Net increase/(decrease) in cash held		(1,745)	(1,217)	(533)
Opening cash balance 1 July		2,938	12,150	3,471
Closing balance 30 June		1,193	10,933	2,938
REPRESENTED BY				
Cash & cash equivalents	13	1,193	10,934	2,938

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The accompanying notes form part of these financial statements.

Notes to the Financial Statements

NOTE 1. Statement of accounting policies

Reporting entity

Grey District Council ("Council") is a territorial local authority established under the Local Government Act 2002 (LGA) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA and the Local Government (Rating) Act 2002.

The primary objective of Council is to provide goods and services for a community or social benefit rather than making a financial return. The Council has designated itself as a public benefit entity (PBE) for the purposes of complying with generally accepted accounting practice (GAAP).

The financial statements of Council are for the year ended 30 June 2026. The financial statements were authorised for issue by Council on 23 November 2026.

Basis of preparation

The financial statements have been prepared on the going concern basis and the accounting policies have been applied consistently throughout the year.

The financial statements of Council have been prepared in accordance with the requirements of the LGA and the Local Government (Financial Reporting and Prudence) Regulations 2014 (LG(FRP)R), which include the requirement to comply with NZ GAAP.

The financial statements have been prepared in accordance with and comply with Public Benefit Entity Accounting Standards.

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Measurement base

The financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars ($000), other than the remuneration and the severance payment disclosures in the corresponding note, and the related party transaction disclosures in the corresponding note. The remuneration, severance payment and related party transaction disclosures are rounded to the nearest dollar.

The financial statements have been prepared on a historical cost basis, except for investment properties, some classes of property, plant and equipment, derivative financial instruments and available-for-sale investments, which have been measured at fair value.

Foreign currency transactions (including those subject to forward foreign exchange contracts) are translated into New Zealand Dollars (the functional currency) using the spot exchange rate at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in surplus or deficit.

Accounting policies

The following accounting policies which materially affect the measurement of financial performance, financial position and cash flows for Council have been applied:

Revenue

Revenue comprises of the items below and is measured at the fair value of consideration received or receivable. Revenue may be derived from either exchange or non-exchange transactions.

Revenue from exchange and non-exchange transactions

Revenue from exchange transactions arises where the Council provides goods or services to another entity and directly receives approximately equal value (primarily in the form of cash in exchange).

Revenue from non-exchange transactions arises from transactions that are not exchange transactions. Revenue from non-exchange transactions arises when the Council receives value from another party without giving approximately equal value directly in exchange for the value received.

Approximately equal value is considered to reflect a fair or market value, which is normally commensurate with an arm's length commercial transaction between a willing buyer and willing seller. Many of the services that the Council provides for a fee are charged at below market value as they are subsidised by rates. Other services operate on a cost recovery or break-even basis and are not considered to reflect a market return. Most of the Council's revenue is therefore categorised as non-exchange.

Specific accounting policies for major categories of revenue are outlined below. The Council undertakes various activities as part of its normal operations, some of which generate revenue, but generally at below market rates. The following categories (except where noted) are classified as transfers, which are non-exchange transactions other than taxes.

Rates

Rates Revenue is recognised by Council as being revenue on the due date of each instalment. Rates are a tax as they are payable under the Local Government (Rating) Act 2002 and are therefore defined as non-exchange.

Water billing revenue is recognised on an accrual basis and are taxes that use a specific charging mechanism to collect the rate and are non-exchange revenue.

Rates arising from late payment penalties are recognised as revenue when rates become overdue.

Subsidies and grants

Council receives funding assistance from Waka Kotahi New Zealand Transport Agency, which subsidises part of the costs of maintenance and capital expenditure on the local roading infrastructure. The subsidies are recognised as revenue upon entitlement, as conditions pertaining to eligible expenditure have been fulfilled.

Other grants and subsidies are recognised as revenue when they become receivable unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grants are initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

Other bequests, and assets vested in Council — with or without conditions — are recognised as revenue when control over the assets is obtained.

Insurance proceeds

Insurance proceeds are recognised as revenue when the compensation becomes receivable. Claims accepted after balance date are not recognised where their receipt was not virtually certain. Refer to 'Other revenue' in Note 7.

Development and financial contributions

Development and financial contributions are recognised as revenue when the Council provides, or is able to provide, the service for which the contribution was charged. Otherwise, development and financial contributions are recognised as liabilities until such time as the Council provides, or is able to provide, the service.

Finance revenue

Interest revenue is included in finance revenue in the statement of comprehensive revenue and expense and recognised using the effective interest method.

Interest earned on assets measured at Fair Value through Surplus or Deficit is recorded using the contractual interest rate.

Other revenue and Fees and Charges

Dividends are recognised when the right to receive payment has been established and are classified as exchange revenue.

Revenue from fines and penalties (e.g., traffic and parking infringements, library overdue book fines, rates penalties) are recognised when infringement notices are issued or when the fines/penalties are otherwise imposed.

Revenue from the rendering of services where the service provided is non-exchange is recognised when the transaction occurs to the extent that a liability is not also recognised. Within rendering of services, the only revenues considered to be exchange revenue are from Parking services (meter fees and permits) and commercial leases of some building assets. For these transactions the revenue is recognised by reference to the stage of

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completion of the transaction at the reporting date.

The sale of goods is classified as exchange revenue. Sale of goods is recognised when products are sold to the customer and all risks and rewards of ownership have transferred to the customer.

Investment property lease rentals (net of any incentives given) are classified as exchange revenue and recognised on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which benefits derived from the leased asset is diminished.

Other gains and losses

Gains include additional earnings on the disposal of property, plant and equipment and movements in the fair value of financial assets and liabilities and are recognised as exchange revenue.

Vested Asset Revenue for no nominal consideration is recognised as non-exchange revenue when the maintenance period (where the developer is responsible for addressing maintenance items) ends and the asset is at the required standard to be taken over by Council. The fair value of vested or donated assets is usually determined by reference to the cost of constructing the asset. For assets received from property developments, the fair value is based on construction price information provided by the property developer.

Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

Derivatives

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re- measured at their fair value at each balance date. Movement in the fair value in interest rate swaps (derivatives) are recognised as a finance expense/revenue through the surplus/deficit.

Grant expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received. Discretionary grants are those grants where Council has no obligation to award on receipt of the grant application and are recognised as expenditure when a successful applicant has been notified of Council's decision.

Leases

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement at inception date. The substance of the arrangement depends on whether fulfilment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset, even if that right is not explicitly specified in an arrangement.

Lessee

Finance leases are leases that transfer substantially all of the risks and benefits incidental to ownership of the leased item to the entity. Assets held under a finance lease are capitalised at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the future minimum lease payments. The entity also recognises the associated lease liability at the inception of the lease, at the same amount as the capitalised leased asset.

Subsequent to initial recognition, lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised as finance costs in surplus or deficit.

Contingent rents shall be charged as expenses in the period in which they are incurred.

An asset held under a finance lease is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the entity will obtain ownership of the asset by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

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Operating leases are leases that do not transfer substantially all the risks and benefits incidental to ownership of the leased item to the entity. Operating lease payments are recognised as an operating expense in surplus or deficit on a straight-line basis over the lease term.

Leases

Leases in which the entity does not transfer substantially all the risks and benefits of ownership of an asset are classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term. Rent received from an operating lease is recognised as income on a straight-line basis over the lease term. Contingent rents are recognised as revenue in the period in which they are earned.

Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above, with a net of outstanding bank overdrafts as they are considered an integral part of the Council's cash management.

Bank overdrafts are included within interest-bearing loans and borrowings in current liabilities on the face of the statement of financial position.

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, and fair value through surplus or deficit. The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Council's business model for managing them. The Council initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through surplus or deficit, transaction costs.

In order for a financial asset to be classified and measured at amortised cost, it needs to give rise to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through surplus or deficit, irrespective of the business model.

The Council's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e. the date that the Council commits to purchase or sell the asset. The Council's financial assets include: cash and cash equivalents, trade receivables from non-exchange transactions, short term deposits and derivatives financial instruments.

Subsequent measurement

Financial assets at amortised cost (debt instruments)

Financial assets at amortised cost are subsequently measured using the effective interest rate (EIR) method and are subject to impairment. Gains or losses are recognised in surplus or deficit when the asset is derecognised, modified or impaired.

The Council's financial assets at amortised cost includes cash and cash equivalents, trade receivables from non-exchange transactions and short term deposits.

Financial assets at fair value through surplus or deficit

Financial assets at fair value through surplus or deficit are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of financial performance.

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This category includes derivative financial instruments, LGFA borrower notes and Civic Assurance Shares.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from council statement of financial position) when:

► The rights to receive cash flows from the asset have expired, or

► Council has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either

a) Council has transferred substantially all the risks and rewards of the asset, or

b) Council has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

When Council has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, Council continues to recognise the transferred asset to the extent of its continuing involvement. In that case, Council also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that Council has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that Council could be required to repay.

Impairment

Council recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through surplus or deficit. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that Council expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For receivables from non-exchange transactions and receivables from exchange transactions, Council applies a simplified approach in calculating ECLs. Therefore, Council does not track changes in credit risk but instead recognises a loss allowance based on lifetime ECLs at each reporting date. Council has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

In certain cases, Council may also consider a financial asset to be in default when internal or external information indicates that Council is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by Council. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

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Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through surplus or deficit, payables and borrowings.

All financial liabilities are recognised initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

Council's financial liabilities include trade and other payables, borrowings and derivative financial instruments.

Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

- Financial liabilities at fair value through surplus or deficit
- Financial liabilities at amortised cost

Financial liabilities at fair value through surplus or deficit

Financial liabilities at fair value through surplus or deficit include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through surplus or deficit.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by Council that are not designated as hedging instruments in hedge relationships as defined by PBE IPSAS 41.

Financial liabilities designated upon initial recognition at fair value through surplus or deficit are designated at the initial date of recognition, and only if the criteria in PBE IPSAS 41 are satisfied. Council has not designated any financial liability as at fair value through surplus or deficit.

Financial liabilities at amortised cost

This is the category of financial liabilities that is most relevant to Council. After initial recognition financial liabilities at amortised costs are subsequently measured at amortised cost using the EIR method. Gains or losses are recognised in surplus or deficit when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of financial performance.

A financial liability is derecognised when the obligation under the liability is discharged, waived, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, then such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Comprehensive Revenue and Expense.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if:

a) there is a currently enforceable legal right to offset the recognised amounts; and

b) there is either an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

Derivative financial instruments

Council uses derivative financial instruments, such as interest rate swaps to hedge its interest rate risks. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. Derivatives are carried as financial assets when the

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fair value is positive and as financial liabilities when the fair value is negative. Derivative assets and liabilities are classified as non-current when the remaining maturity is more than 12 months, or current when the remaining maturity is less than 12 months. The fair values of interest rate swaps are determined using a valuation technique based on cash flows discounted to present value using current market interest rates. Any gains or losses arising from changes in the fair value of derivatives are taken directly to surplus or deficit.

Accounts receivable

Trade and other receivables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment.

Property, plant and equipment

Property, plant and equipment consists of:

Infrastructure assets — Infrastructure assets are the fixed utility systems owned by Council. Each asset class includes all items that are required for the network to function, for example, sewer reticulation includes reticulation piping and sewer pump stations.

Other fixed assets — these include land, buildings, breakwater and wharves.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to Council and the cost of the item can be measured reliably.

Work in progress is recognised at cost less impairment and is not depreciated.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired in a non-exchange transaction at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to the Council and the cost of the item can be measured reliably.

The costs of day-to-day servicing of property, plant, and equipment are recognised in surplus or deficit as they are incurred.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the surplus/deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to accumulated Funds.

Depreciation

Depreciation is provided on a straight-line basis on all property, plant and equipment other than land, at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives.

The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Asset Class	Depreciation Method	Life (years)	%
Buildings:			
- Structure	Straight line	40-50	2.0-2.5
- Fit Out	Straight line	10-20	5.0-10
- Services	Straight line	15-30	3.33-6.67
- Sundry (e.g. car parking)	Straight line	10	10
Aerodrome	Straight line	10-75	1.33-10
Plant and machinery	Straight line	3-30	3-33
Furniture and fittings	Straight line	10	10
Computer equipment	Straight line	3-8	12.5-33

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Asset Class	Depreciation Method	Life (years)	%
Library stocks	Straight line	8	12.5
Breakwater and wharves	Straight line	40-50	2-2.5
Reserve board assets	Not depreciated		
Infrastructure assets:			
Roading networks:			
- Formation	Not depreciated		
- Pavement sealed: surfaces	Straight line	8-16	6.25-12.5
- Pavement sealed: basecourse	Straight line	50-150	0.67-2
- Pavement sealed: subbase	Not depreciated		
- Pavement unsealed: wearing course	Straight line	3-22	4.5-33
- Pavement unsealed: subbase	Not depreciated		
- Pipe	Straight line	40-150	0.67-2.5
- Channel	Straight line	40-150	0.67-2.5
- Pathway	Straight line	15-50	2-6.67
- Traffic Facilities: signs	Straight line	20-50	2-5
- Traffic Facilities: rail	Straight line	20-50	2-5
- Traffic Facilities: barriers	Straight line	20-50	2-5
- Traffic Facilities: barriers terminal	Straight line	20-50	2-5
- Traffic Facilities: markings	Not depreciated		
- Traffic Facilities: islands	Straight line	20-50	2-5
- Traffic Facilities: culvert markers and EMP's	Straight line	20-50	2-5
- Streetlights: pole structures	Straight line	25-50	2-4
- Streetlights: luminaries	Straight line	25-50	2-4
- Structures: Retaining walls	Straight line	50-100	2-1.67
- Structures: Bridges	Straight line	50-100	2-1.67
- Structures: Footbridges	Straight line	50-100	2-1.67
Water supply systems:			
- Pipe network	Straight line	50-100	1-2
- Pumps and electrical	Straight line	10-80	1.25-10
- Reservoirs	Straight line	60-80	1.67-10
Stormwater and sewerage:			
- Pipe network	Straight line	50-100	1 - 2
- Pumps and electrical	Straight line	10-80	1.25-10
- Ponds	Straight line	60	1.67
Heritage assets:	Straight line		
Heritage assets	Straight line	40	2.5
Landfill sites:			
Landfill sites	Straight line	10-50	2-10
Landfill capitalised aftercare costs	Straight line	8	12.5
Stormwater: culverts and catch pits	Straight line	50-150	0.67-2
- Traffic signs and pavement marking	Straight line	5-15	0.67-20
- Streetlights	Straight line	22-40	2.5-4.0
Flood protection scheme	Straight line	100	1
Parking developments	Straight line	50	2
Sports fields and parks improvements	Straight line	5-100	1-20

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The residual value and useful life of an asset is reviewed, and adjusted if applicable, at each financial year end.

Valuation

The measurement base for each class of asset is described below.

Infrastructural assets	Valuation basis
Roading network	Optimised depreciated replacement cost
Land under roads	Deemed cost, carried at cost and not depreciated
Stormwater	Optimised depreciated replacement cost
Flood protection system	Depreciated historical cost
Sewerage	Optimised depreciated replacement cost

Water supply systems	Optimised depreciated replacement cost
Landfill site	Depreciated historical cost

Fixed assets	Valuation basis
General land	Fair value
Other land	Historical cost
Buildings	Fair value
Plant and machinery	Depreciated historical cost
Furniture and fittings	Depreciated historical cost
Computer equipment	Depreciated historical cost
Library stocks	Depreciated historical cost
Breakwater and wharves	Depreciated historical cost
Aerodrome	Fair value
Parking developments	Depreciated historical cost
Reserve Board Assets	Historical Value
Sports fields and parks	Depreciated historical cost
Heritage assets	Depreciated historical cost

Accounting for revaluations

Council accounts for revaluations of property, plant and equipment on a class of asset basis. The results of revaluing are credited or debited to an asset revaluation reserve for that class of asset. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed in the surplus/deficit. Any subsequent increase on revaluation that off-sets a previous decrease in value recognised in the surplus/deficit will be recognised first in the surplus/deficit up to the amount previously expensed and then recognised in other comprehensive revenue and expense.

Those asset classes that are revalued are valued on a three yearly valuation cycle on the basis described above. All other asset classes are carried at depreciated historical cost. The carrying values of revalued items are reviewed at each balance date to ensure that those values are not materially different to fair value.

Intangible assets

Computer software acquisition and development

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software.

Costs that are directly associated with the development of software for internal use are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.

Computer software is amortised on a straight-line basis over its useful life. The useful life of software is estimated as one to four years. Annual computer software licences are fully expensed in year one.

Staff training costs are recognised in the surplus or deficit when incurred.

Costs associated with maintaining computer software are recognised as an expense when incurred.

Costs associated with development and maintenance of the Council's website are recognised as an expense when incurred.

Investment property

Properties leased to third parties under operating leases are classified as investment property unless the property is held to meet service delivery objectives, rather than to earn rentals or for capital appreciation.

Investment property is measured initially at its cost, including transaction costs.

After initial recognition, Council measures all investment property at fair value at each reporting date.

Gains or losses arising from a change in the fair value of investment property are recognised in the surplus/deficit.

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Investment in associates and joint ventures

An associate is an entity over which the Council has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of another entity but has no control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties have joint control of the arrangement have rights to the net assets of the arrangement. joint control is the agreed sharing of control of an arrangement by way of a binding arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Council's investment in associates and joint ventures is accounted for at cost in the Council's separate financial statements. In the Councils separate statement of financial performance, dividends receivable from associates or joint ventures are recognised as revenue

Impairment of non-financial assets

Assets that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the assets ability to generate net cash inflows and where the Council would, if deprived of the asset, replace its remaining future economic benefits or service potential. The value in use for cash-generating assets and cash-generating units is the present value of expected future cash flows.

If an asset's carrying amount exceeds its recoverable amount the asset is impaired and the carrying amount is written down to the recoverable amount. For revalued assets the impairment loss is recognised against the revaluation reserve for that class of asset. Where that results in a debit balance in the revaluation reserve, the balance is recognised in the surplus/deficit.

For assets not carried at a revalued amount, the total impairment loss is recognised in the surplus/deficit. The reversal of an impairment loss on a revalued asset is credited to the revaluation reserve. However, to the extent that an impairment loss for that class of asset was previously recognised in surplus/deficit, a reversal of the impairment loss is also recognised in the surplus/deficit.

For assets not carried at a revalued amount (other than goodwill) the reversal of an impairment loss is recognised in the surplus/deficit.

Trade and other payables

Short-term creditors and other payables are recorded at their face value.

Employee benefits

Short-term benefits

Employee benefits that Council expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay.

These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken, at balance date, retiring and long service leave entitlements expected to be settled within 12 months and sick leave accrued.

Long-term benefits

Long service leave and retirement leave

Entitlements that are payable beyond 12 months, such as long service leave and retiring leave, have been calculated on an actuarial basis. The calculations are based on:

- likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that

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staff will reach the point of entitlement and contractual entitlements information; and

- the present value of the estimated future cash flows. The discount rate is based on the weighted average of Government interest rates for stock with terms to maturity similar to those of the relevant liabilities. The inflation factor is based on the expected long- term increase in remuneration for employees.

Sick leave, annual leave, and vested long service leave are classified as a current liability. Non-vested retirement and long service leave expected to be settled within 12 months of balance date are also classified as a current liability. All other employee entitlements are classified as a non-current liability.

Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits or service potential will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When Council expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain.

The expense relating to any provision is presented in the statement of financial performance net of any reimbursement.

Rehabilitation provision – landfill

The Council has a legal obligation under its resource consent to operate the landfill. Under this resource consent, the Council has a legal obligation to provide ongoing maintenance and monitoring of the landfill site after its closure.

Council records a provision for post-closure rehabilitation costs that are expected to be incurred in connection with the closure of the landfill. Rehabilitation costs are provided at the present value of expected costs to settle the obligation using estimated cash flows and are recognised as part of the cost of the landfill asset.

The cash flows are discounted at a current pre-tax rate that reflects the risks specific to the rehabilitation liability. The unwinding of the discount is expensed as incurred and recognised in surplus or deficit as a finance cost. The estimated future costs of rehabilitation are reviewed annually and adjusted as appropriate. Changes in the estimated future costs or in the discount rate applied are added to or deducted from the cost of the asset.

The impact of climate-related matters on remediation of environmental damage is considered when determining the rehabilitation provision which has been disclosed in Note 24.

Restructuring provisions

Restructuring provisions are recognised only when the recognition criteria for provisions are fulfilled. Council has a constructive obligation that gives rise to a restructuring provision only when:

- A detailed formal plan identifies the operating unit or part of the operating unit concerned, the location and number of employees affected, a detailed estimate of the associated costs and an appropriate timeline; and
- The employees affected have been notified of the plan's main features and therefore, have a valid expectation that the plan will be implemented.

If the effect of the time value of money is material, the estimated restructure costs are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

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Borrowings

Borrowing on normal commercial terms are initially recognised at the amount borrowed plus transaction costs. Interest due on the borrowings is subsequently accrued and added to the borrowings balance.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after balance date

Equity

Equity is the community's interest in Council and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves.

The components of equity are:

- Ratepayers' equity (Retained earnings)
- Special funds reserves
- Trusts, bequests and other reserves
- Asset revaluation reserves

Reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by Council. Restricted reserves are those reserves subject to specific conditions accepted as binding by Council and which may not be revised by Council without reference to the courts or third parties. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met. Council created reserves are reserves established by Council decision. Council may alter them without reference to any third party or the courts. Transfers to and from these reserves are at the discretion of Council.

Asset revaluation reserves comprise the cumulative net change in the fair value of assets classified as fair value though other comprehensive revenue and expense.

Goods and Service Tax (GST)

All items in the financial statements including the Statement of Cashflows are stated exclusive of GST, except for receivables and payables, which are stated on a GST inclusive basis. Where GST is not recoverable as input tax, then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the statement of financial position. The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as an operating cash flow in the statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

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Budget figures

The budget figures are those approved by Council at the beginning of the year in its 2024/2025 Annual Plan. The budget figures have been prepared in accordance with NZ GAAP, using accounting policies that are consistent with those adopted by Council for the preparation of the financial statements.

Cost allocation

Council has derived the cost of service for each significant activity of Council using the cost allocation system outlined below.

Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs, which cannot be identified in an economically feasible manner, with a specific significant activity.

Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities using appropriate cost drivers such as actual usage, staff numbers and floor area.

Critical accounting estimates and assumptions

In preparing these financial statements, Council has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations or future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Landfill aftercare provision

The associated note to the financial statements discloses an analysis of the exposure of Council in relation to the estimates and uncertainties surrounding the landfill aftercare provision.

Infrastructural assets and property carried at fair value

There are a number of assumptions and estimates are used when valuing infrastructure and property assets using the depreciated replacement cost method. These include:

- The replacement costs, where appropriate, reflect optimisation due to over-design or surplus capacity.
- Estimating the replacement cost of the asset. The replacement cost of an asset is based on recent construction contracts in the region for modern equivalent assets, from which unit rates are determined. Unit rates have been applied to components of the network based on size, material, depth and location. If recent contract cost information is considered out of date, it is indexed using Statistics New Zealand's Capital Goods Price Index (based on the March 2026 quarter index) for civil constructions to convert them to current dollar value at the valuation date.
- Estimates of the remaining useful life over which the asset will be depreciated. These estimates can be affected by the local conditions, for example, weather patterns and traffic growth. If useful lives do not reflect the actual consumption of the benefits of the asset, then Council could be over or underestimating the annual depreciation charge recognised as an expense in the Statement of Comprehensive Revenue and Expense. To minimise this risk, infrastructural asset useful lives have been determined with reference to the New Zealand Infrastructural Asset Valuation and Depreciation Guidelines published by the National Asset Management Steering Group and have been adjusted for local conditions based on past experience. Asset inspections, deterioration and condition-modelling are also carried out regularly as part of asset management planning activities, which provide further assurance over useful life estimates.

Critical judgements in applying Council's accounting policies

Management has exercised the following critical judgements in applying Council's accounting policies for the period ended 30 June 2026:

Classification of property

Council owns a number of properties, which are maintained primarily to provide housing to elderly persons. The receipt of market-based rental from these properties is incidental to holding these properties. These properties are held for service delivery objectives as part of Council's social housing policy. These properties are accounted for as property, plant and equipment.

Classification of leases

Council is the lessor on a large number of leases which include terms where the lessee can extend the lease into perpetuity. Council has determined that the risks and rewards of ownership are retained by the Grey District Council and therefore have classified the leases as operating leases.

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Classification of property

Council's leasehold property has been classified as Investment Property as the primary purpose is to earn rental revenue for the Council and is not directly related to service delivery.

Statement of Cash Flows

The following are the definitions of terms used in the statement of cash flows:

"Operating Activities" include cash received from all revenue sources of Council and record the cash payments made for the supply of goods and services.

"Investing Activities" are those activities relating to the acquisition, holding and disposal of property, plant and equipment and of investments. Investments can include securities not falling within the definition of cash.

"Financing Activities" are those activities change the equity and debt capital structure of Council.

"Cash" is considered to be cash on hand and cash at bank, and on-call deposits, net of overdrafts.

Service Performance Reporting (PBE FRS 48)

The Statement of service performance is formally classified in part C of this report.

The relevant legislation governing the requirement of reporting of the Council's service performance is Part 3 of Schedule 10 of the Local Government Act 2002.

The statement of service performance of the Council has been prepared in accordance with PBE standards and is for the year ended 30 June 2026.

In preparing the statement of service performance, the Council has made judgement on the application of reporting standards and has made estimates and assumptions concerning the measurement of certain service performance targets.

Standards issued and not yet effective that have been early adopted

There were no standards issued and not yet effective that have been early adopted.

Standards issued and not yet effective and not early adopted

There were no standards issued and not yet effective that have not been early adopted.

New accounting standards applied

There have been no new accounting standards introduced during the year ended 30 June 2026.

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NOTE 2. Summary revenue and expenditure for groups of activities

	Actual 2026 $000	Actual 2025 $000
Revenue		
Land Transport	8,607	8,351
Stormwater	1,073	1,607
Wastewater	4,241	3,556
Water Supply	4,441	3,874
Refuse and Recycling	6,129	4,523
Regulatory & Building Control Services	3,908	3,746
Commercial & Property	3,983	4,054
Community & Recreation	8,128	10,568
Governanace & Strategy	3,907	4,022
Total activity revenue	44,417	44,301
Expenditure		
Land Transport	10,030	9,611
Stormwater	2,541	2,507
Wastewater	5,000	4,914
Water Supply	4,798	4,523
Refuse and Recycling	5,143	4,954
Regulatory & Building Control Services	3,340	4,024
Commercial & Property	3,887	3,843
Community & Recreation	9,222	8,809
Governance & Strategy	3,812	5,891
Total expenditure	47,773	49,076

This shows a breakdown of the Total Revenue and Operating Expenditure, as shown on the Statement of Comprehensive Revenue and Expense, between each Group of Activities.

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NOTE 3. Rates revenue

Total revenue from any funding mechanism authorised by the Local Government (Rating Act) 2002 (i.e. including targeted water supply rates and lump sum contributions) is as follows:

		Actual 2026 $000	Actual 2025 $000
General rate	Non exchange	10,122	10,273
Uniform annual general charge	Non exchange	6,070	5,188
Water supply	Non exchange	4,202	3,169
Water supply by meter	Exchange	343	688
Wastewater	Non exchange	4,284	3,315
Refuse and Recycling	Non exchange	3,616	2,242
Community & Recreation	Non exchange	-	48
Governance & Strategy	Non exchange	365	349
Rate Penalties	Non exchange	293	269
Other rates revenue	Non exchange	-	-
Rates remissions and internal rates paid	Non exchange	(827)	-
Total rates		28,468	25,541
Exchange		343	688
Non exchange		28,125	24,853
Total exchange/non exchange		28,468	25,541

Rating base information

This information is provided in terms of Schedule 10 clause 30A of the Local Government Act 2002:

- The annual report must state—
- the number of rating units within the district or region of the local authority at the end of the preceding financial year:
- the total capital value of rating units within the district or region of the local authority at the end of the preceding financial year:
- the total land value of rating units within the district or region of the local authority at the end of the preceding financial year.

	June 2026	June 2025
Number of rating units at the end of the preceeding year	9,371	9,234
Total capital value of rating units at the end of the preceeding year	5,379,844,100	5,062,208,600
Total land value of rating units at the end of the preceeding year	2,482,965,800	2,272,314,800

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NOTE 4. Subsidies and grants

	Actual 2026 $000	Actual 2025 $000
Government grants		
New Zealand Transport Agency subsidies	4,828	4,728
Transportation	2,207	7
Other grants and subsidies	573	3,357
Total government grants	7,608	8,092
Non government grants		
Development West Coast	-	147
Other non government funding	250	2,232
Total non government grants	250	2,379
Total subsidies and grants	7,858	10,471

There are no unfulfilled conditions and other contingencies attached to subsidies and grants recognised (2025: nil).

Total non exchange revenue for the year from Subsidies and Grants was $6.355 million. (2025: $10.471 million).

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NOTE 5. Fees and charges

		Actual 2026 $000	Actual 2025 $000
Refuse & recycling	Exchange	1,688	1,650
Animal control	Exchange	217	208
Building and planning consents	Exchange	1,308	1,330
Other environmental services	Exchange	245	245
Swimming pool and stadium	Exchange	1,254	1,236
Community housing	Non exchange	1,002	914
Port	Exchange	214	185
Other fees and charges	Exchange	350	398
Total other income		6,278	6,166
Exchange		5,276	5,252
Non exchange		1,002	914
Total exchange/non exchange		6,278	6,166

NOTE 6. Interest revenue

	Actual 2026 $000	Actual 2025 $000
Finance revenue		
Interest revenue	243	134
Total Finance Revenue	**243**	**134**

Total exchange revenue for the year $243,000 (2025: $134,000).

NOTE 7. Other revenue

		Actual 2026 $000	Actual 2025 $000
Lease revenue	Exchange	460	484
Donations	Non Exchange	11	-
Infringements	Non Exchange	82	112
Petrol tax	Non Exchange	163	121
Gain on disposal of PPE	Exchange	193	35
Gains on fair value derivatives	Exchange	-	-
Gains on fair value investment property	Exchange	-	663
Vested assets	Non Exchange	-	-
Other revenue	Exchange	514	285
Total other income		**1,423**	**1,700**
Exchange		1,167	1,467
Non Exchange		256	233
Total Exchange/Non Exchange		**1,423**	**1,700**

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NOTE 7a. Operating leases as lessor

	Actual 2026 $000	Actual 2025 $000
Not more than one year	500	437
Later than one year and not later than two years	451	404
Later than two years and not later than five years	1,172	1,167
Later than five years	5,569	5,759
Total Operating leases as lessor	**7,692**	**7,767**

The marjority of these leases are ground leases and have a non-cancellable term of 21 years.

NOTE 8. Revenue exchange / non-exchange

	Actual 2026 $000	Actual 2025 $000
Revenue from exhange transactions		
Rates Revenue	343	688
Subsidies and Grants	-	-
Fees & Charges	5,276	5,252
Other Revenue	1,167	1,467
Finance Revenue	243	134
Development and Financial Contributions	-	-
Total revenue exchange	**7,029**	**7,541**
Revenue from non-exchange transactions		
Rates Revenue	28,125	24,853
Subsidies and Grants	7,858	10,471
Fees & Charges	1,002	914
Other Revenue	256	233
Finance Revenue	-	-
Development and Financial Contributions	147	291
Total revenue non-exchange	**37,388**	**36,762**

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NOTE 9. Personnel costs

	Actual 2026 $000	Actual 2025 $000
Wages and salaries	9,087	8,646
Contributions to defined contribution plans	304	275
Total employee expenses	9,391	8,921

Employer contributions to defined contributions plans include contributions to Kiwisaver and the National Provident Fund's Defined Benefit Plan Contributors Scheme.

During the year the total remuneration and value of other non-financial benefits received by or payable to the Mayor, other Councillors and Chief Executive of the Council were as follows (note: there is no rounding in this note):

Elected representatives' remuneration

	Actual 2026 $	Actual 2025 $
Gibson, T.K. (Mayor)	131,964	121,406
Gibson, A.J.	55,994	56,502
MacDonald, R.R.	44,859	41,389
Mora, T.F.	44,859	42,377
Mallinson, R.	47,863	47,421
O'Connor, J.	44,859	42,089
Canning, J.	13,090	43,544
Davy, P.	49,470	45,953
Kennedy, C.	44,859	43,139
Birchfield, P.M.	31,882	-
Chief Executive total remuneration paid or payable for the year	284,657	302,041

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Remuneration for employees by band as at 30 June 2026

	Actual 2026	Actual 2025
>$180,000	3	2
$140,000 - 179,999	7	5
$120,000 - 139,999	6	6
$100,000 - 119,999	11	9
$80,000 - 99,999	19	15
$60,000 - 79,999	20	24
< $60,000	52	53
	118	114

The number of full time equivalent (FTE) employees as at 30 June 2026 was 106 (2025: 95) where 32 hours a week is considered full time.

For the year ended 30 June 2026 Council made severance payments to one employee to the value of $30,000 (2025: $190,300).

NOTE 10. Finance costs

	Actual 2026 $000	Actual 2025 $000
Finance Expenses		
Interest expense	1,662	1,323
Total finance costs	**1,662**	**1,323**

NOTE 11. Other expenses

	Actual 2026 $000	Actual 2025 $000
Expenses include:		
Audit fees for financial statement audit (EY)	211	210
Audit fees for long term plan audit (EY)	-	130
Audit fees for Debenture Trust Deed audit (EY)	-	5
Loss on revaluation of investment property	24	-
Insurance	1,520	1,470
Contractors and Professional Services	14,237	14,711
Utilities	1,698	1,481
Minimum lease payments	358	318
Grants	353	627
Loss on fair value derivatives	21	486
Loss on Disposal of PPE	121	96
Other operating expenses	4,196	5,609
Total other expenses	**22,739**	**25,143**

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NOTE 12. Operating leases as lessee

	Actual 2026 $000	Actual 2025 $000
Not later than one year	400	340
Later than one year and not later than five years	1,025	1,028
Later than five years	1,134	1,343
Total Operating lease commitments	**2,559**	**2,711**

Operating leases relate to land and equipment leases. Grey District Council leases land and office equipment in the normal course of its business. The majority of these leases have a non-cancellable term of 21 years for land and four (4) years for office equipment. The future aggregate minimum lease payments to be paid under non-cancellable operating leases are outlined in the table above.

NOTE 13. Cash and cash equivalents

	Actual 2026 $000	Actual 2025 $000
Cash at bank and in hand	1,193	2,938
Term Deposits with maturities under 3 months	-	-
Total cash and cash equivalents	**1,193**	**2,938**

The carrying value of short-term deposits with maturity dates of 3 months or less approximates their fair value.

The total value of cash and cash equivalents that can only be used for a specified purpose as outlined in the relevant trust deeds is $239,000 (2025: $237,000).

NOTE 14. Trade and other receivables

	Actual 2026 $000	Actual 2025 $000
Rates receivables	2,315	1,603
Trade receivables	4,177	2,733
GST receivable	-	-
Unused Amounts Reversed	(287)	(244)
Total receivables	**6,205**	**4,092**
Total receivables comprise:		
Receivables from non-exchange transactions - this includes outstanding amounts for rates, grants, infringements, and fees and charges that are partly subsidised by rates	5,885	3,832
Receivables from exchange transactions - this includes outstanding amounts for commercial sales and fees and charges that have not been subsidised by rates	320	260
	6,205	4,092

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Fair value

Debtors and other receivables are generally short-term and non-interest bearing, therefore, their carrying value approximates their fair value.

Impairment

The Council holds no collateral as security or other credit enhancements over receivables that are either past due or impaired.

The Council does not provide for any impairment on rates receivable as it has various powers under the Local Government (Rating) Act 2002 to recover any outstanding debts. These powers allow the Council to commence legal proceedings to recover any rates that remain unpaid for (4) months, after the due date for payment. If payment has not been made within three (3) months of the Court's judgement, then the Council can apply to the Registrar of the High Court to have the judgement enforced by sale or lease of the rating unit.

Ratepayers can apply for payment plan options in special circumstances. Where such repayment plans are in place, debts are discounted to their present value of future payments if the effect of discounting is material.

The status of receivables as at 30 June are detailed below:

	Gross	Impairment	Net
2026	$000	$000	$000
Council			
Not past due	4,039		4,039
Past due 1 - 3 months	410		410
Past due 3 to 6 months	2,043	(287)	1,756
Total	6,492	(287)	6,205

	Gross	Impairment	Net
2025	$000	$000	$000
Council			
Not past due	1,744	-	1,744
Past due 1 - 3 months	492	-	492
Past due 3 to 6 months	2,100	(244)	1,856
Total	4,336	(244)	4,092

All receivables greater than 30 days in age are considered to be past due.

The unused amounts reversed has been calculated based on a review of specific overdue receivables. Individually impaired receivables have been determined to be impaired because of significant financial difficulties being experienced by the debtor.

	Actual 2026 $000	Actual 2025 $000
Balance at 1st July	244	292
Additional provisions made during year	43	(48)
Balance at 30th June	287	244

NOTE 15. Prepayments

	Actual 2026 $000	Actual 2025 $000
Prepayments	725	693
Total prepayments	725	693

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NOTE 16. Other financial assets

	Actual 2026 $000	Actual 2025 $000
Current portion		
Short term deposits	-	1,000
LGFA borrower notes	200	188
Total Current Portion	**200**	**1,188**
Non-current portion		
Investments in other entities		
LGFA borrower notes	1,503	828
Civic Assurance Shares	32	32
Total investments in other entities	**1,535**	**860**
Total Non-Current Portion	**1,535**	**860**

Short term deposits with maturities of less than 90 days from inception is classified as cash and cash equivalents.

Fair value

Term deposits

The carrying amount of term deposits approximates their fair value.

Borrower notes

The carrying amount of borrower notes are measured at fair value.

Unlisted shares

Unlisted shares are recognised at fair value. Due to the immaterial size and nature of the Council's investment in the New Zealand Local Government Insurance Corporation Limited (Civic Assurance), the Council has estimated the fair value of this investment based on the LGFA's net asset backing as at 30 June.

Impairment

There were no impairment expenses or provisions for other financial assets. At balance date, none of these financial assets are either past due or impaired.

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NOTE 17. Derivative financial instruments

	Actual 2026 $000	Actual 2025 $000
Current asset portion -		
Interest Rate Swaps	-	-
Non-current asset portion		
Interest Rate Swaps	-	-
Total derivative financial instrument asset	-	-
Current liability portion -		
Interest Rate Swaps	27	21
Non-current liability portion		
Interest Rate Swaps	27	12
Total derivative financial instrument liability	54	33

The notional principle amounts of the outstanding interest rate swap contracts at 30 June 2026 were $17 million (2025: $17 million). Maturity dates range from 15 May 2028 to 15 May 2031.

At 30 June 2026, the interest rates for interest rate swaps vary from 3.14% to 3.78% (2025: 3.39% to 4.63%).

The fair value of interest rate swaps have been determined by calculating the expected cashflows under the terms of the swaps and discounting these values to present value.

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NOTE 18. Property, plant and equipment (PPE)

COUNCIL 2026	Cost/ valuation 01-Jul-25	Accumulated depreciation & impairment charges 01-Jul-25	Carrying amount 01-Jul-25	Current year additions	Current year disposals/ transfers at cost	Accumulated depreciation on disposals	Accumulated Depreciation on Reval reversal	Current year impairment charges	Current year depreciation	Revaluation surplus / (deficit)	Cost/ valuation 30-Jun-26	Accumulated depreciation & impairment charges 30-Jun-26	Carrying amount 30-Jun-26
INFRASTRUCTURAL ASSETS													
Roading Network	206,032	(10,531)	**195,501**	3,647	-	-	15,835	-	(5,304)	125,982	**319,826**	-	**319,826**
Land Under Roads	68,733	-	**68,733**	-	-	-	-	-	-	-	**68,733**	-	**68,733**
Stormwater	61,335	(3,253)	**58,082**	1,169	-	-	4,892	-	(1,639)	16,676	**74,288**	-	**74,288**
Sewerage	108,484	(4,411)	**104,073**	1,636	-	-	6,656	-	(2,245)	9,584	**113,048**	-	**113,048**
Water Supply Systems	55,886	(3,002)	**52,884**	1,339	-	-	4,531	-	(1,529)	10,116	**62,810**	-	**62,810**
Landfill Site	8,009	(3,130)	**4,879**	560	-	-	-	-	(70)	-	**8,569**	(3,200)	**5,369**
Work in progress	1,512	-	**1,512**	1,956	-	-	-	(72)	-	-	**3,468**	(72)	**3,396**
TOTAL INFRASTRUCTURAL ASSETS	**509,991**	**(24,327)**	**485,664**	**10,307**	**-**	**-**	**31,914**	**(72)**	**(10,787)**	**162,358**	**650,742**	**(3,272)**	**647,470**
OTHER FIXED ASSETS													
General Land	11,607	(2)	**11,605**	28	(375)	-	-	-	-	-	**11,260**	(2)	**11,258**
Other Land	3,217	-	**3,217**	15	(7)	-	-	-	-	-	**3,225**	-	**3,225**
Buildings	52,045	(2,359)	**49,686**	434	14,897	-	-	-	(2,382)	-	**67,376**	(4,741)	**62,635**
Plant & Machinery	4,660	(2,247)	**2,413**	14	-	-	-	-	(296)	-	**4,674**	(2,543)	**2,131**
Furniture & Fittings	679	(497)	**182**	399	-	-	-	-	(16)	-	**1,078**	(513)	**565**
Computer Equipment	3,088	(2,356)	**732**	300	-	-	-	-	(109)	-	**3,388**	(2,465)	**923**
Library Stocks	2,533	(2,280)	**253**	62	-	-	-	-	(65)	-	**2,595**	(2,345)	**250**
Breakwaters & Wharves	6,843	(4,469)	**2,374**	-	-	-	-	-	(117)	-	**6,843**	(4,586)	**2,257**
Aerodrome	1,758	(196)	**1,562**	-	-	-	260	-	(64)	149	**1,647**	-	**1,647**
Parking Developments	650	(263)	**387**	-	-	-	-	-	(18)	-	**650**	(281)	**369**
Reserve Board Assets	290	-	**290**	-	-	-	-	-	-	-	**290**	-	**290**
Sports fields and Parks	5,428	(1,527)	**3,901**	15	-	-	-	-	(56)	-	**5,443**	(1,583)	**3,860**
Heritage Assets	1,238	(448)	**790**	-	-	-	-	-	(23)	-	**1,238**	(471)	**767**
Work in progress	11,711	-	**11,711**	11,150	(22,406)	-	-	-	-	-	**455**	-	**455**
TOTAL OTHER FIXED ASSETS	**105,747**	**(16,644)**	**89,103**	**12,417**	**(7,891)**	**-**	**260**	**-**	**(3,146)**	**149**	**110,162**	**(19,530)**	**90,632**
TOTAL PPE	**615,738**	**(40,971)**	**574,767**	**22,724**	**(7,891)**	**-**	**32,174**	**(72)**	**(13,933)**	**162,507**	**760,904**	**(22,802)**	**738,102**

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COUNCIL 2025	Cost/ valuation 01-Jul-24	Accumulated depreciation & impairment charges 01-Jul-24	Carrying amount 01-Jul-24	Current year additions	Current year disposals / transfers at cost	Accumulated depreciation on disposals	Accumulated Depreciation on Reval reversal	Current year impairment charges	Current year depreciation	Revaluation surplus / (deficit)	Cost/ valuation 30-Jun-25	Accumulated depreciation & impairment charges 30-Jun-25	Carrying amount 30-Jun-25
INFRASTRUCTURAL ASSETS													
Roading Network	202,722	(5,323)	**197,399**	3,310					(5,208)		**206,032**	(10,531)	**195,501**
Land Under Roads	68,733	-	**68,733**	-							**68,733**	-	**68,733**
Stormwater	61,163	(1,629)	**59,534**	172					(1,624)		**61,335**	(3,253)	**58,082**
Sewerage	107,443	(2,208)	**105,235**	1,041					(2,203)		**108,484**	(4,411)	**104,073**
Water Supply Systems	53,047	(1,506)	**51,541**	484	2,355				(1,496)		**55,886**	(3,002)	**52,884**
Landfill Site	5,803	(3,048)	**2,755**	(107)	2,313				(82)		**8,009**	(3,130)	**4,879**
Work in progress	3,327	-	**3,327**	548	(2,363)						**1,512**	-	**1,512**
TOTAL INFRASTRUCTURAL ASSETS	**502,238**	**(13,714)**	**488,524**	**5,448**	**2,305**	-	-	-	**(10,613)**	-	**509,991**	**(24,327)**	**485,664**
OTHER FIXED ASSETS													
General Land	11,607	(2)	**11,605**	-							**11,607**	(2)	**11,605**
Other Land	2,952	-	**2,952**	2	263				-		**3,217**	-	**3,217**
Buildings	50,609	(2)	**50,607**	417	1,019				(2,357)		**52,045**	(2,359)	**49,686**
Plant & Machinery	4,061	(2,013)	**2,048**	332	267				(234)		**4,660**	(2,247)	**2,413**
Furniture & Fittings	673	(475)	**198**	6					(22)		**679**	(497)	**182**
Computer Equipment	2,832	(2,256)	**576**	256					(100)		**3,088**	(2,356)	**732**
Library Stocks	2,484	(2,217)	**267**	49					(63)		**2,533**	(2,280)	**253**
Breakwaters & Wharves	6,842	(4,351)	**2,491**	1					(118)		**6,843**	(4,469)	**2,374**
Aerodrome	1,756	(132)	**1,624**	2					(64)		**1,758**	(196)	**1,562**
Parking Developments	650	(245)	**405**	-					(18)		**650**	(263)	**387**
Reserve Board Assets	290	-	**290**	-							**290**	-	**290**
Sports fields and Parks	5,425	(1,450)	**3,975**	3	-				(77)		**5,428**	(1,527)	**3,901**
Heritage Assets	1,238	(425)	**813**	-					(23)		**1,238**	(448)	**790**
Work in progress	2,525	-	**2,525**	13,048	(3,862)						**11,711**	-	**11,711**
TOTAL OTHER FIXED ASSETS	**93,944**	**(13,568)**	**80,376**	**14,116**	**(2,313)**	-	-	-	**(3,076)**	-	**105,747**	**(16,644)**	**89,103**
TOTAL PPE	**596,182**	**(27,282)**	**568,900**	**19,564**	**(8)**	-	-	-	**(13,689)**	-	**615,738**	**(40,971)**	**574,767**

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Core assets

Included within the infrastructure assets above are the following core Council assets:

	Closing Book Value	Additions: constructed by Council	Additions: transferred to Council	Most recent replacement cost estimate for revalued assets
	$000	$000	$000	$000
2026				
Water Supply Systems:				
- treatment plants and facilities	14,787	62	-	30,417
- other assets (such as reticulation systems)	48,023	1,277	-	91,129
Wastewater:				
- treatment plants and facilities	29,148	1,175	-	44,808
- other assets (such as reticulation systems)	83,900	461	-	124,079
Stormwater	74,288	1,169	-	157,906
Roads and footpaths	319,826	3,647	-	470,799
2025				
Water Supply Systems:				
- treatment plants and facilities	9,211	931	-	21,052
- other assets (such as reticulation systems)	43,673	-	-	81,896
Wastewater:				
- treatment plants and facilities	23,305	1,039	-	38,779
- other assets (such as reticulation systems)	80,768	-	-	114,677
Stormwater	58,082	174	-	141,501
Roads and footpaths	195,501	3,418	-	338,351

The replacement cost for Water Supply Systems, Sewerage, Stormwater and Roads and footpaths are based on the optimised replacement cost estimate amounts in the valuation for the 2025/2026.

Valuation

Other fixed assets: general land and buildings

At fair value as determined from market-based evidence where possible and optimised depreciated replacement cost by an independent valuer. The most recent valuation was performed by Peter J Hines BCom (VPM), ZNZIV, Registered Valuer of Coast Valuations Limited and the valuation is effective as at 30 June 2026.

The Council also has an investment property portfolio that was revalued as at 30 June 2026.

Other fixed assets: aerodrome

Improvements – At fair value determined on a depreciated replacement cost basis by Jesse Audley (BEng (Hons) Eng Sci), BECA. The valuation is effective as at 30 June 2026.

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Infrastructure asset classes

Sewerage, water supply systems and stormwater

At fair value determined on a depreciated replacement cost basis by Council's Group Manager Operations and Senior Utilities and Infrastructure Engineer. The valuation has been independently reviewed by Rachel Wells at WSP Ltd. The valuation is effective as at 30 June 2026.

Roading network

At fair value determined on a depreciated replacement cost basis by Jesse Audley (BEng (Hons) Eng Sci), BECA. The valuation is effective as at 30 June 2026 and was peer reviewed by WSP on 2 September 2026.

The lives are generally based upon NZ Infrastructure Asset Valuation and Depreciation Guidelines – Version 2.0.

Land under roads

Land under roads was valued based on fair value of adjacent land determined by Council's Assets Manager, MD Sutherland BSc (Geography), BE (Civil), PGDip Bus Admin ADEM MIPENZ AFNZIM, effective 30 June 2005. Land under roads is no longer revalued.

Impairment

Council has reviewed its fixed asset register on a line by line basis to consider whether there is an impairment of any assets. We are not aware of any issue that would cause any significant change in asset value. The relevant issues considered were:

- Change in use
- One off events that damaged the assets
- Market value changes
- Decreases in earning potential

The Port assets and Council's earthquake prone buildings were all assessed on the above criteria and were determined to either be not impaired or already appropriately considered in the carrying values. Council has carried out initial assessments on the public buildings it is responsible for to assess whether buildings are potentially earthquake-prone buildings and is currently completing detailed assessments on the buildings. The buildings have been assessed for impairment and it has been determined that any necessary impairments were appropriately considered and reflected in the market valuations applied as at 30 June 2024 when the asset class was revalued. No additional impairment has been determined for the 2026 financial year.

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Work in progress

Property, plant, and equipment in the course of construction by class of asset is detailed below:

	Actual 2026 $000	Actual 2025 $000
Buildings	3,206	11,468
Plant & Equipment	204	33
Breakwaters & Wharves	150	150
Sportfields and Parks	62	60
Roading Network	167	167
Wastewater	1,528	115
Water Supply Systems	1,268	1,230
Stormwater	246	-
Landfill	185	-
	7,016	13,223

Asset insurance

The following information relates to the insurance of Council assets as at 30 June.

	Actual 2026 $000	Actual 2025 $000
The maximum amount to which insured assets (PPE) are insured	216,423	141,119
The total value of all council assets covered by insurance contracts (PPE)	330,550	281,811

Capital commitments

The amount of contractual commitments for acquisition of property, plant and equipment is:

	Actual 2026 $000	Actual 2025 $000
Roading Network	-	-
Sewerage	191	1,122
Water Supply Systems	259	658
Commercial & Property	98	33
Solid Waste	27	116
Community & Recreation	1,668	9,865
Stormwater	374	-
	2,617	11,794

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Gains/losses on revaluation of assets

	Actual 2026 $000	Actual 2025 $000
Land & Buildings	-	13,212
Aerodrome	149	-
Roading	125,982	-
Water Supply Schemes	10,116	-
Public Conveniences	-	-
Stormwater and Sewer	26,260	-
	162,507	13,212

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NOTE 19. Intangible assets

	Computer Software $000
Balance as at 1 July 2025	
Cost	719
Accumulated amortisation and impairment	(587)
Opening carrying amount	132
Year ended 30 June 2026	
Additions	-
Amortisation charge	(49)
Balance as at 30 June 2026	
Cost	719
Accumulated amortisation and impairment	(636)
Closing carrying amount	**83**

Balance as at 1 July 2024	
Cost	704
Accumulated amortisation and impairment	(539)
Opening carrying amount	165
Year ended 30 June 2025	
Additions	15
Amortisation charge	(48)
Balance as at 30 June 2025	
Cost	719
Accumulated amortisation and impairment	(587)
Closing carrying amount	**132**

There are no restrictions over the title of intangible assets. No intangibles are pledged as security for liabilities.

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NOTE 20. Depreciation and amortisation expense

	Actual 2026 $000	Actual 2025 $000
Land Transport	5,304	5,208
Stormwater	1,639	1,624
Wastewater	2,245	2,203
Water Supply	1,529	1,496
Refuse and Recycling	83	82
Regulatory & Building Control Services	17	16
Commercial & Property	1,021	946
Community & Recreation	1,867	1,872
Governance & Strategy	276	242
Total depreciation and amortisation	**13,981**	**13,689**

NOTE 21. Investment property

	Actual 2026 $000	Actual 2025 $000
Balance as at 1 July	6,142	5,695
Under construction	3,168	-
Additions/(Disposals)	(553)	(216)
Fair value gains/(losses) on valuation	(24)	663
Balance as at 30 June	**8,733**	**6,142**

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Council's investment properties are valued annually at fair value effective 30 June 2026 for the financial year by Peter J Hines BCom (VPM), ZNZIV, Registered Valuer of Coast Valuations Limited. All investment properties are valued based on open market evidence.

The fair value of investment property has been determined using the capitalisation of net revenue and discounted cashflow methods. These methods are based on assumptions including future rental revenue, anticipated maintenance costs and appropriate discount rates. Where just the land value has been assessed, a 'market comparison' approach has been adopted. This method involves reference to sales of properties which have similar attributes to the subject property. Comparisons are drawn between the subject property and the sales evidence. Subjective adjustments are applied where necessary to account for factors which have a direct impact on the sale price and value.

There are no contractual obligations in relation to investment properties at balance date not recognised in the financial statements (2025: Nil).

Investment in associates and joint ventures

Council has an interest in the West Coast Amateur Sports Trust by virtue of the fact the Mayor can appoint up to three trustees to the board of the Trust. Other than this, there has been no formal involvement in setting the policies or objectives and has no rights to the net assets of the Trust.

Due to Council having no tangible investment in the Trust and concluding the operation is immaterial from a financial reporting perspective, Council has elected not to disclose its share of the Trust's net assets.

NOTE 22. Payables and deferred revenue

	Actual 2026 $000	Actual 2025 $000
Trade creditors and accruals	5,934	6,713
Retentions & Bonds	154	258
Total trade and other payables	6,088	6,971
Revenue in advance	661	3,435
Total payables and deferred revenue	6,749	10,406

Payables are generally non-interest bearing and are normally settled on 30-day terms. Therefore, the carrying value of payables approximates their fair value.

NOTE 23. Employee entitlements

	Actual 2026 $000	Actual 2025 $000
Accrued salaries and wages	82	35
Annual leave	728	649
Long service lease	17	11
Total employee benefits	827	695
Comprising:		
Current	620	515
Non-current	207	180
Total employee benefits	827	695

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Key assumptions in measuring retirement and long service leave obligations

The present value of retirement and long service leave obligations depend on a number of factors that are determined on an actuarial basis. Two key assumptions used in calculating this liability include the discount rate and the salary inflation factor. Any changes in these assumptions will affect the carrying amount of the liability.

Expected future payments are discounted using forward discount rates derived from the yield curve of New Zealand government bonds. The discount rates used have maturities that match, as closely as possible, the estimated future cash outflows. The salary inflation factor has been determined after considering historical salary inflation patterns. A discount rate of 4.36% (2025: 4.69%) and an inflation factor of 2.97% (2025: 2.5%) were used.

NOTE 24. Provisions

Landfill aftercare provision	Actual 2026 $000	Actual 2025 $000
Opening balance	1,126	1,237
Amounts used during the year	(15)	(18)
Increase/(decrease) due to discount rate changes and assessment of liability	421	(132)
Discount unwinding	33	39
Closing balance	1,565	1,126

Financial guarantees	Actual 2026 $000	Actual 2025 $000
Opening balance	658	-
Increase/(decrease) due to discount rate changes and assessment of liability	(658)	658
Closing balance	-	658

Total Provisions	1,565	1,784

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Council has responsibility under the resource consent to provide maintenance and monitoring of the landfill after the sites are closed. The major site is McLean's Pit.

The cash outflows for landfill post-closure are expected to occur in between 2060 and 2090 (2025: 2063 and 2093). The long-term nature of the liability means that there are inherent uncertainties in estimating costs that will be incurred. The provision has been estimated taking into account existing technology and using a range of the discount rates of 2.97% to 5.85% (2025: 3.14% to 5.99%).

Landfill aftercare provision

Council has responsibility under the resource consent to provide maintenance and monitoring of the landfill after the sites are closed. The major site McLean's Pit. There are post-closure responsibilities such as:

- Treatment and monitoring leachate.
- Groundwater and surface monitoring.
- Gas monitoring and recovery.
- Implementation of remedial measures such as needed for cover and control systems
- On-going site maintenance for drainage systems, final cover and vegetation.

The management of the landfill will influence the timing of the recognition of some liabilities.

Financial guarantees

The Council was listed as the sole guarantor for a loan agreement between the West Coast Theatre Trust (WCTT) and Nelson Building Society. During the financial year Council settled the loan with Nelson Building Society on behalf of WCTT.

NOTE 25. Borrowings

	Actual 2026 $000	Actual 2025 $000
Current		
Suspensory loans	1,100	-
Wespac short term loan	700	2,450
Secured loans	12,000	11,500
Non-current		
Secured loans	33,600	24,100
Total borrowings	47,400	38,050

Council's loans are secured over either separate or general rates of the Council. Interest is charged on a floating rate basis. At balance date the current weighted average effective interest rate on the bank borrowings is 3.45% (2025: 4.10%). Maturity dates range from 16 September 2026 to 15 May 2030 (2025:16 September 2025 to 15 May 2030).

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NOTE 26. Equity

	Actual 2026 $000	Actual 2025 $000
Accumulated funds		
As at 1 July	216,413	221,431
Surplus/(deficit) for the year	(3,356)	(4,775)
Reserve Transfers		
Special funds	(1)	(3)
Separate funds	837	(240)
As at 30 June	**213,893**	**216,413**
Restricted reserves		
As at 1 July	237	234
Transfers to Retained Earnings	1	3
As at 30 June	**238**	**237**
Council reserves		
As at 1 July	9,906	9,666
Transfers to/(from) Reserves	(837)	240
As at 30 June	**9,069**	**9,906**
Asset revaluation reserve		
As at 1 July	314,413	314,413
Revaluation gains/(losses)	162,500	-
As at 30 June	**476,913**	**314,413**
Asset revaluation reserves consist of:		
Land & Building Revaluation Reserve	45,137	45,138
Aerodrome Revaluation Reserve	1,043	892
Roading Revaluation Reserve	236,848	110,866
Water Revaluation Reserve	42,594	32,482
Investment Revaluation Reserve	52	52
Parking Developments Revaluation Reserve	88	88
Drainage and Sewerage Revaluation Reserve	151,151	124,894
Total	476,913	314,412
Total Equity	**700,113**	**540,969**

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Capital management

Council's capital is its equity (or ratepayers' funds), which comprise retained earnings and reserves. Equity is represented by net assets.

The Local Government Act 2002 (the Act) requires Council to manage its revenue, expenses, assets, liabilities, investments and general financial dealings prudently and in a manner that promotes the current and future interests of the community. Ratepayer's funds are largely managed as a by-product of managing revenues, expenses, assets, liabilities, investments and general financial dealings.

The objective of managing these items is to achieve intergenerational equity, which is a principle promoted in the Act and applied by Council. Intergenerational equity requires today's ratepayers to meet the costs of utilising Council's assets and not expecting them to meet the full cost of long-term assets that will benefit ratepayers in future generations. Additionally, Council has in place asset management plans for major classes of assets detailing renewal and maintenance programmes, to ensure ratepayers in future generations are not required to meet the costs of deferred renewals and maintenance.

The Act requires Council to make adequate and effective provision in its Long-Term Plan (LTP) and in its Annual Plan (where applicable) to meet the expenditure needs identified in those plans. And the Act sets out the factors Council is required to consider when determining the most appropriate sources of funding for each of its activities. The sources and levels of funding are set out in the funding and financial policies in Council's LTP.

Council has the following Council created reserves:

- Reserves for different areas of benefit;
- Self-insurance reserves; and
- Trust and bequest reserves.

Reserves for different areas of benefit are used where there is a discrete set of rate payers as distinct from the general rate. Any surplus or deficit relating to these separate areas of benefit is applied to the specific reserves.

Self-insurance reserves are built up annually from general rates and are made available for specific unforeseen events.

Trust and bequest reserves are set up where Council has been donated funds that are restricted for particular purposes. Interest is added to trust and bequest reserves where applicable and deductions are made where funds have been used for the purpose they were donated.

Information about reserve funds held for a specific purpose is provided on the following page.

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2026: Special funds

Reserve	Activities to which the reserve relates	Opening Balance 1 July 2025	Transfers to Reserve 2025 - 2026 (Deposits)	Transfers from Reserve 2025 - 2026 (Withdrawals)	Closing Balance 30 June 2026
		$000	$000	$000	$000
SPECIAL FUNDS					
Te Kinga Infra Upgrade Reserve	All activities	112	1	-	113
Rural Sewerage Capital Works Reserve	Wastewater	348	3	-	351
Cobden Stormwater Mitigation Reserve	Stormwater	64	1	-	65
Barrytown Area Infra Reserve	All activities	63	1	-	64
Ahaura Area Infra Reserve	All activities	209	2	-	211
Haupiri Area Infra Reserve	All activities	144	1	-	145
Nelson Creek Infrastructure Reserve	All activities	21	-	-	21
Ngahere Infrastructure Reserve	All activities	239	2	(21)	220
Blackball Area Infra Reserve	All activities	1	-	-	1
Runanga Area Infra Reserve	All activities	295	3	-	298
Kaiata Stillwater Area Infra Reserve	All activities	210	2	(18)	194
Karoro Infrastructure Development Reserv	All activities	795	7	-	802
South Beach/Paroa Infrastructure Reserve	All activities	515	5	-	520
Camerons Infrastructure Reserve	All activities	96	1	-	97
Gladstone Infrastructure Reserve	All activities	209	2	-	211
Arnold Valley Area Infra Reserve	All activities	105	1	-	106
Lake Brunner Area Infra Reserve	All activities	122	1	(3)	120
Hohonu Area Infra Reserve	All activities	49	-	-	49
Infra Renewal Reserve	All activities	1,222	11	-	1,233
Moana Water Supply	Water supply	11	-	-	11
Flood Protection Reserve	Stormwater/Flood protection	144	1	-	145
Cemetery Extension Reserve	Cemeteries	61	1	-	62
Cemetery Maintenance Reserve	Cemeteries	469	4	-	473
Footpath Reserve	Land transport	77	1	-	78
Roading Reserve - Exp Committed	Land transport	524	2	(521)	5
Land Fill Reserve	Solid waste management	100	1	-	101
Airport Maintenace Reserve	Airport	622	4	-	626
Disaster Recovery Reserve	All activities	301	3	-	304
Civil Defence Reserve	Emergency management	2	-	-	2
Rural Fire Authority Reserve	Rural fire authority	2	-	-	2
Economic Development Reserve	All activities	(7)	-	-	(7)
Harbour Endowment LS Reserves	Port	647	849	(1,424)	72
Land Sale Reserve	All activities	193	223	(21)	395
Reserves Subdivision Contributions	Community facilities and parks	540	5	(19)	526
Maori Land Compensation Reserve	Council property	144	1	-	145
TDS Reserve	Port	77	1	-	78
Town Clock Reserve	Community facilities and parks	27	-	-	27
Gas Management Plan Reserve	Council property	21	-	-	21
District Planning Reserve	District planning	5	-	-	5
Plant and Machinery Reserve	All activities	490	4	-	494
Building & Property Gen Reserve	Council property	81	1	-	82
Westland Rec Centre Maintenance Reserve	Westland Recreation Centre	58	-	-	58
Ogilvie Reserve Reserve	Community facilities and parks	17	-	-	17
Corp Equip and Furniture Reserve	Council administration	650	6	-	656
Sunshine Coach Reserve	Council administration	8	-	-	8
Rental Housing Reserve	Retirement housing	(207)	(2)	-	(209)
Mawhera Marae Reserve	To be Decided	-	11	-	11
Library Reserve	Libraries	30	-	-	30
Ashley Drive South Wastewater YJ Replace	Wastewater	-	32	-	32
Total special funds		**9,907**	**1,192**	**(2,027)**	**9,070**

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▸ Notes to the Financial Statements

2026: Trusts and bequests

TRUSTS AND BEQUESTS					
McGlashan Trust	Community facilities and parks	22	-	-	22
E White Bequest	Community facilities and parks	50	-	-	50
Mayoral Flood Relief Fund	Democracy	10	-	-	10
Citizens Emergency Relief Fund	Democracy	85	1	-	86
Peters Bequest - Talking Books	Libraries	10	-	-	10
Vera Corbett Bequest	Libraries	40	-	-	40
Thomas Dehenny Bequest	Community facilites and Parks	20	-	-	20
Total trusts and bequests		**237**	**1**	**-**	**238**
TOTAL SPECIAL FUNDS AND TRUSTS/BEQUESTS		10,144	1,193	(2,027)	9,308

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2025: Special funds

Reserve	Activities to which the reserve relates	Balance 01 July $000	Transfers into fund $000	Transfers out of fund $000	Balance 30 June $000
Special funds					
Te Kinga Infra Upgrade Reserve	All activities	111	1	-	112
Rural Sewerage Capital Works Reserve	Wastewater	343	5	-	348
Cobden Stormwater Mitigation Reserve	Stormwater	63	1	-	64
Barrytown Area Infra Reserve	All activities	62	1	-	63
Ahaura Area Infra Reserve	All activities	206	3	-	209
Haupiri Area Infra Reserve	All activities	142	2	-	144
Nelson Creek Infrastructure Reserve	All activities	21	0	-	21
Ngahere Infrastructure Reserve	All activities	236	3	-	239
Blackball Area Infra Reserve	All activities	1	-	-	1
Runanga Area Infra Reserve	All activities	291	4	-	295
Kaiata Stillwater Area Infra Reserve	All activities	207	3	-	210
Karoro Infrastructure Development Reserv	All activities	784	11	-	795
South Beach/Paroa Infrastructure Reserve	All activities	508	7	-	515
Camerons Infrastructure Reserve	All activities	95	1	-	96
Gladstone Infrastructure Reserve	All activities	206	3	-	209
Arnold Valley Area Infra Reserve	All activities	104	1	-	105
Lake Brunner Area Infra Reserve	All activities	120	2	-	122
Hohonu Area Infra Reserve	All activities	48	1	-	49
Infra Renewal Reserve	All activities	1,206	16	-	1,222
Moana Water Supply	Water supply	11	0	-	11
Flood Protection Reserve	Stormwater/Flood protection	142	2	-	144
Cemetery Extension Reserve	Cemeteries	60	1	-	61
Cemetery Maintenance Reserve	Cemeteries	463	6	-	469
Footpath Reserve	Land transport	76	1	-	77
Roading Reserve - Exp Committed	Land transport	517	7	-	524
Land Fill Reserve	Solid waste management	99	1	-	100
Airport Runway Reserve	Airport	55	1	-	56
Airport Maintenance Reserve	Airport	558	8	-	566
Disaster Recovery Reserve	All activities	297	4	-	301
Civil Defence Reserve	Emergency management	2	-	-	2
Rural Fire Authority Reserve	Rural fire authority	2	-	-	2
Economic Development Reserve	All activities	(7)	-	-	(7)
Harbour Endowment LS Reserves	Port	530	117	-	647
Land Sale Reserve	All activities	190	3	-	193
Reserves Subdivision Contributions	Community facilities and parks	533	7	-	540
Maori Land Compensation Reserve	Council property	142	2	-	144
TDS Reserve	Port	76	1	-	77
Town Clock Reserve	Community facilities and parks	27	0	-	27
Gas Management Plan Reserve	Council property	21	0	-	21
District Planning Reserve	District planning	5	-	-	5
Plant and Machinery Reserve	All activities	483	7	-	490
Building & Property Gen Reserve	Council property	80	1	-	81
Westland Rec Centre Maintenance Reserve	Westland Recreation Centre	57	1	-	58
Ogilvie Reserve Reserve	All activities	17	0	-	17
Corp Equip and Furniture Reserve	Council administration	641	9	-	650
Sunshine Coach Reserve	Council administration	8	-	-	8
Rental Housing Reserve	Retirement housing	(204)	(3)	-	(207)
Library Reserve	Libraries	30	0	-	30
Total special funds		9,666	240	-	9,906

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2025: Trusts and bequests

Reserve	Activities to which the reserve relates	Balance 01 July $000	Transfers into fund $000	Transfers out of fund $000	Balan 30 Ju $0
Trusts and bequests					
McGlashan Trust	Community facilities and parks	22	0	-	2
E White Bequest	Community facilities and parks	49	1	-	5
Mayoral Flood Relief Fund	Democracy	10	-	-	1
Citizens Emergency Relief Fund	Democracy	84	1	-	8
Peters Bequest - Talking Books	Libraries	10	0	-	1
Vera Corbett Bequest	Libraries	39	1	-	4
Thomas Dehenny Bequest	Community facilities and parks	20	0	-	2
Total trusts and bequests		234	3	-	23
TOTAL SPECIAL FUNDS, TRUSTS, AND BEQUESTS		9,900	243	-	10,14

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Purpose of each reserve fund

Special funds	
Te Kinga Infrastructure Upgrade Reserve	To fund land transport, water, and/or wastewater infrastructure upgrades required in the Te Kinga area.
Rural Sewerage Capital Works Reserve	To fund enhancement and development sewerage schemes other than the Greymouth Area scheme.
Cobden Stormwater Mitigation Reserve	To fund enhancement of stormwater management in Cobden.
Barrytown Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Ahaura Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Haupiri Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Nelson Creek Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Nelson Creek Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Ngahere Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Blackball Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Runanga Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Kaiata Stillwater Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Karoro/Gladstone Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Karoro Infrastructure Development Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
South Beach/Paroa Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Camerons Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Gladstone Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Arnold Valley Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Lake Brunner Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Hohonu Area Infrastructure Reserve	To develop/improve infrastructure in the respective areas per the preference of people in the area.
Infrastructure Renewal Reserve	To fund expenditure in connection with deferred maintenance, major maintenance and renewal in respect of land transport (including footpaths), wastewater, water supply, stormwater and solid waste
Moana Water Supply	To fund any design options for a reticulated water supply servicing Moana (not signalled in this plan).
Flood Protection Reserve	To fund capital works to enhance flood protection measures in the District for which Council is responsible for.
Cemetery Extension Reserve	To fund additional capacity, renewal and maintenance of cemeteries.
Cemetery Maintenance Reserve	To fund additional capacity, renewal and maintenance of cemeteries.
Footpath Reserve	To fund the development or renewal of footpaths in the District (land transport activity).
Roading Reserve - Expenditure Committed	To spread funding of key roading (land transport) renewal projects, given that they do not have an equal funding requirement year to year.
Landfill Reserve	To fund capital works required for solid waste management
Airport Maintenance Reserve	To fund the periodic re-seal of airport runway and other significant maintenance.
Airport Runway Resealing Reserve	To fund the periodic re-seal of airport runway and other significant maintenance.
Disaster Recovery Reserve	To fund Council's excess on the loss of Council assets in the event of a major disaster (all activities).

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Special funds *(continued)*	
Civil Defence Reserve	To fund any extraordinary expenditure associated with providing Council's emergency management response.
Economic Development Reserve	To fund economic development, including a share of land transport, wastewater, water supply, and stormwater development expenditure incurred via subdivision.
Harbour Endowment LS Reserves	To fund any operating deficits of port related activities.
Land Sale Reserve	To fund purchase of land, key strategic assets and obtaining fee simple ownership of leasehold property; and to fund other significant projects as decided by Council as part of the Annual Plan.
Reserves Subdivision Contributions	To fund the creation of new recreational areas/reserves.
Māori Land Compensation Reserve	To fund part of the rent increase on land leased from the Mawhera Incorporation (all activities with associated leases).
Town Development Strategy Reserve	To fund a portion of any projects that may arise as a result of the Town Development Strategy.
Town Clock Reserve	To fund renewal/major maintenance of town clock.
District Planning Reserve	To fund any large costs arising from District Plan reviews or one-off projects associated with planning and regulations.
Plant and Machinery Reserve	To replace existing plant (vehicles), or effect major maintenance to existing plant.
Building & Property General Reserve	To fund major maintenance and renewal of Council buildings and associated facilities excluding dedicated reserves (property activity).
Westland Rec Centre Maintenance Reserve	To fund major maintenance and renewal of the Westland Recreation Centre including fit-out.
Ogilvie Reserve	To fund on-going maintenance costs associated with the Ogilvie Reserve.
Corp Equip and Furniture Reserve	To fund the upgrade and renewal of office equipment and furniture; and to fund new office equipment and investment in new technology
Sunshine Coach Reserve	To fund any renewal and significant maintenance cost associated with the 'Sunshine Coach'
Rental Housing Reserve	To maintain in perpetuity, Council's retirement housing stock.
Westland Recreation Centre Reserve	To fund the proposed Miners' Recreation Centre.
Library Reserve	To fund any key maintenance work or equipment upgrades required at Council's District library.
Special Funds - Committed Expenditure	Holds amounts already committed by Council from other Special Funds, but not yet spent.
Ashley Drive South Wastewater YJ Replace	To fund the replacement of the YJ value in Ashley Drive identified at the time of vesting the asset to council as requiring replacing in the near future.
Mawhera Marae Reserve	Funds yet to be defined to an activity pending council decision.

Trusts and bequests	
McGlashan Trust	Maintenance development of war memorial areas in the District.
E White Bequest	Surface development/maintenance of reserve land lying alongside or adjacent to the Greymouth/Hokitika railway line, including Petrie Avenue (parks and reserves, parking).
Mayoral Flood Relief Fund	To assist victims of flooding and other adverse events.
Citizens Emergency Relief Fund	To assist victims of flooding and other adverse events.
Peters Bequest - Talking Books	To purchase talking books for the library.
Vera Corbett Bequest	To purchase library books.
Thomas Dehenny Bequest	A bequest for general municipal purposes (any activities).

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NOTE 27. Reconciliation of operating surplus/(deficit) to net cash inflows/(outflows) from operating activities

	Actual 2026 $000	Actual 2025 $000
Surplus/(deficit) after tax	(3,356)	(4,775)
Add/(less) non-cash items:		
Depreciation and amortisation	13,981	13,689
(Gains)/losses in fair value movement of investment property	24	(663)
(Gains)/losses in fair value movement of financial instruments	21	-
Movement in employee benefit liabilities	(132)	(19)
Other	89	81
Add/(less) items classified as investing or financial activities		
(Gains)/losses on disposal of Property,plant and equipment		-
Add/(less) movements in working capital items:		
Accounts receivable	(2,113)	3,259
Prepayments	(32)	(53)
Accounts payable	(2,439)	1,124
Employee entitlements	132	(12)
Provisions	(219)	547
Net cash inflow/(outflow) from operating activities	5,956	13,178

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NOTE 28. Explanation of major variances against budget

Explanation of major variances from Council's estimated figures in the 2025/2026 budget, as reflected in Year 1 of the 2025-2034 Long Term Plan.

Comprehensive Revenue and Expenditure

- Council has a net deficit of $3,356,000 against a budgeted deficit of $6,612,000.
- Subsidies and Grants were $2,116,000 above budget due to additional bridge funding ($916,000) and Coastal Shipping Resilience funding ($1,290,000) being secured during the year.
- Fees and Charges revenue was $1,909,000 below budget. $1,500,000 was included in the budget for recovery of Sewer Separation enforcement costs but this project was delayed due to key staff vacancies not being filled and a review of the way this project was to be completed.
- Personnel costs are $628,000 below budget due to new positions and some vacancies not being filled during the year.
- Other Expenses are $3,194,000 lower than budget. Significant savings were made in Contractors and Professional Services due to less reliance on consultants with growth in both in-house knowledge and key vacancies being filled.

Financial Position

- Cash and Cash Equivalents was $9,741,000 below budget. This is because the opening cash and cash equivalents budgeted value used for year 1 of the 2025-2034 Long Term Plan did not closely reflect the actual closing balance of 2024/2025 year.
- Receivables are $1,527,000 less than anticipated. This is due to additional efforts to reduce outstanding debtors and reflects the delaying in enforcement recovers of the separation of services.
- Property Plant and Equipment is $98,285,000 above budget as the increase from the infrastructure revaluation was greater than anticipated due to inflationary factors.
- Borrowings are $14,733,000 below budget overall due to timing of capital project completion and the anticipated draw down of funds for those projects.

NOTE 29. Related party transactions

Transactions with related parties

During the year Councillors and key management were involved in minor transactions (for example, payment of rates) with the Council as part of a normal customer relationship.

Related party disclosures have not been made for transactions with related parties that are:
- Within a normal supplier or client/recipient relationship; and
- On terms and conditions no more or less favourable than those that it is reasonable to expect the Council would have adopted in dealing with the party at arm's length in the same circumstances.

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	Actual 2026 $000	Actual 2025 $000
Councillors		
Full-time equivalent members	9	9
Remuneration	509,699	483,820
Senior management team, including the Chief Executive		
Full-time equivalents members	5	5
Remuneration	1,016,142	659,317
Total full-time equivalent personnel	**14**	**14**
Total key management personnel remuneration	**1,525,841**	**1,143,137**

NOTE 30. Contingent liabilities and financial guarantees

Westurf Recreation Trust

The Council has agreed to act as a sole guarantor for a Westurf Recreation Trust loan, up to a maximum of $200,000, for the purposes of upgrading their artificial turf at the Greymouth Hockey Stadium. This is contingent on final Council satisfaction on the project being financially sustainable. As at balance date the trust has not yet proceeded with uplifting of a loan and has indicated to Council that they are unlikely to require the loan.

Local Government Funding Agency

Grey District Council is a guarantor of the New Zealand Local Government Funding Agency Limited (NZLGFA). The NZLGFA was incorporated in December 2011 with the purpose of providing debt funding to local authorities in New Zealand. The NZLGFA has a current credit rating from Fitch Ratings of AA+ and Standard and Poor's rating of AAA for local currency and AA+ for foreign.

Council is one of the local authority guarantors of the NZ LGFA. The aggregate amount of uncalled shareholder capital ($20 million) is available in the event that an imminent default is identified. Also, together with the other shareholders and guarantors, Council is a guarantor of all of NZLGFA's borrowings. At 30 June 2026, LGFA had borrowings totalling $26,072 billion (2025: $25,530 billion).

Accounting standards require Council to recognise the guarantee liability at fair value. However, Council has not been able to determine a sufficiently reliable fair value for the guarantee and has therefore not recognised the liability. Council considers that the risk of NZLGFA defaulting on repayment of interest or capital to be very low on the basis that:

- it is not aware of any local authority debt default events in New Zealand; and
- local government legislation would enable local authorities to set a rate to raise sufficient funds to meet any debt obligations if further funds were required.

New Zealand Mutual Liability Riskpool Scheme

Grey District Council was previously a member of the New Zealand Mutual Liability Riskpool scheme ('Riskpool'). The Scheme is in wind down; however Council has an ongoing obligation to contribute to the scheme should a call be made in respect of any historical claims (to the extent those claims are not covered by reinsurance), and to fund the ongoing operations of the scheme. The likelihood of any call in respect of historical claims diminishes with each years limitations periods expire. However, as a result of the Supreme Court decision on 1 August 2023 in Napier City Council vs Local Government Mutual Trustee Limited, it has been clarified that Riskpool has a liability for that member's claim in relation to non-weathertight defects (in a mixed claim involving both weathertight and non-weathertight defects). Riskpool has advised that it is working through the implications of the Supreme Court decision. At this point any potential liability is unable to be quantified.

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Taumata Arowai

Grey District Council has an outstanding legal action filed by Taumata Arowai with regards to drinking water supply. Council is currently defending this action. Given this is the first prosecution made by the water authority, Council cannot currently accurately estimate any potential financial liability.

NOTE 31. Severance payments

There were severance payments totalling $30,000 paid to one employee during the 2025/2026 year that meet the definition of a severance payment as in clause 33 of schedule 10 of the Local Government Act 2002 (2025: $190,300). This amount is included in note 9 personnel costs.

NOTE 32. Bonds receivable and bonds payable

Council is party to a surety bond agreement along with the West Coast Regional Council and Buller District Council with regards to a number of resource consents. The agreements are jointly executed by the three Councils, with said funds only called upon if remedial action is required per the conditions of the resource consents. As Council has no automatic right of claim over the funds, it is not recognised in the statement of financial position as an asset or liability.

NOTE 33. Tax

Council has taxable losses of $12.055 million to offset against future years taxable income (2025: $12.289 million).

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	Actual 2026 $000	Actual 2025 $000
Components of tax expense		
Current tax expense	-	-
Adjustments to current tax in prior years	-	-
Deferred tax expense	-	-
Tax expense	-	-
Relationship between tax expense and accounting profit		
Net surplus/(deficit) before tax	(3,356)	(4,775)
Tax at 28%	(940)	(1,337)
Plus (Less) tax effect of:		
Non-Deductible expenditure	923	1,226
Removal of building depreciation		-
Deferred tax losses	(28)	134
(Regnition of tax losses)/Unrecognised tax losses	45	(22)
Other adjustments		-
Tax expense	-	-

Deferred tax asset / (liability)	Property, plant and equipment	Employee entitlements	Other provisions	Tax losses	Total
Balance at 30 June 2024	(1,051,783)	-	5,414	1,046,369	-
Charged to Surplus or deficit	(132,209)	-	(1,340)	133,549	-
Charged to other comprehensive income	-	-	-	-	-
Balance at 30 June 2025	(1,183,992)	-	4,074	1,179,918	-
Charged to Surplus or deficit	22,589	-	5,556	(28,145)	-
Charged to other comprehensive income	-	-	-	-	-
Balance at 30 June 2026	(1,161,403)	-	9,630	1,151,773	-

NOTE 34. Financial instrument risk

Council has a series of policies to manage the risks associated with financial instruments. Council is risk averse and seeks to minimise exposure from its treasury activities. Council has established Council approved Liability Management and Investment policies. These policies do not allow any transactions that are speculative in nature to be entered into.

The accounting policies for financial instruments have been applied to the line items below:

	Actual 2026 $000	Actual 2025 $000
FINANCIAL ASSETS		
Mandatorily measured at FVTSD		
Derivative financial instrument assets	-	-
Other financial assets:		
- LGFA Borrower notes	1,703	1,016
- Civic Assurance shares	32	32
Total at FVTSD	**1,735**	**1,048**
Amortised cost		
Cash and cash equivalents	1,193	2,938
Trade and other receivables	6,205	2,489
Other financial assets:		
- Term deposits	-	1,000
- Community loans	-	-
Total at Amortised cost	**7,398**	**6,427**
FINANCIAL LIABILITIES		
Mandatorily measured at FVTSD		
- Derivatives financial instruments - not hedge accounted	54	33
Total at FVTSD	**54**	**33**
Amortised cost		
Trade and other payables	6,749	6,971
Borrowings:		
- Bank overdraft	-	-
- Lease liabilities	68	93
- Secured loans	47,400	38,050
Other financial liabilities	-	-
Total financial liabilities at amortised cost	**54,217**	**45,114**

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FVTSD = Fair value through surplus and deficit

Fair value hierarchy

For those instruments recognised at fair value in the statement of financial position, fair values are determined according to the following hierarchy:

- Level 1 – Quoted market price – Financial instruments with quoted prices for identical instruments in active markets.
- Level 2 – Valuation technique using observable inputs – Financial instruments with quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial instruments valued using models where all significant inputs are observable.
- Level 3 – Valuation techniques with significant non-observable inputs – Financial instruments valued using models where one or more significant inputs are not observable.

The following table analyses the basis of the valuation of classes of financial instruments measured at fair value in the statement of financial position:

	Total	Level 1 Quoted Market Price	Level 2 Observable inputs	Level 3 Significant non-observable
30 June 2026				
Financial assets				
Derivative financial instruments	-	-	-	-
Short term deposits	-	-	-	-
LGFA Borrower notes	1,703	-	1,703	-
Civic Assurance shares	32	-	-	32
Financial liabilities				
Derivative financial instruments	54	-	54	-
30 June 2025				
Financial assets				
Derivative financial instruments	-	-	-	-
Short term deposits	1,000	-	1,000	-
LGFA Borrower notes	1,016	-	1,016	-
Civic Assurance shares	32	-	-	32
Financial liabilities				
Derivative financial instruments	33	-	33	-

There were no transfers between the different levels of the financial hierarchy.

Valuation techniques with significant non-observable inputs (level 3)

The table below provides a reconciliation from the operating balance to the closing balance for the level 3 fair value measurements:

	Actual 2026 $000	Actual 2025 $000
Balance as at 1 July	32	31
Balance as at 30 June	32	32

Changing a valuation assumption to a reasonable possible alternative assumption would not significantly change fair value. We assessed the latest audited financial statements as at 31 March 2025 of Civic Assurance and assessed there is no material change in net assets impacting the Council's investment in shares of $32k.

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Contractual maturity analysis financial liabilities (excluding derivatives)

	Carrying amount $000	Less than 1 year $000	1-2 years $000	2-5 years $000	More than 5 years $000
2026					
Trade and other payables	6,749	6,749		-	-
Derivative financial instruments	54	-	(3)	57	-
Secured loans	47,400	13,800	10,100	23,500	-
Total	54,203	20,549	10,097	23,557	-
2025					
Trade and other payables	6,971	6,971	-	-	-
Derivative financial instruments	33	21	-	31	(19)
Secured loans	38,050	13,950	8,000	16,100	-
Total	45,054	20,942	8,000	16,131	(19)

Contractual maturity analysis of financial assets

The table below analyses Council's financial assets into relevant maturity groupings based on the remaining period at the balance date to the contractual maturity date.

	Carrying amount $000	Less than 1 year $000	1-5 years $000	More than 5 years $000
Council 2026				
Cash and cash equivalents	1,193	1,193	-	-
Trade and other receivables	6,205	6,205	-	-
Unlisted shares				
- term deposits	-			
- investment in debt securities	1,703	188	1,515	-
Derivative financial instruments	-	-	-	-
Total	9,101	7,586	1,515	-
Council 2025				
Cash and cash equivalents	2,938	2,938	-	-
Trade and other receivables	2,489	2,489	-	-
Unlisted shares				
- term deposits	1,000	1,000	-	-
- investment in debt securities	1,016	188	828	-
Derivative financial instruments	-	-	-	-
Total	7,443	6,615	828	-

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Market risk

Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Council is not exposed to currency risk, as it does not enter into foreign currency transactions.

Interest rate risk

The interest rates on Council's cash and cash equivalents are disclosed in note 13 and on Council's borrowings in note 25.

Fair value interest rate risk

Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. Borrowing issued at fixed rates expose Council to fair value interest rate risk. Council's Liability Management policy outlines the level of borrowing that is to be secured using fixed rate instruments. Fixed to floating interest rate swaps are entered into to economically hedge the fair value interest rate risk arising

where Council has borrowed at fixed rates. In addition, investments at fixed interest rates expose Council to fair value interest rate risk.

If interest rates on cash and cash equivalents and other financial assets at 30 June 2026 had fluctuated by plus or minus 3.25% (2024: 3.25%), the effect would have been to decrease/increase the surplus/deficit by $128,602 (2025: $134,095).

Based on financial instrument disclosures at the balance date and with other variables held constant; if interest rates on borrowings at 30 June 2026 had fluctuated by plus or minus 3.25% (2024: 3.25%), the effect would have been to decrease/increase the surplus after tax by $1,388,560 (2025: $1,148,060) as a result of higher/lower interest expense on floating rate borrowings.

Cash flow interest rate risk

Cash flow interest rate risk is the risk that the cash flows from a financial instrument will fluctuate because of changes in market interest rates. Borrowings and investments issued at variable interest rates expose Council to cash flow interest rate risk.

Council manages its cash flow interest rate risk on borrowings by using floating-to-fixed interest rate swaps. Such interest rate swaps have the economic effect of converting borrowings at floating rates and swaps them into fixed rates that are generally lower than those available if Council borrowed at fixed rates directly. Under the interest rate swaps, Council agrees with other parties to exchange, at specified intervals, the difference between fixed contract rates and floating-rate interest amounts calculated by reference to the agreed notional principal amounts.

Credit risk

Credit risk is the risk that a third party will default on its obligation to Council, causing Council to incur a loss. Council has no significant concentrations of credit risk, as it has a large number of credit customers, mainly ratepayers, and Council has powers under the Local Government (Rating) Act 2002 to recover outstanding debts from ratepayers.

Council invests funds only in deposits with registered banks and local authority stock and its investment policy limits the amount of credit exposure to any one institution or organisation.

Investments in other Local Authorities are secured by charges over rates. Other than other local authorities, the Council only invests funds with those entities, which have a Standard and Poor's credit rating of at least A2 for short term and A– for long-term investments.

Accordingly, the Council does not require any collateral or security to support these financial instruments.

Council's maximum credit exposure for each class of financial instrument is as follows:

	Actual 2026 $000	Actual 2025 $000
Cash at bank and term deposits	1,193	3,938
Trade and other receivables	3,890	2,489
Investments in debt securities	1,703	1,016
Derivative financial instrument assets	-	-
Total credit risk	6,786	7,443

All cash at bank and term deposits are neither past due nor impaired and are made with registered banks with Standard and Poor's credit ratings of A1 or better short term.

Liquidity risk

Liquidity risk is the risk that Council will encounter difficulty raising liquid funds to meet commitments as they fall due. Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions. Council aims to maintain flexibility in funding by keeping committed credit lines available.

In meeting its liquidity requirements, Council maintains a target level of investments that must mature within the

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next 12 months.

Council manages its borrowings in accordance with its funding and financial policies, which includes a Liability Management policy. These policies have been adopted as part of Council's Long-Term Plan.

Council has a maximum amount that can be drawn down against its overdraft facility of $100,000 (2025: $100,000) plus available credit on a credit line facility with Westpac of $5,000,000 (2025: $5,000,000). There are no restrictions on the use of this facility.

The maturity profiles of Council's interest bearing investments and borrowings are disclosed in notes 16 and 25 respectively.

NOTE 35. Events subsequent to balance date

Statutory deadline

Clause 98(3) of the Local Government Act 2002 requires that Council adopts its annual report within four months after the end of the financial year. Council was not able to comply with this requirement for the year ended 30 June 2026 and the Annual Report was not adopted until 23 November 2026. This was due to additional checks relating to completion of the three yearly infrastructure revaluations.

NOTE 36. Local Government Reform

Central Government is progressing reforms intended to simplify local government structures, reduce duplication and change the way local government functions and services are governed and delivered.

In May 2026, the Government announced the Head Start for Simplifying Local Government pathway, a voluntary process enabling councils to develop locally led reorganisation proposals ahead of the wider Government-led reform of local government.

During 2026, Grey District Council worked with Westland District Council and Buller District Council to submit a proposal in the Government's voluntary Head Start pathway. On 3 August 2026, the Council approved the submission of an outline proposal to the Government. Westland District Council also resolved to support the submission, however Buller District Council did not endorse the proposal following a tied vote. Participation in Head Start is optional and Buller's decision did not affect the proposal's eligibility — it remained eligible for submission under the Government's Head Start criteria.

The proposal recommends progressing a single West Coast unitary authority into independent evidence gathering and detailed design. The proposed authority would combine the territorial and regional functions currently delivered by Buller, Grey and Westland District Councils and the West Coast Regional Council. Submission of the proposal does not create a new council or commit the participating councils to a final outcome.

On 24 September 2026, the Government announced that it would take additional time before deciding which Head Start proposals should progress to detailed design. Proposals endorsed by Cabinet are expected to be developed in further detail and considered for final approval during 2027, with Head Start changes intended to be in place ahead of the 2028 local government elections.

Councils that do not proceed through the Head Start pathway, or whose proposals are not accepted, may be subject to the subsequent Government-led backstop process. Current Government statements indicate that changes arising through this process would take effect after the 2028 local government elections.

The outcome, scope and timing of the local government reforms remain uncertain. At the date these financial statements were authorised, it was not possible to reliably determine what effect the reforms may have on the Council's future structure, functions, assets, liabilities or service delivery arrangements.

The financial statements have been prepared on a going concern basis. Based on the information available at the date the financial statements were authorised, the Council considers the going concern basis of accounting to remain appropriate despite the uncertainty over the outcome, scope and timing of any future local government reform.

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NOTE 37. Local Government (Water Services) Act 2025

On 18 November 2025 the Department of Internal Affairs approved the Joint Water Services Delivery Plan for Grey, Buller and Westland District Councils. The Water Services Delivery Plan sets out how the districts will sustainably deliver and fund safe and reliable water services over the next decade.

Key points of the Water Services Transition progress are:

- The Buller, Grey and Westland District Councils have progressed a mutli council-owned Council Controlled Organisation (CCO), Coast Waters Limited (CWL), to deliver drinking water, wastewater and stormwater services.
- The participating councils will retain ongoing ownership and a governance interest in CWL as shareholders. The shareholding of each council will be confirmed when the transfer agreement is completed.
- CWL was officially incorporated in on 1 July 2026. Transition and implementation activities continue, with a Chief Executive appointed in October 2026. The organisation will be fully operational and take control of the three council's water, wastewater and stormwater assets from 1 July 2027.

Information relating to the drinking water, wastewater and stormwater activities, including their funding, expenditure and cash flows, is disclosed with the Funding Impact Statements for the relevant activity groups.

The water services reform has had no impact on the financial and non-financial performance reported in this Annual Report. However, there will be significant implications for Grey District Council in the 2027/2028 year.

The table below sets out the assets carrying values as at 30 June 2026, operating and capital spends and current associated debt values for Council water services infrastructure as at 30 June 2026.

Water Services Asset Class	Carrying Value 30 June 2026	Operating Spend 2026	Capital Spend 2026	Associated Debt as at 30 June 2026
	$000	$000	$000	$000
Water	62,810	3,269	1,936	6,564
Wastewater	113,048	2,755	2,700	12,825
Stormwater	74,288	901	1,063	859
Total	250,146	6,925	5,699	20,248

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On 30 June 2026, debt attributed to Council's three waters activities was $20.248 million. The amount of debt that will ultimately transfer to CWL will be determined through the transfer and financing arrangements and will differ from the amount reported at 30 June 2026.

CWL is expected to be fully operational and take control of the three council's water, wastewater and stormwater assets and operation from **1 July 2027**. Until that date Council will continue to own and operate its water service activities.

At the date of this report:

- Detailed arrangements relating to the transfer of assets liabilities, debt contracts and employees continue to be developed as part of the transactional programme.
- Shareholder governance arrangements have been established but the final split of the shareholding is still to be defined.
- The financial effects of the future transfer of waters services assets, liabilities and related funding arrangements have not yet been fully determined and cannot be reliably measured at the date of signing these financial statements.

Funding Impact Statement for Whole of Council

For the year ended 30 June 2026

	Actual 2026 $000	Budget 2026 $000	Actual 2025 $000	Budget 2025 $000
[A] SOURCES OF OPERATING FUNDING				
General rates, uniform annual general charges, rates penalties	16,488	16,497	15,757	15,445
Targeted rates	12,806	12,864	9,783	9,676
Subsidies and grants for operating purposes	4,943	3,491	3,425	2,342
Fees and charges	6,857	8,187	6,813	6,271
Internal charges and overheads recovered	8,813	8,255	8,414	8,405
Local authorities fuel tax, fines, infringement fees, & other receipts	882	1,573	2	775
Total operating funding [A]	**50,789**	**50,867**	**44,194**	**42,914**
[B] APPLICATIONS OF OPERATING FUNDING				
Payments to staff and suppliers	32,853	36,075	33,135	24,456
Finance costs	1,684	1,997	1,323	2,279
Internal charges and overheads applied	8,759	7,475	8,849	7,928
Other operating funding applications	18	-	20	-
Total applications of operating funding [B]	**43,314**	**45,547**	**43,327**	**34,663**
Surplus (deficit) of operating funding [A - B]	7,475	5,320	867	8,251
[C] SOURCES OF CAPITAL FUNDING				
Subsidies and grants for capital expenditure	2,915	2,250	7,046	6,012
Development and financial contributions	145	350	291	150
Increase (decrease) in debt	10,025	13,126	3,166	5,600
Gross proceeds from sale of assets	1,236	-	698	-
Lump sum contributions	-	-	-	-
Other dedicated capital funding	-	-	-	-
Total sources of capital funding [C]	**14,321**	**15,726**	**11,201**	**11,762**
[D] APPLICATIONS OF CAPITAL FUNDING				
Capital expenditure				
—to meet additional demand	-	2,350	-	-
—to improve the level of service	9,774	10,039	13,441	2,110
—to replace existing assets	8,730	9,873	6,111	16,239
Increase (decrease) in reserves	3,292	(1,216)	(7,484)	1,500
Increase (decrease) of investments	-	-	-	-
Total applications of capital funding [D]	**21,796**	**21,046**	**12,068**	**19,849**
Surplus (deficit) of capital funding [C - D]	(7,475)	(5,320)	(867)	(8,087)
Funding balance: [A - B] + [C - D]	-	-	-	163

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Financial Reporting and Prudence Disclosures

Annual report disclosure statement for year ending 30 June 2026

The purpose of this statement is to disclose Council's financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities and general financial dealings.

Council is required to include this statement in its annual report in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

These measures allow for comparison of financial performance with other councils. However, readers are urged to read the commentary and explanations provided to give context to the information, as it is not always possible to compare Grey District Councils' results with other councils due to their size, location and provision of services.

1. Rate affordability benchmark

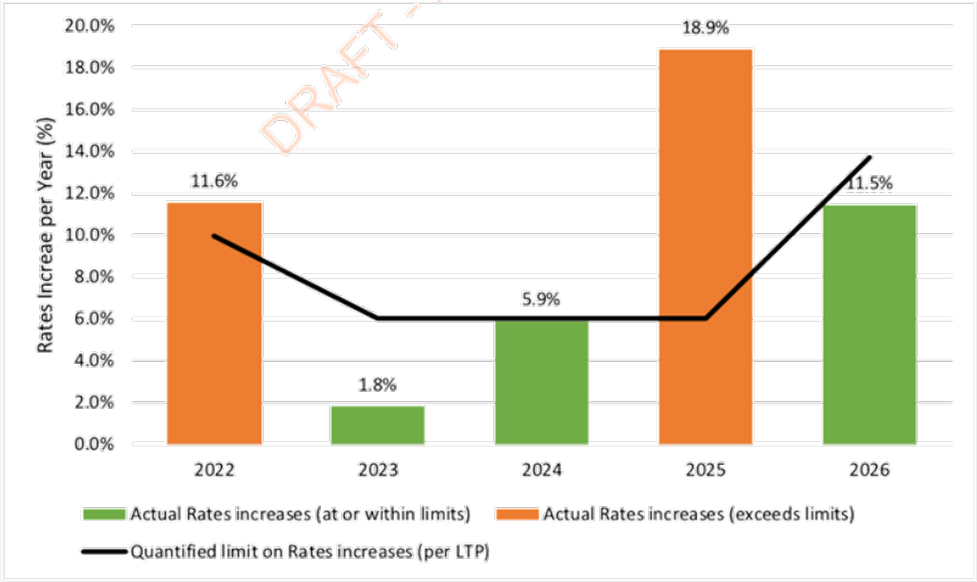
The Council meets the rates affordability benchmark if —

- its actual rates income equals or is less than each quantified limit on rates; and
- its actual rates increases equal or are less than each quantified limit on rates increases.

Rates (increase) affordability

The following graph compares Council's actual rates increases with the quantified limit on rates increases included in the financial strategy outlined in Council's relevant long term plan.

- For 2022, the limit as contained within Council's financial strategy (per the 2021-2031 Long Term Plan) is for the total rate increase in the 2022/2023 year to be no more than 9.99% (9.99% being the benchmark).
- For 2023, 2024 and 2025, the limit as contained within Council's financial strategy (per the 2021-2031 Long Term Plan) is for the total rate increase for years 2022/2023, 2023/2024 and 2024/2025 to be no more than 6.00% (being the benchmark).
- For 2026, the limit as contained within Council's financial strategy (per the 2025-2034 Long Term Plan) is for the total rate increase to be no more than 13.71% (being the benchmark).



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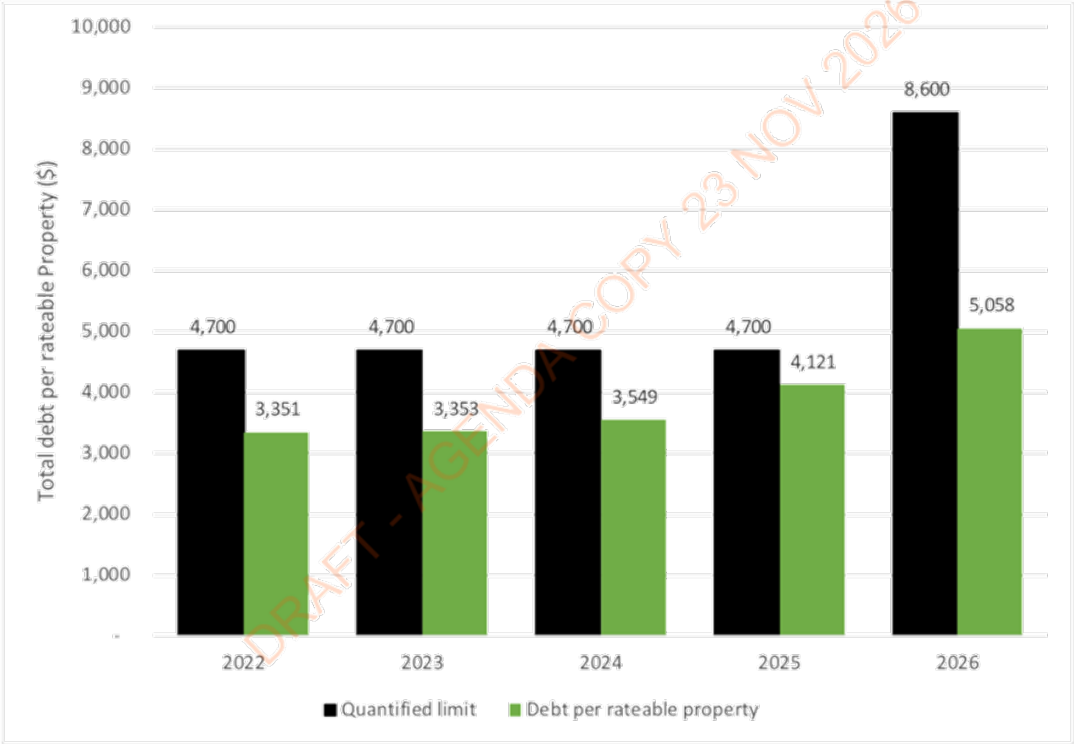
2. Debt affordability benchmark

The Council meets the debt affordability benchmark if its actual borrowing is within each quantified limit on borrowing. The Council has three measures for debt affordability and these are set out below.

Total actual debt per rateable property

The following graph displays the total actual debt per rateable property.

- For 2022, the limit as contained in Council's financial strategy (per the 2021-2031 Long Term Plan) is for total debt per rateable property for the 2021/2022 year to be no more than $4,500 (being the benchmark);
- For 2023, 2024 and 2025, the limit as contained in Council's financial strategy (per the 2021-2031 Long Term Plan) is for total debt per rateable property for years 2022/2023, 2023/2024 and 2024/2025 to be no more than $4,700 (being the benchmark);
- For 2026, the limit as contained in Council's financial strategy (per the 2025-2034 Long Term Plan) is for total debt per rateable property for the 2025/2026 year to be no more than $8,600 (being the benchmark).



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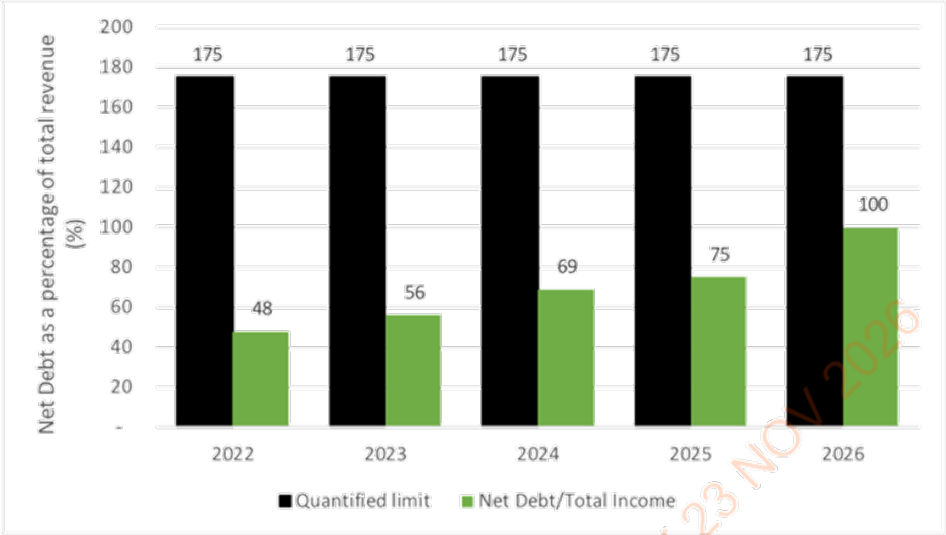
Total net debt as a percentage of total revenue

The following graph displays total actual net debt as a percentage of total revenue.

- The limit as contained in Council's financial strategy (per both the 2021-2031 Long Term Plan and 2025-2034 Long Term Plan) is for total net debt for years 2021/2022, 2022/2023, 2023/2024, 2024/2025 and 2025/2026 to remain less than 175% (being the benchmark).



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Total interest expense as a percentage of total actual revenue

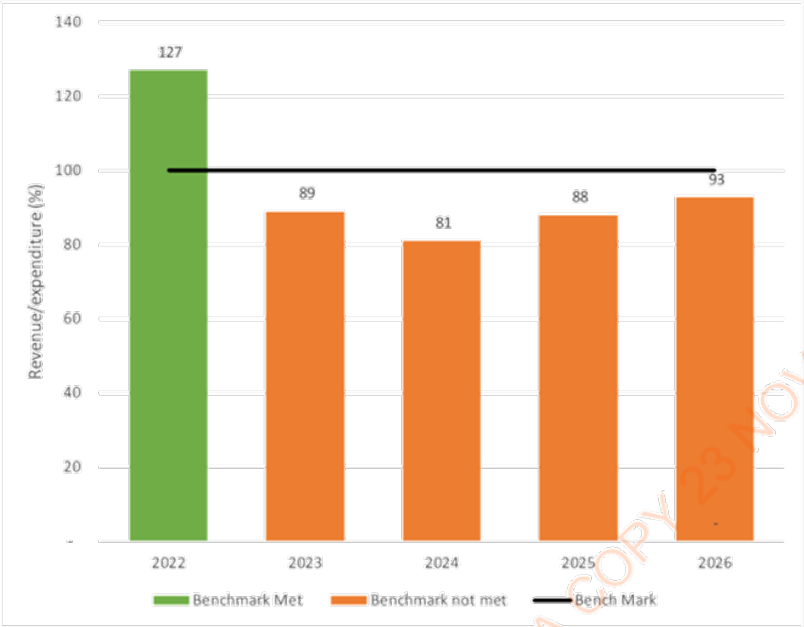
The following graph displays total actual interest expense as a percentage of total revenue. Council's benchmark is for total interest expenses to remain less than 15% of total revenue.



3. Balanced budget benchmark

The following graph displays Council's revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment) as a proportion of operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

Council meets this benchmark if its revenue equals or is greater than its operating expenses.



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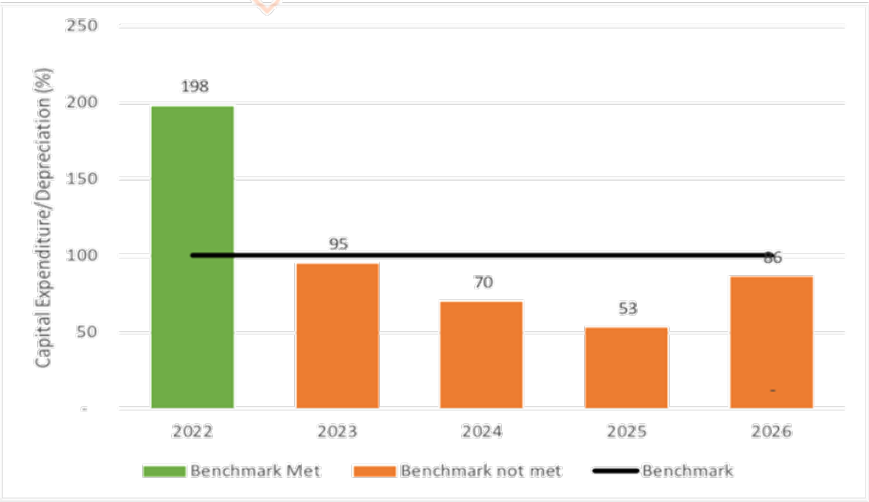
4. Essential services benchmark

The following graph displays Council's capital expenditure on network services as a proportion of depreciation on network services.

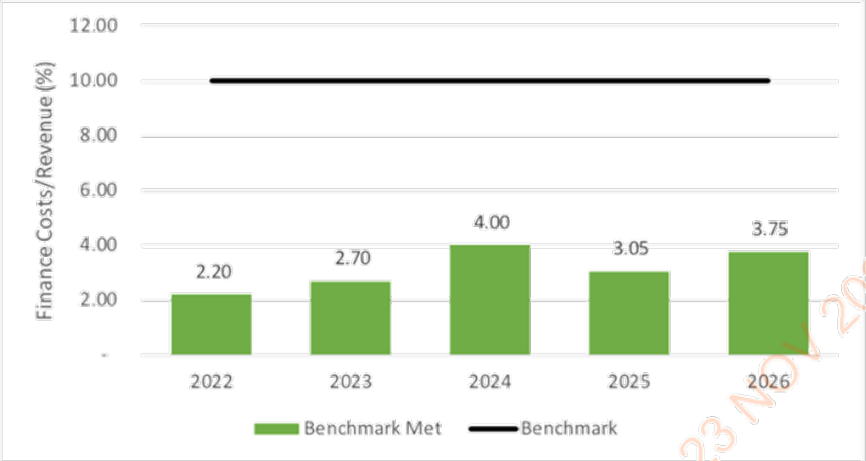
Council meets this benchmark if its capital expenditure on network services equals or is greater than depreciation on network services.



5. Debt servicing benchmark

The following graph displays Council's borrowing costs as a proportion of revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects the council's population will grow no faster than the national population growth rate, it meets the debt servicing benchmark if its borrowing costs equal or are less than 10% of its revenue.



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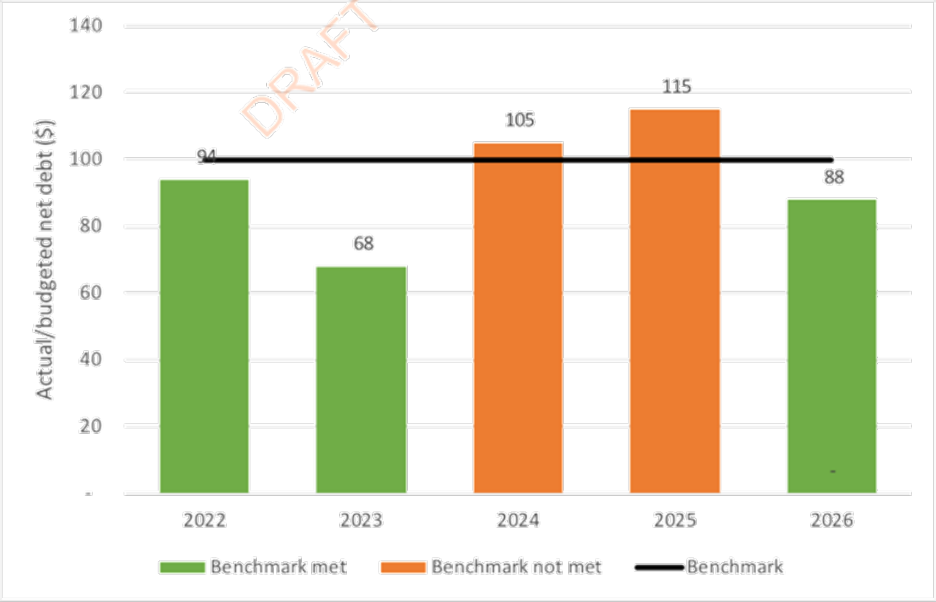
6. Debt control benchmark

The following graph displays Council's actual net debt as a proportion of planned net debt. In this statement, net debt means financial liabilities less financial assets (excluding trade and other receivables).

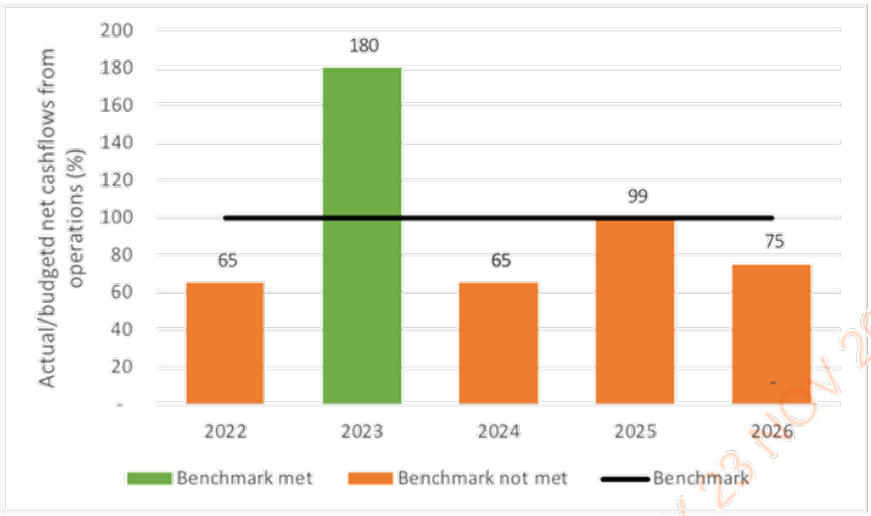
Council meets the debt control benchmark if its actual net debt equals or is less than its planned net debt.



7. Operations control benchmark

This graph displays Council's actual net cash flow from operations as a proportion of its planned net cash flow from operations.

Council meets the operations control benchmark if its actual net cash flow from operations equals or is greater than its planned net cash flow from operations.



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PART C:
Groups of Activity Statements

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Introduction

Council provides a wide range of services for and on behalf of the residents of the Grey District. For planning and reporting purposes, these services are grouped together as groups of activities. Our plans for each of the groups of activities are set out in our 2025-2034 Long Term Plan (LTP).

The purpose of this section of the Annual Report is to report on the degree to which Council achieved what it set out to do for each of the groups of activities in both financial and non-financial terms and its actual performance for the year.

This section of the Annual Report provides the following information for each group of activities:

- The services included in each group.
- An explanation of why Council provides these services.
- A summary of how the services help achieve Council's community outcomes.
- An overview of performance for the year.
- Performance measures that show the level of service Council has provided compared with the targets set out in the LTP.
- A funding impact statement that shows the cost of providing the of group of activities and how they have been paid for.

Council has made a number of judgements in preparing its service performance information. The judgements exercised do not have a significant effect on the selection, measurement, aggregation and presentation of the Council's service performance information.

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Summary of activity performance

Council has a number of performance measures that it reports on each year during the Annual Report. These measures are set every year as part of the Long Term Plan and reviewed during the Annual Plan process.

For 2025/2026, Council's performance was as follows:

Not Measured	Target Achieved	Target Not Achieved
7	43	23
9.6%	58.9%	31.5%

Council achieved **43 of its 73 (58.9%)** activity-based performance targets for the financial year. This is a marked improvement from last year, where Council achieved 47% of targets.

There were some targets which were not able to be measured this year due to either not asking the right questions in our resident satisfaction survey or not having the right systems in place to capture the data – Council has put steps in place to be able to measure and report on them as appropriate in the next Annual Report.

Ordinarily Council would report on 74 targets. There was one measure not reported on as Council did not have any 10-day non-notified resource consents lodged in 2025/2026.

Where targets were not achieved, this provides valuable information to Council on what is important to the community, e.g. footpaths and cemeteries, and where potentially additional effort needs to be placed, for example on contractor management to lift response times to incidents and education to reduce water usage in the District.

Resident Satisfaction Survey

Results from the 2025 resident satisfaction survey have been used for a number of the activity performance measures.

Council carried out the resident satisfaction survey through its Have Your Say platform. The survey consisted of a self-selecting sample of 373 Grey District residents aged 18+ completing on-line and paper surveys. The survey took place between August and December 2025.

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Land Transport

Land Transport

Activities included in this group

Land Transport includes the following key functions:

- Council roads including associated facilities such as streetlights, cycle lanes and road signs (excluding State Highways, as Waka Kotahi New Zealand Transport Agency (NZTA) administer them)
- Footpaths
- Bridges and large culverts
- Bus shelters
- Promotion of road safety

The car parking function is dealt with under the 'Commercial & Property' section.

The management and maintenance of the Greymouth to Taramakau Bridge section of the West Coast Wilderness Trail is included in this activity.

Why we are involved in this activity/these activities

Council provides sealed roads (including bridges where necessary), footpaths, bus shelters and streetlights so that motor vehicles, bicycles and pedestrians can travel efficiently and safely.

Modern society cannot function without access. Access is important as it enables the convenient movement of people and goods to places of work, trade, health services, education and recreation.

Promotion of road safety is also important to avoid damage to property, injury and deaths while people are using land transport infrastructure.

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Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong Sustainable Prosperous	▪ Well maintained roading and bridge network to provide access within the district. ▪ Well maintained footpaths to provide access.
Social Wellbeing	
Safe Connected	▪ The well-maintained roading network, cycle lanes, footpaths, cycleways ensure safe travel for motorists, pedestrians and cyclists. ▪ Streetlights and lighting for community safety. ▪ The provision of bus shelters for safety of school children. ▪ Road safety promotion activities enhance the safety of the community. ▪ Well maintained roading network, footpaths, cycle lanes and cycle paths for connection to activities, businesses, communities and industry.

What we did in 2025/2026

Land Transport

Performance highlights

Road bridge maintenance Bridge maintenance undertaken to extend asset life, including structural cleaning and protective painting, e.g. William Stewart Bridge, Mansons Creek Bridge and Stillwater Railway Overbridge.	**Annual road resealing programme** Approximately 18km of road resealing around the district, including Atarau Road, Stillwater-Blackball Road, Taylorville Road, Arnold Valley Road and Lake Brunner Road, Blair Road.	**Footpath renewals** Targeted footpath renewal programme in high-use areas to improve pedestrian safety and accessibility, including around schools and residential areas, mainly around central Greymouth, Blaketown and Paroa.
Pavement repairs Pavement repair programme to the urban and rural network in many areas around the Grey District, including Moana, central Greymouth and CBD, Rutherglen Road, Taylorville, Nelson Creek, Arnold Valley Road, Lake Brunner Road and North Beach Road.	**Road safety** Pedestrian crossing upgrades were undertaken at Blaketown School and traffic safety improvements at St Patrick's School, Tasman Street and Cobden Tip Head.	**Drainage improvements** Works were carried out on Stuart & Chapman Drive, Atarau Road, Lake Brunner Road, Arnold Valley Road, Kumara-Inchbonnie Road, Orwell Creek Road and several rural road corridors to improve road longevity and storm resilience.

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Painting works completed on William Stewart bridge

Performance measures – Land Transport

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
Customer satisfaction and response time	% of residents are satisfied with Council's roading network	*72%*	66%	**Not measured**	**Not Measured** This question was not included as part of the 2025 Resident Satisfaction Survey.
	% of residents are satisfied with the way local roads are maintained	*54%*	54%	**Not measured**	**Not Measured** This question was not included as part of the 2025 Resident Satisfaction Survey.
	% of residents are satisfied with the way footpaths are maintained	*50%*	42%	**21%**	**Target Not Achieved** The Resident's Satisfaction Survey was conducted between August – December 2025. The full report is available on Council's website.
	% of customer requests responded to within 10 working days (M)	*87%*	49%	**68%**	**Target Not Achieved** 226 service requests out of 330 were responded to within 10 working days. Some requests required additional time due to adverse weather conditions and the need for better planning. As a result, the work could not be completed within the original timeframe. But the contractors have made significant improvement from last year and improving.

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Footpath Renewal on Shakespeare Street

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
The condition of our roads, bridges and footpaths	% of roads which meet smooth roads standard (M)	*90%*	91%	**92%**	**Target Achieved** Smooth is defined as less than 150 NAASRA. Note: This was calculated on the smooth travel exposure (STE) value assessed by NZTA.
	% of sealed road network resurfaced per year (M) *(5% is three year average)*	*5%*	1.69%	**4.60%**	**Target Not Achieved** Overall contracted and planned forward work programme was completed for the year 2025/2026. This year, some works were completed in the town square which required an asphalt surface. As this is a more expensive product than chip seal, this meant there was a reduction in the planned total sealed road network able to be resurfaced for 2025/2026 so the target was not met.
	% of footpaths at service standard of "fair" or better (as measured against condition ratings set in the Combined West Coast Land Transport AMP) (M)	*80%*	85%	**87%**	**Target Achieved** Footpath condition rating survey data shows that 87% of footpaths in the district are rated fair or better. Condition rating was completed by in-house staff.
	% of bridges posted more than Class 1 – 44 tonnes	*93%*	93.60%	**94%**	**Target Achieved** 193 bridges of 206 bridges are posted more than Class 1 - 44 tonnes.
	% of bridges can cross 50 MAX or HPMV	*61%*	85.43%	**84%**	**Target Achieved** 173 bridges of 206 bridges can cross 50 MAX or HPMV.
The safety of our roads (M)	Change in number of fatalities/serious injury crashes from previous year on local roads - 2025/2026: 8 fatal/serious crashes (increase of 4 from previous year) - 2024/2025: 4 fatal/serious crashes (reduction of 4 from previous year) - 2023/2024: 8 fatal/serious crashes (increase of 6 from previous year)	*Reduction >1*	-4 serious crashes	**+4 serious crashes**	**Target Not Achieved** There were 8 fatal/serious crashes in 2025/2026, compared with 4 the year before. This is an increase of 4. Refer to the provided detailed CAS report downloaded from the NZTA portal.

(M) Mandatory performance measures as per Department of Internal Affairs Non-Financial Performance Measures Rules 2024.

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Funding Impact Statement - Land Transport

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	2,666	2,731	3,366
	Targeted rates	-	-	-
	Subsidies and grants for operating purposes	4,120	3,296	2,368
	Fees and charges	21	60	42
	Internal charges and overheads recovered	-	-	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	171	221	135
	Total operating funding [A]	**6,978**	**6,308**	**5,911**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	3,694	4,453	3,488
	Finance costs	2	-	5
	Internal charges and overheads applied	1,030	795	909
	Other operating funding applications	-	-	-
	Total applications of operating funding [B]	**4,726**	**5,248**	**4,402**
	Surplus (deficit) of operating funding [A - B]	2,252	1,060	1,509
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	1,625	2,250	2,410
	Development and financial contributions	3	-	30
	Increase (decrease) in debt	105	606	(52)
	Gross proceeds from sale of assets	-	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**1,733**	**2,856**	**2,388**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	-	-
	—to improve the level of service	-	-	30
	—to replace existing assets	3,545	3,966	3,388
	Increase (decrease) in reserves	440	(50)	479
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**3,985**	**3,916**	**3,897**
	Surplus (deficit) of capital funding [C - D]	(2,252)	(1,060)	(1,509)
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget – Land Transport

- *Subsidies and grants for operating purposes* is $824,000 more than budgeted and *Subsidies and grants for capital expenditure* is $625,000 under budget. The split between capital and operational in the budgets is misaligned.

Effects on the wellbeing of the community – Land Transport

Social		▪ Enabled our community to travel to access work, education, health care, shops, recreation, community facilities and emergency services.
Economic		▪ Supported freight movements, local businesses, tourism, primary industries and the construction industry.
Environmental		▪ Provided a resilient and well-maintained transport network to better cope with heavy rainfall, flooding, slips, coastal hazards and climate change risks.
Cultural		▪ Provided access to places of cultural, heritage and community significance, including marae, urupā, rivers, coastal areas, historic places and recreation sites.

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Stormwater
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Stormwater

Activities included in this group

Stormwater includes the following key functions:

- Management of Stormwater systems (mostly in urban residential areas) including public open drains.
- Flood prevention. This includes maintaining urban watercourses.

Note: Council has a minor Flood Protection responsibility in that it puts floodgates in place in specific locations when levels in the Grey River reach a specific height.

It also maintains and operates flood pump stations at Johnston Street and Tarry Creek Greymouth as part of the Greymouth Flood Scheme on behalf of the Greymouth Rating District Joint Committee (a joint Grey District Council and West Coast Regional Council committee).

Why we are involved in this activity/these activities

Council needs to control stormwater to protect our community's health and safety and minimise property damage and access. Adequate collection and disposal arrangements are of critical importance and the flood prevention focus is important.

Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong Sustainable	▪ The effective management and strategic approach of the stormwater system provides continuity of access to infrastructure and property throughout the district.
Social Wellbeing	
Safe	▪ The effective management of the stormwater system provides community, industry and business with assurances of safety.
Environment Wellbeing	
Practical Resilient Sustainable	▪ The effective management and strategic approach of the stormwater system provides for resiliency and a sustainable environment throughout the district.

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What we did in 2025/2026

Stormwater

Performance highlights

CBD capacity upgrade Project has progressed to advanced investigation and modelling phase – project aims to reduce surface flooding during major rainfall events.	**Runanga renewals** Improvements in Carroll Street to help address historic flooding issues. Also renewal work was undertaken in Duncan Street and Pitt Street.	**Kaiata improvements** Completion of improvements near Golf Links Road to better manage historic overland flow paths.
Richmond Quay development Carried out stormwater infrastructure works associated with new building development, which includes the Greymouth library.	**Flood protection systems** Ongoing operation and preparedness of flood protection systems, including flood barrier deployment exercises.	**Greymouth renewals** Stormwater renewals in Shakespeare Street, Murray Street and lower Tasman Street were either completed in 2025/2026 or significantly completed, with the remainder of work to be undertaken in 2026/2027.

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Surface flooding in the CBD following an intense rain event on 24 July 2026

Performance measures – Stormwater

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
Customer satisfaction (M)	Number of complaints received about a Council stormwater scheme (per 1,000 properties connected to a Council scheme)	*Total complaints: 60* *Per 1,000 properties: 8.25* *(7,272 connections)*	Total complaints: 80 Per 1,000 properties: 10.38 (6,271 connections)	**Total complaints: 71** **Per 1,000 properties: 9.76** **(7,272 connections)**	**Target Not Achieved** 71 complaints were received and resolved regarding Council's stormwater services, which is a slight decrease on last year and is higher than our target. Storm events are becoming more frequent with higher rainfall intensities, resulting in more surface ponding and flood events. The community are becoming more free about giving us feedback than in the past. Areas of historic flooding have new residents that are not aware of long term flooding. Ageing infrastructure is also a factor.
The reliability and efficiency of the stormwater system (M)	Maximum number of flooding events * * Note: a flood event is defined as a 50 year flood, which is a flood event that has a 2% probability occurring in any given year. To measure this Council will obtain information on corresponding storm event rainfall intensities.	*2*	Nil	**Nil**	**Target Achieved** No significant flood events as defined by a 1:50 return period for 2025/2026.
The reliability and efficiency of the stormwater system (M)	For each flooding event, maximum number of habitable floors affected (per 1,000 properties connected to a Council scheme). Note: Council is only measuring reported incidents in urban areas where the stormwater network is. Number of serviced properties includes all urban properties, whether connected to the Council service or not. Some properties discharge stormwater via their own property stormwater system to watercourses.	*Total floors: 2* *Per 1,000 properties: 0.28* *(7,272 connections)*	Nil	**Nil**	**Target Achieved** There were no habitable floors affected by flooding (for properties connected to a Council scheme).
Response times (M)	Median response time to attend a flooding event	*3 hours*	Nil	**Nil**	**Target Achieved** There were no significant flood events in 2025/2026.
Stormwater discharges are managed without adversely affecting the receiving environment (M)	Number of abatement notices	*2*	Nil	**Nil**	**Target Achieved** None received for this financial year.
	Number of infringement notice	*1*	Nil	**Nil**	**Target Achieved** None received for this financial year.
	Number of enforcement orders	*Nil*	Nil	**Nil**	**Target Achieved** None received for this financial year.
	Number of successful prosecutions	*Nil*	Nil	**Nil**	**Target Achieved** None received for this financial year.

(M) Mandatory performance measures as per Department of Internal Affairs Non-Financial Performance Measures Rules 2024.

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Funding Impact Statement – Stormwater

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	1,069	1,095	1,600
	Targeted rates	-	-	-
	Subsidies and grants for operating purposes	-	-	-
	Fees and charges	-	-	-
	Internal charges and overheads recovered	-	-	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	4	-	6
	Total operating funding [A]	**1,073**	**1,095**	**1,606**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	580	992	623
	Finance costs	33	108	33
	Internal charges and overheads applied	288	287	227
	Other operating funding applications	-	-	-
	Total applications of operating funding [B]	**901**	**1,387**	**883**
	Surplus (deficit) of operating funding [A - B]	172	(292)	723
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	-	-	-
	Development and financial contributions	-	-	-
	Increase (decrease) in debt	(88)	1,652	(483)
	Gross proceeds from sale of assets	-	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**(88)**	**1,652**	**(483)**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	-	-
	—to improve the level of service	61	825	4
	—to replace existing assets	1,002	1,135	170
	Increase (decrease) in reserves	(979)	(600)	66
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**84**	**1,360**	**240**
	Surplus (deficit) of capital funding [C - D]	(172)	292	(723)
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget - Stormwater

- *Capital expenditure to improve the level of service* and *to replace existing assets* were under budget $764,000 due to insufficient staff numbers to complete the planned workload. This issue has been addressed in the 2025-2026 year with successful recruitment of additional Operations Staff.
- The corresponding variance in *Debt* drawn down of reflects the lack of progress with capital projects.

Effects on the wellbeing of the community - Stormwater

Social		▪ Helped to protect homes, businesses, roads, footpaths and community facilities from surface flooding.
Economic		▪ Protected private and public assets, including roads, buildings, drainage infrastructure and commercial areas.
Environmental		▪ Supported Grey District's climate change adaptation efforts by improving the district's ability to manage more frequent or intense rainfall events.
Cultural		▪ Supported the health of waterways and coastal environments that are important to mana whenua and the wider community, including through the ongoing Greater Greymouth wastewater upgrade.

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Wastewater

Wastewater

Activities included in this group

The Wastewater activity includes collection, treatment and disposal of sewerage in the six (6) Council schemes of:

- Wider Greymouth area (Greymouth, Cobden, Blaketown, Boddytown, Dobson, Taylorville and Kaiata)
- Karoro, South Beach, Paroa
- Runanga/Dunollie
- Moana
- Blackball
- Iveagh Bay (Te Kinga)

This activity does not cover on-site individual property waste disposal systems or public schemes that are owned and operated by other individuals or businesses.

Why we are involved in this activity/these activities

By collecting, treating, and disposing of wastewater, Council provides a service to residents and businesses that supports development in the district and protects the physical environment and our community's health.

Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong Sustainable	▪ Effective management, treatment and maintenance of waste and wastewater systems is integral to providing for a strong and sustainable economy.
Social Wellbeing	
Safe	▪ The effective management, treatment and maintenance of waste and wastewater systems is fundamental to the health and safety of people within the community.
Environment Wellbeing	
Practical Resilient Strategic	▪ The effective and strategic management, treatment and maintenance of waste and wastewater systems ensures resiliency of the environment, now and into the future.

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What we did in 2025/2026

Wastewater

Performance highlights

Cobden wastewater pumping station upgrade Commissioning of the new Cobden wastewater pumping station to transfer separated wastewater to the Greater Greymouth wastewater treatment plant.	**Sewer/stormwater separation** Project manager appointed to work with the community to get remaining properties in the District connected to dedicated wastewater treatment systems.	**Greater Greymouth treatment plant UV upgrade** Design, procurement and tendering has been completed. The project will be undertaken during 2026/2027.
Smith Street sewer separation project completed Smith Street sewer separation project was completed, which improves network performance and reduces inflow challenge.	**Runanga renewals** Completed major wastewater infrastructure renewals in Runanga, including Carroll Street.	**Normal operations maintained** Council's wastewater systems are generally in good condition and continued to perform well during the 2025/2026 year. Much of the network is relatively modern as a result of the investments in the Greymouth treatment plant plus the construction and upgrade of other schemes over the past ten years. Our focus remains on keeping the systems running well and increasing the number of household connections.

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Works undertaken at the Cobden Wastewater Pump Station site

Performance measures – Wastewater

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
Customer satisfaction (M)	Number of complaints received, e.g. about odour, faults, blockages, response times (per 1,000 sewerage connections)	*Total complaints: 98* *Per 1,000 properties: 18.65* *(5,255 connections)*	Total complaints: 71 Per 1,000 properties: 13.03 (5,479 connections)	**Total complaints: 60** **Per 1,000 properties: 11.31** **(5,304 connections)**	**Target Achieved** 60 complaints were received and resolved in 2025/2026. This is an decrease on complaints received last year.
The reliability and efficiency of the wastewater system (M)	Number of dry weather sewerage overflows (per 1,000 sewerage connections)	*Total overflows: 9* *Per 1,000 properties: 1.71* *(5,255 connections)*	Total overflows: 9 Per 1,000 properties: 1.6 (5,479 connections)	**Total overflows: 13** **Per 1,000 properties: 2.45** **(5,304 connections)**	**Target Not Achieved** 13 dry weather sewerage overflows were reported in 2025/2026.
	Median response times to reported faults: - to get to site (timed from notification) - to resolve the problem (timed from notification) (Where contaminated sites are discovered or identified through site investigations, response times will be longer if consents are required to remove and dispose of material)	*1 hour* *5 hours*	49 minutes 2 hours 14 minutes	**1 hour** **2 hours 43 minutes**	**Target Achieved** Contractor has met the required response timeframes under the maintenance contract.
Treated wastewater discharges are managed without adversely affecting the receiving environment (M)	Number of abatement notices	*2*	Nil	**1**	**Target Achieved** Council received one abatement notice in 2025/2026.
	Number of infringement notices	*1*	Nil	**Nil**	**Target Achieved** None received for this financial year.
	Number of enforcement orders	*Nil*	Nil	**Nil**	**Target Achieved** None received for this financial year.
	Number of successful prosecutions	*Nil*	Nil	**Nil**	**Target Achieved** None received for this financial year.

(M) Mandatory performance measures as per Department of Internal Affairs Non-Financial Performance Measures Rules 2024.

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Funding Impact Statement – Wastewater

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	-	-	-
	Targeted rates	4,153	4,281	3,315
	Subsidies and grants for operating purposes	-	-	-
	Fees and charges	119	1,826	138
	Internal charges and overheads recovered	-	-	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	-	-	10
	Total operating funding [A]	**4,272**	**6,107**	**3,463**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	1,911	3,726	1,821
	Finance costs	454	610	562
	Internal charges and overheads applied	390	365	329
	Other operating funding applications	-		-
	Total applications of operating funding [B]	**2,755**	**4,701**	**2,712**
	Surplus (deficit) of operating funding [A - B]	1,517	1,406	751
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	-	-	-
	Development and financial contributions	(31)	350	94
	Increase (decrease) in debt	1,209	2,759	322
	Gross proceeds from sale of assets	-	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**1,178**	**3,109**	**416**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	2,300	-
	—to improve the level of service	1,719	433	740
	—to replace existing assets	981	1,482	299
	Increase (decrease) in reserves	(5)	300	128
	Increase (decrease) of investments	-		-
	Total applications of capital funding [D]	**2,695**	**4,515**	**1,167**
	Surplus (deficit) of capital funding [C - D]	(1,517)	(1,406)	(751)
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget - Wastewater

- The $1,707,000 under budget variance in *Fees and charges* and corresponding $1,815,000 variance in *Payments to staff and suppliers* relates to budget being allocated to begin enforcing separation of sewer connections to the Greymouth services, including recovery of cost. Due to recruitment issue for staff and a review of the planned enforcement options, this project was not started in the 2025/2026 year.

Effects on the wellbeing of the community - Wastewater

Social		▪ Provided safe and reliable wastewater collection, treatment and disposal for connected households and businesses.
Economic		▪ Supported homes, businesses, schools, community facilities, industries and visitor accommodation by providing essential wastewater services.
Environmental		▪ Supported better water quality and healthy ecosystem by operating well-management treatment systems and meeting consent conditions.
Cultural		▪ Respected local places, environmental values and intergenerational responsibility with well-managed wastewater services.

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Water Supply
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Water Supply

Activities included in this group

Water supply includes sourcing, treatment and distribution from the following two (2) Council water supply schemes:

- Greater Greymouth (Greymouth, Cobden, Blaketown, Boddytown, Karoro, South Beach, Paroa, Taylorville, Dobson and Stillwater, Kaiata, Runanga/Dunollie/Rapahoe)
- Blackball

Why we are involved in this activity/these activities

Water is a basic need and an essential service. We provide quality, affordable water and, in the process, contribute to:

- Our community's health
- Community safety (through water supply for firefighting)
- Industrial and residential development

Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong Sustainable	▪ The effective management, treatment and maintenance of water and water supply systems is integral to providing for a strong and sustainable economy.
Social Wellbeing	
Safe	▪ The effective management, treatment and maintenance of water supply systems is fundamental to the health and safety of people within the community.
Environment Wellbeing	
Practical Resilient Strategic	▪ The effective and strategic management, treatment and maintenance of water and water supply systems ensures resiliency of the environment now and into the future.

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What we did in 2025/2026

Water Supply

Performance highlights

Rapahoe watermain renewal Stage one and two of the Rapahoe watermain replacement project was completed.	**Leak detection** Installation of a trial area of smart meters to monitor and collect data on usage and possible leaks. This is part of Council's overall leak reduction strategy.	**Richmond Quay renewal** Renewal of the Richmond Quay water supply pipeline (pre-1960's cast iron watermain). This line will service the new Greymouth Library and forms part of the overall renewals programme to improve resilience for central Greymouth.
Greater Greymouth water treatment plant upgrade Project for a major filtration treatment upgrade progressed well, with investigation and options assessment being completed in 2025/2026. Tender and construction is expected to occur in 2026/2027.	**Backflow investigation** Survey commenced on all industrial and commercial properties to better understand risks to the water supply from contamination.	**Kaiata Park water supply transfer** Staff and contractors worked to enable the connection of the Greater Greymouth water supply to the existing Kaiata Park storage reservoir. This transfer is set to occur from 1 September 2026.

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Rapahoe trunkmain renewal – stage one

Performance measures - Water Supply

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
Customer satisfaction (M)	Maximum number of complaints received about water clarity, taste, odour, pressure/ flow, continuity of supply or Council's response to reported issues (per 1,000 water supply connections)	*Total complaints: 147* *Per 1,000 properties: 27.9* *(5,268 connections)*	Total complaints: 31 Per 1,000 properties: 5.9 (5,233 connections)	**Total complaints: 38** **Per 1,000 properties: 7.26** **(5,235 connections)**	**Target Achieved** 38 complaints were received and resolved in 2025/2026, which is under our target of 147 complaints.
Safety of drinking water (M)	The extent to which the local authority's drinking water supply complies with the following parts of the drinking water quality assurance rules: 4.4 T1 Treatment Rules 4.5 D1.1 Distribution System Rule 4.7.1 T2 Treatment Monitoring Rules 4.7.2 T2 Filtration Rules 4.7.3 T2 UV Rules 4.7.4 T2 Chlorine Rules 4.8 D2.1 Distribution System Rule 4.10.1 T3 Bacterial Rules 4.10.2 T3 Protozoal Rules 4.11.5 D3.29 Microbiological Monitoring Rule	*Greater Greymouth scheme: Not achieved* *Blackball scheme: Not achieved*	NEW Similar measures from 2024/2025 are: * Bacteria compliance criteria: Greater Greymouth – Not achieved Blackball - Achieved Protozoal compliance criteria: Greater Greymouth - Not achieved Blackball - Not achieved	**Greater Greymouth scheme: Not achieved** **Blackball scheme: Not achieved**	**Target Achieved** Whilst Council is not yet compliant with drinking water quality assurance rules for the Greater Greymouth and Blackba Water Supply Schemes, it has technically met this target in which it did not expect to achieve compliance ir 2025/2026. As per the 2025-2034 LTP, compliance with the rules is a long ter goal with achievement for Greymouth planned for years 2/3 and Blackball in the later years of the LTP. It is also noted that the reporting criteria for Greater Greymouth has changed to give a more accurate treatment elements than the plant was designed for. Council now only reports on Bacterial Rules 4.10.1.1 (T3.1, T3.2 T3.4, T3.5, T3.6) (Bacterial Disinfection with Chlorine) and no longer includes Bacteria Rules 4.10.1.4 (T3.15, T3.16, T3.17, T3.18, T3.19).

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What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Maintenance of reticulation system (M)	Maximum % of real water loss from reticulation system: Council will use water meter information, bulk production meters and any other information available to complete a desktop analysis of real water loss over the reporting year.				
	- Greater Greymouth water scheme	*65%*	65%	70%	**Target Not Achieved**
	- Blackball water scheme	*42%*	42%	59%	A desktop analysis was completed through the Greater Greymouth & Blackball water supply schemes which has shown high water reticulation inefficiency. Council is moving forward with improved leak monitoring and detection.
Demand management (M)	Average consumption of drinking water per day per resident within the Grey District.	*< 640 litres per person per day*	995 Litres per person per day	**1,003 litres per person per day**	**Target Not Achieved** Council is actively undertaking leak detection throughout all water schemes. It is hoped that leak resolution and pipework renewals will result in a decrease in average consumption rates moving forward. Council's program of installing flow meters will also assist in identifying lea locations and leak reduction. During thi year there was a significant long extended dry period leading to increased demand in consumption.
Fault response times (M)	Median response times to faults or unplanned interruptions: (Where contaminated sites are discovered or identified through site investigations response times will be longer if consents are required to remove and dispose of material)				
	Attendance time for urgent call-outs (from the time Council receives notification to the time that service personnel reach the site)	*1 hour*	3 hours 45 minutes	**18 hours 4 minutes**	**Target Not Achieved** Contractor has not met the required response timeframes under the maintenance contract.
	Resolution time for urgent call-outs (from the time Council receives notification to the time that service personnel confirm resolution)	*5 hours*	23 hours 48 minutes	**21 hours 27 minutes**	**Target Not Achieved** Contractor has not met the required response timeframes under the maintenance contract.
	Attendance time for non-urgent call-out (from the time Council receives notification to the time that service personnel reach the site	*1.5 working days*	21.1 hours	**27 hours 34 minutes**	**Target Achieved** Contractor has met the required response timeframes under the maintenance contract.
	Resolution time for non-urgent call-outs (from the time Council receives notification to the time that service personnel confirm resolution)	*5 working days*	20 hours 27 minutes	**77 hours**	**Target Achieved** Contractor has met the required response timeframes under the maintenance contract.

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(M) Mandatory performance measures as per Department of Internal Affairs Non-Financial Performance Measures Rules 2024.

* Bacteria (e.g. E.coli) and protozoa (e.g. Giardia and Cryptosporidium) are small living organisms (bugs and such like) that are harmful to humans. Bacteria can be removed by chlorine disinfection whereas protozoa cannot and require higher levels of treatment.
** Based on estimated leakage from desktop analysis.

Funding Impact Statement - Water Supply

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	-	-	-
	Targeted rates	4,420	4,650	3,857
	Subsidies and grants for operating purposes	-	-	-
	Fees and charges	-	-	-
	Internal charges and overheads recovered	-	-	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	32	-	(25)
	Total operating funding [A]	**4,452**	**4,650**	**3,832**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	2,301	2,210	2,104
	Finance costs	265	447	359
	Internal charges and overheads applied	703	443	564
	Other operating funding applications	-	-	-
	Total applications of operating funding [B]	**3,269**	**3,100**	**3,027**
	Surplus (deficit) of operating funding [A - B]	1,183	1,550	805
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	-	-	-
	Development and financial contributions	(10)	-	42
	Increase (decrease) in debt	(4)	3,507	(1,680)
	Gross proceeds from sale of assets	-	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**(14)**	**3,507**	**(1,638)**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	-	-
	—to improve the level of service	298	3,225	114
	—to replace existing assets	1,638	1,832	817
	Increase (decrease) in reserves	(767)	-	(1,764)
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**1,169**	**5,057**	**(833)**
	Surplus (deficit) of capital funding [C - D]	(1,183)	(1,550)	(805)
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget – Water Supply

- *Capital expenditure to improve the level of service* is $2,927,000 below budget. This is due to the Greymouth filtration upgrade being started but not completed during the 2025/2026 year; it was approved for carry forward into the 2026/2027 year by Council in its August 2026 meeting. *Debt* was correspondingly lower than anticipated as this project was debt funded.

Effects on the wellbeing of the community – Water Supply

Social		▪ Provided safe, reliable drinking water for households, schools, businesses, community facilities and visitors.
Economic		▪ Supported business continuity, tourism, accommodation, food premises, schools, industry and public facilities through the provision of safe drinking water.
Environmental		▪ Reduced pressure on water sources and treatment systems through efficient use of water, leak reduction and demand management.
Cultural		▪ Managed water respectfully, contributing to intergenerational wellbeing and caring for natural resources.

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Refuse & Recycling
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Refuse & Recycling

Activities included in this group

Refuse and recycling involves:

- Refuse collection
- Recovery of recyclable materials
- Management of Landfill and Clean fill- Resource Recovery Centres
- Management of minor quantities of hazardous waste
- Litter Bin management
- Waste minimisation
- Environmental monitoring, also of closed refuse facilities

Litter control is a Regulatory function and is covered under the Regulatory and Building Control Services activity.

Why we are involved in this activity/these activities

Refuse and recycling management is necessary for the health and quality of life of the community, the local economy and the environment.

Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong Sustainable	▪ Efficient and responsible management of refuse and recycling is integral to providing for a strong and sustainable economy.
Social Wellbeing	
Safe	▪ Efficient and responsible management of refuse and recycling is fundamental to the health and safety of people within the community.
Environment Wellbeing	
Practical Resilient Strategic	▪ Effective, strategic and responsible management of refuse and recycling provides for resiliency of the environment.

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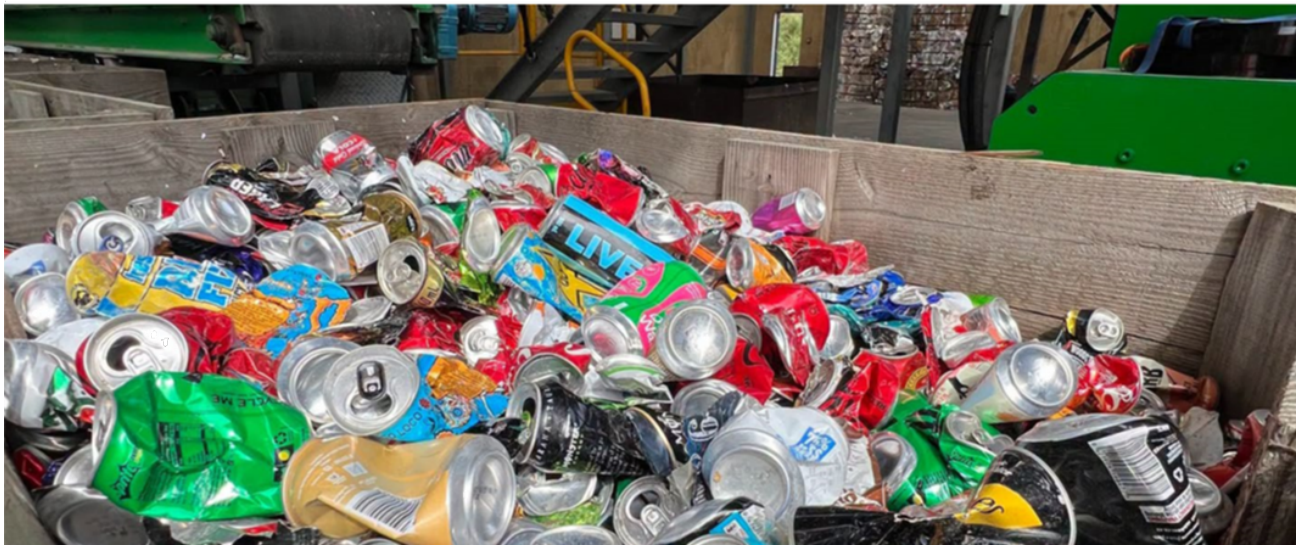

What we did in 2025/2026

Refuse & Recycling

Performance highlights

Tyrewise recycling programme McLeans Landfill commenced participation in the Tyrewise Scheme and now accepts end-of-life tyres free of charge (subject to acceptance criteria).	**Enviroschools** Delivery of Enviroschools programme for environmental education and waste minimisation initiatives is continuing to grow, with seven Enviroschools now operating in the Grey District.	**Litter bin replacement** Programme of litter bin renewal across the district continued, with replacement bins going into Moana and a new bin to the Paroa Park Development, Keith Road.
Refuse and recycling centre upgrades **McLeans Pit Landfill** – general upgrades as well as leachate treatment plant aerator commissioned to provide a better level of treatment and improved environmental outcomes. Moana, Blackball and Nelson Creek Resource Centres – site works to tidy and improve amenities.	**Increased focus on waste minimisation** **Kerbside audits introduced** - Kerbside audits of recycling bins were introduced to gain a better understanding of recycling behaviours and are now being conducted regularly. **Recycling education campaign** - An extensive community education programme aimed at influencing responsible waste and recycling behaviour started in 2025/2026 and will continue in 2026/2027.	**Landfill Assistance Fund realigned to WMMP** Fund criteria was changed to be clearly targeted towards volunteer-led organisations delivering waste minimisation initiatives within the Grey District.

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Performance measures – Refuse & Recycling

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Facilities and services are managed without adversely affecting the receiving environment	Maximum number of resource consent infringements	*Nil*	Nil	**Nil**	**Target Achieved** None received for 2025/2026.
	Median monthly recycling residual waste %	*40%*	NEW	**28%**	**Target Achieved** The proportion of non-recyclable material within the recycling stream remained below the maximum allowable threshold.
	% of waste is recycled	*20%*	16%	**11%**	**Target Not Achieved** During the reporting period, Council began processing recycling from the Westland District alongside Grey District material. As the material is combined before being sent to market, it is not currently possible to accurately attribute recycling figures to each district. The reported percentage reflects the combined recycling performance of both districts and may not accurately represent Grey District's individual performance. Council is working to establish new processes to enable accurate reporting on each districts individual performance.

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New bin, Moana foreshore picnic area

Funding Impact Statement – Refuse & Recycling

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	572	586	304
	Targeted rates	3,548	3,597	2,242
	Subsidies and grants for operating purposes	296	-	271
	Fees and charges	1,714	1,617	1,712
	Internal charges and overheads recovered	-	-	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	-	-	(6)
	Total operating funding [A]	**6,130**	**5,800**	**4,523**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	4,706	5,039	4,480
	Finance costs	32	153	82
	Internal charges and overheads applied	325	172	291
	Other operating funding applications	18	-	20
	Total applications of operating funding [B]	**5,081**	**5,364**	**4,873**
	Surplus (deficit) of operating funding [A - B]	1,049	436	(350)
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	-	-	-
	Development and financial contributions	-	-	-
	Increase (decrease) in debt	(255)	137	973
	Gross proceeds from sale of assets	-	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**(255)**	**137**	**973**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	50	-
	—to improve the level of service	339	275	2,238
	—to replace existing assets	431	248	(113)
	Increase (decrease) in reserves	24	-	(1,502)
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**794**	**573**	**623**
	Surplus (deficit) of capital funding [C - D]	(1,049)	(436)	350
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget – Refuse & Recycling

- *Payments to staff and suppliers* are $333,000 lower than budgeted due to lower than anticipated contractor cost.
- *Capital expenditure to replace existing assets* was $183,000 higher than budgeted due to a larger than budgeted movement in the landfill aftercare provision.

Effects on the wellbeing of the community – Refuse & Recycling

Social	▪ Provided regular and accessible refuse and recycling services for households and businesses.
Economic	▪ Focused on recycling and waste minimisation to reduce disposal volume, which will help to extend the life of the landfill and reduce future costs.
Environmental	▪ Provided education and waste minimisation initiatives, including the Community Waste Disposal Fund, to help reduce the amount of waste generated and support more sustainable use of resources.
Cultural	▪ Aligned with the principles of kaitiakitanga by encouraging responsible use of resources and reducing harm to the environment through waste minimisation.

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Regulatory & Building
Control Services

Regulatory & Building Control Services

Activities included in this group

Regulatory and building control services include:

District Planning

- District Plan (including Te Tai O Poutini Combined District Plan - TTPP)
- Policy
- Resource Management (land use)
- Monitoring

Building Control

As a **Building Consent Authority (BCA)** Council carries out the following tasks:

- Processes building consent applications
- Grants and issues building consents
- Undertakes building inspections
- Issues Notices to Fix
- Issues Code Compliance Certificates
- Investigation of complaints relating to building work and illegal buildings
- Issues compliance schedules
- Any other functions and duties specified in the Building Act 2004

As a **Territorial Authority (TA)** Council carries out the following tasks:

- Performs functions relating to our Dangerous, Earthquake-Prone and Insanitary Buildings Policy
- Administration and audit of building warrants of fitness (BWOF)
- Investigation of building work related complaints where consents have not been applied for or issued
- Issues project information memorandum (PIM)
- Issues building consent discretionary exemptions under Schedule 1(2)
- Processes and Issues Certificates of Acceptance (CoA)
- Issues and amends compliance schedules
- Decides the extent to which buildings must comply with the building code when they're altered, are subject to a change of use or their specified intended life changes
- Carries out any other functions and duties specified in the Building Act

Other Regulation

- Council bylaws
- District Plan (including noise), Building Act and freedom camping compliance

Health Regulation

- Inspection and licensing of food premises under the Food Hygiene Regulations 1974 and the Food Act 2004
- Annual registration of offensive trades, camping grounds, funeral directors, mortuaries and mobile shops,

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together with other duties under the Health Act 1956

- Responding, investigating and reporting on noise complaints and other duties under the Resource Management Act 1991 and the District Plan
- Ensuring appropriate steps are in place to limit the impact of commercial or industrial noise and ensure compliance within the noise provisions of the District Plan
- Inspection of liquor premises (participation in stakeholder compliance visits), licensing of liquor premises, reporting to the Alcohol Regulatory and Licensing Authority (ARLA) and the Grey District Licensing Committee (DLA) and administering new applications or renewals of managers certificates

Emergency Management

Civil Defence and Emergency Management, including:

- Developing, implementing and monitoring District-wide emergency management plans
- Promoting community preparedness for emergencies
- Working with other authorities, both locally and in the Region, to plan for and respond to hazards, risks and emergencies
- Mobilising and responding in the event of an emergency

Animal Management

- Investigation of complaints about dogs including barking, wandering, menacing and dangerous dogs
- Enforcing legislation and Council's bylaws which govern where dogs are permitted, control of dogs on a leash and fencing of dogs within a property boundary
- Impounding wandering dogs and taking steps to identify the owner of the dog
- Maintaining a register of dogs generally and for those classified as menacing or dangerous
- Responding to wandering stock complaints

Local Government legislation requires that Council, where possible, maintain a clear division between its operational and regulatory functions. Local authorities, as facilitators of development and growth, also have to comply with statutory requirements and administer legislative powers in a fair and objective manner and avoid conflicts of interest. It is for this reason that these activities are in the same grouping.

Why we are involved in this activity/these activities

Council undertakes these activities to contribute to providing a safe, healthy and sustainable environment.

- The district planning service ensures the District is able to promote development to support a prosperous community without compromising rights of residents and the District's physical and natural assets/resources. It achieves this aim by appropriate application of the Resource Management Act, through the review and implementation of the District Plan and its resource consent and monitoring functions.
- Council's building control services ensures that the District's buildings and other associated structures (such as swimming pools) are safe, habitable and meet National legislative requirements. Of particular importance is Council's role in advising on and, where necessary, enforcing the statutory provisions relating to earthquake prone buildings.
- Other regulation activities focus on working with the community to ensure the District remains a peaceful and attractive place to live and work. By the careful application of Bylaws and other legal mechanisms, Council aims to reduce littering, effectively manage freedom camping and respond to noise nuisances, as well as encourage residents to maintain tidy sections.
- Health regulation services aim to protect our community from infectious and notifiable diseases by promoting food safety practices in food establishments. This activity also aims to ensure that gaming machines, camping grounds and those selling liquor conform to appropriate standards.
- Emergency management is in place make sure that our District is prepared for emergencies. The District is not

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only in a high rainfall area and, therefore subject to flooding, but inundation, cyclones and tornados have in the past caused problems. Most importantly, the District is a high risk earthquake area. Council subscribes to the principles of "reduce, readiness, response, and recovery" and "get ready – get thru".

- The dog and stock control service aims to provide a safer District by reducing dog-related offences through ensuring the registration of dogs, the education of their owners and the investigation of complaints. In addition, this service seeks to support safer road and rail corridors by responding to complaints about wandering stock and working with landowners to maintain stock proof fencing. Council undertakes this activity in accordance with its obligations under the Dog Control Act 1996 and Impounding Act 1955.

Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong Sustainable	▪ The ongoing provision of District Planning/Resource Management, Regulatory, Compliance, Health and Food Safety and Animal Control provides a platform for a strong and sustainable economy. ▪ The provision of effective emergency preparedness and activated emergency activities ensures the ongoing operation of the economy in times and following emergency situations.
Social Wellbeing	
Safe Enabled	▪ The ongoing provision of District Planning/Resource Management, Regulatory, Compliance, Health and Food Safety and Animal Control provide assurances of safety for all sectors of the community, business, and industry. ▪ The provision of emergency preparedness and activated emergency activities provides for safety of the community, as well as enabling communities to be prepared for these events.
Cultural Wellbeing	
Inter-connected	▪ Respect and recognition for the place of Māori.
Environment Wellbeing	
Practical Resilient Strategic	▪ The ongoing provision of District Planning/Resource Management, Regulatory, Compliance, Health and Food Safety and Animal Control provide for resiliency and a future focus for our environment.

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What we did in 2025/2026

Regulatory & Building Control Services

Performance highlights

Implementation of TTPP Ongoing implementation of Te Tai o Poutini Combined District Plan (decisions version) and transitioning to the new planning framework.	**Emergency response and preparedness** Training of staff, completion of emergency management exercises, flood preparedness activities and responding to weather events.	**BCA accreditation status maintained** Grey District Council maintained its status as a Building Consent Authority, ensuring construction in the district meets New Zealand Building Code.
329 building consent applications received A total of 329 building consent applications were received between July 2025 and June 2026.	**Timely inspections - 97%** 97% of inspections were undertaken within three (3) days of being requested during 2025/2026.	**Customer satisfaction – 79%** Customers who have used Council's building control information or service gave it a 79% satisfaction rating.

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Cobden freedom camping area

Performance measures – Regulatory & Building Control Services

Animal Management

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Service response time	% of dog attacks responded to within four hours of receiving the complaint	*95%*	NEW Similar measure from 2024/2025: % of after-hours animal control complaints responded to within two hours: 100%	**Not Measured**	**Not Measured** 15 complaints of dog attacks were received during 2025/2026. Whilst all complaints were responded to in a timely manner, actual response times are unable to be verified for the purposes of this measurement.
Effective regulatory controls	Percentage of known dogs registered	*95%*	NEW	**92%**	**Target Not Achieved** 2,127 of 2,322 dogs were registered as at 30 June 2026. Note: This was last measured in 2020/2021 and the result was 84.5% of known dogs were registered, so the 2025/2026 result has shown positive improvement.
Service response time	Response to all stock complaints within 24 hours	*95%*	NEW	**Not Measured**	**Not Measured** 28 stock complaints were received during 2025/2026. Whilst all complaints were responded to in a timely manner, actual response times are unable to be verified for the purposes of this measurement.

Resource Consents

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Processing timeframes	% of non-notified 20-day resource consents processed within 19 working days	*75%*	NEW Similar measure from 2024/2025: % of non-notified land use consents processed within 20 working days - 50%	**40%**	**Target Not Achieved** 69 of 174 non-notified consents were processed wtihin 19 working days. Note: Statutory timeframe is 20 working days.
	% of non-notified 10-day resource consents processed within nine (9) working days	*75%*	NEW	**N/A**	**N/A** There were no 10 day non-notified resource consents applied for during 2025/2026.

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Land Information Memoranda (LIM)

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Processing timeframes	% of Land Information Memoranda (LIMs) issued within 10 working days of application	*100%*	97.44%	**78%**	**Target Not Achieved** 245 of 315 LIMs were issued within 10 working days of application.

Noise Control

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Service response times	% of after-hours noise complaints responded to within two hours	*95%*	97%	**99%**	**Target Achieved** 99 out of 100 after-hours noise complaints were responded to within two hours.

Compliance – District Plan (operative and proposed) and Council Bylaws

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Service response times	% of complaints related to Council bylaws and the District Plan rules are responded to within five (5) working days	*95%*	100%	**Not Measured**	**Not Measured** 2 complaints were received during 2025/2026. Whilst all complaints were responded to in a timely manner, actual response times are unable to be verified for the purposes of this measurement.

Food Health

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Effective regulatory controls	% of food premises inspected verified when required under the Food Act	*90%*	NEW	**94%**	**Target Achieved** 63 food premise inspections were completed out of 67 verifications.

Liquor Licensing

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Effective regulatory controls	% of alcohol premises inspected annually	*100%*	NEW	**100%**	**Target Achieved** All sites were visited and inspected during 2025/2026.

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Building Control

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Customer satisfaction	Customer satisfaction with building control information	*65%*	NEW	**79%**	**Target Achieved** Customers were surveyed in April 2026 with a series of four questions on satisfaction with Council's building control information, to which they could agree or disagree and make further comments if they wished. The results have been averaged to give the overall satisfaction rating.
Processing timeframes	% of building consent applications issued within 19 working days	*95%*	NEW Similar measure from 2024/205: % of building consent applications issued within statutory time limits – 97%	**94%**	**Target Not Achieved** 326 building consents were issued between 1 July 2025 and 30 June 2026 (inclusive). 305 were issued within 19 days. Note: The statutory time limit is 20 working days.
Compliance as a Building Consent Authority	Maintain Building Consent Authority accreditation	*Achieved*	*Achieved*	**Achieved**	**Target Achieved** BCA Accreditation has been maintained.
Building occupant safety	Building Warrant of Fitness (BWoF) audits are undertaken in line with MBIE guidance recommendations (20% of buildings with BWoF annually)	*20%*	NEW	**20%**	**Target Achieved** 62 BWoF audits undertaken between 1 July 2025 and 30 June 2026 (inclusive) from a total of 303 Compliance Schedules.

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Civil Defence Emergency Management

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
Response capability	% of suitable Council staff* who have received Coordinated Incident Management System (CIMS) training	*60%*	NEW	**76%**	**Target Achieved** 76% of Grey District Council staff have received CIMS training and all new staff are encouraged to complete CIMS training.
	Emergency operations centre (EOC) functional premises is maintained, with alternate arrangements and resources**	*Centre and alternate arrangements maintained for operational readiness*	NEW	**Achieved**	**Target Achieved** Council Chambers is available with equipment and resources on site as required, with alternate arrangements available as necessary.
Business continuity during incidents and emergency events	Activity Business Continuity Plans (BCP) to enable emergency management functions alongside critical Council activities	*New plans are produced by year end*	NEW	**Achieved**	**Target Achieved** Staff have been trained across the range of CIMS functions to ensure business continuity during emergency events. Function and lifelines teams have been structured to enable Council to continue to provide critical services and support to our communities during emergency situations.

* Excludes staff who may be in roles that are not practical to undertake training, e.g. casual or short-term contract staff

** Provided at the Westland Recreation Centre for 2025/2026 with a purpose-built space fully fitted out and the alternative arrangements are housed in shipping containers at the Recreation Centre. The purpose of alternative arrangements is for any event where the main facility may be damaged and unusable.

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Funding Impact Statement – Regulatory & Building Control Services

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	1,885	1,929	1,675
	Targeted rates	-	-	-
	Subsidies and grants for operating purposes	-	-	-
	Fees and charges	1,794	1,845	1,872
	Internal charges and overheads recovered	-	-	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	41	252	74
	Total operating funding [A]	**3,720**	**4,026**	**3,621**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	1,739	2,859	2,771
	Finance costs	2	9	11
	Internal charges and overheads applied	1,706	1,088	1,238
	Other operating funding applications	-		-
	Total applications of operating funding [B]	**3,447**	**3,956**	**4,020**
	Surplus (deficit) of operating funding [A - B]	273	70	(399)
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	-	-	-
	Development and financial contributions	183	-	125
	Increase (decrease) in debt	-	(5)	(210)
	Gross proceeds from sale of assets	-	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**183**	**(5)**	**(85)**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	-	-
	—to improve the level of service	-	-	16
	—to replace existing assets	18	55	-
	Increase (decrease) in reserves	438	10	(500)
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**456**	**65**	**(484)**
	Surplus (deficit) of capital funding [C - D]	(273)	(70)	399
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget – Regulatory & Building Control Services

- *Local authorities fuel tax, fines, infringement fees & other receipts* were $211,000 lower than budget due to a lower number of building compliance infringements being issued in the 2025/2026 year.
- *Payments to staff and suppliers* were $1,120,000 lower than anticipated. This is due to a $596,000 reduction in consultants, saved by filling vacancies which reduced reliance on outside consultants. Staff costs were also $295,000 lower than budgeted due to some vacancies taking time to fill.

Effects on the wellbeing of the community – Regulatory & Building Control Services

Social		▪ Contributed to a safer and healthier community by ensuring buildings meet required standards, responded to compliance matters, managed animal control issues, supported alcohol licensing processes and helped to uphold bylaws and public health requirements.
Economic		▪ Supported local development investment and business activity by providing building consent, inspection, planning, licence and compliance functions.
Environmental		▪ Monitored and responded to nuisance, health and compliance issues to help protect the District's environment and to ensure activities are carried out in line with relevant rules and standards, protecting our land, water, public spaces and amenity.
Cultural		▪ Balanced the need for development and economic activity with public safety, environmental protection, community standards and local character to support a well-functioning Grey District where people can live, work, play and invest.

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Commercial & Property
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Commercial & Property

Activities included in this group

Commercial and property includes:

Greymouth Aerodrome

- The aerodrome, including the runway, taxi area, grass runway for use by microlight aircraft as well as navigation lights.
- The Greymouth Aero Club as service provider to incoming and departing aircraft.
- Management of the land portfolio in the form of land leases and rights to occupy.

Parking

- The provision of parking.
- Regulating the use of parking.

Port of Greymouth

- Managing the port, the breakwaters, wharves and the slipway.
- Managing the navigation safety function.
- Managing the land holding portfolio.

Council property (commercial)

- A land leasehold portfolio consisting of 117 residential leases and commercial leases and 174 licences to occupy.

Council property (operational)

- A building portfolio involving three leased buildings and the buildings supporting Council's administrative function (including Tainui St).
- Other buildings enabling the delivery of community services, e.g. Westland Recreation Centre, Grey District Library, Women's Centre and Left Bank Art Gallery.
- Unused Council land consisting of various titles across the District.
- Management of leases with Mawhera Incorporating regarding land leased by Council.

Retirement housing

- Maintaining and managing occupation of 118 units.

Economic development

Public restrooms

- Public toilets in 14 locations, some with other facilities

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Why we are involved in this activity/these activities

Council provides these services as part of a much wider array of services aimed at improving the health, safety, enjoyment and connectedness of our community. Each component contributes as follows:

- The aerodrome is an important strategic asset. It not only provides the opportunity for use by smaller commercial and private aircraft but also provides a convenient transport option for Grey Base Hospital for the transfer of patients and staff as well for emergency air rescue services. In addition, it is an important training venue for related activities and defensive driver training. St John's Ambulance and Land Search & Rescue both have headquarters located on the aerodrome site.
- The Parking function is an integral component of a vibrant and growing CBD and important access to other key services in the District. It provides for safety and convenient access to commercial, educational and service industries and venues.
- The ownership of the Port was transferred to Council as part of the 1989 Local Government Reorganisation. Port of Greymouth is an important fishing asset as it is located closest to the lucrative Hokitika Trench fishing grounds. It provides safe berthage to a local and, from time to time, visiting fishing fleet as well. It is home to the fish handling and processing activities of two firms.
- Council is committed to managing its commercial property portfolio responsibly so as to maximise revenue for the benefit of all residents.
- Council provides retirement housing for disadvantaged, elderly persons to give them warm, safe and affordable accommodation.
- Council is involved with projects which provide economic development benefits to ensure the Grey District is a vibrant, progressive and welcoming environment where people can live, work or visit. Council will focus on the issues of concern that can be controlled, while keeping a watchful eye on those issues of concern which are not within its control.

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Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong Sustainable Prosperous	▪ The management and operation of Council's commercial property, including the Port and Aerodrome, contribute to a strong, sustainable and prosperous economy. ▪ The provision of well-maintained public restrooms supports the comfort of visitors to the district that are contributing to our economy. ▪ The management and maintenance of suitable parking facilities support business and industry operations contributing to the economy.
Social Wellbeing	
Safe Connected Enabled	▪ The management and operation of Council's commercial property, including the Port and Aerodrome, plays a key role in connecting Grey District to communities outside of the district. ▪ The management, maintenance and provision of safe parking facilities facilitate community connections and participation in society.
Cultural Wellbeing	
Inter-Connected	▪ The Port and Aerodrome are embedded in Greymouth's cultural history. ▪ The commercial and property activities contribute to a positive image within and outside the region.
Environment Wellbeing	
Resilient Practical	▪ The management and operation of Council's commercial property, including the Port and Aerodrome, contribute to the district's resiliency in the event of a natural emergency. ▪ Public restrooms are designed to collect and treat human waste safely, preventing the release of human pathogens and pollutants into the environment. Proper waste management helps protect water quality and public health.

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What we did in 2025/2026

Commercial & Property

Performance highlights

Over 290 leases and licences to occupy

Ongoing management of over 110 lease arrangements and over 170 licences to occupy.

Near full occupancy of retirement housing units

Occupancy of Council's retirement housing units was 99% for the 2025/2026 period.

Upgrades to retirement housing portfolio

Renewal works completed including replacement windows, fencing and rooves, driveway resealing, heating and switchboard upgrades.

Port improvements

Work at the Port area this year included new security fencing around the slipway, painting, new roller doors for the slipway and general tidy up. Planning is underway for major upgrades funded by the Government and Development West Coast.

Port operations continue to provide a financial challenge for Council. At present the Port remains essentially a fishing port, with limited opportunity to increase revenue to meet its full operating costs.

Economic development strategy review commenced

The Community Economic Development Strategy 2015-2025 has been reviewed and updated to focus on the 2025-2030 period.

The Grey District Economic Leadership group was reformed in late 2025 and membership of the group now includes the Grey District business network (formerly the BPA), iwi, Mawhera Incorporation, Mayor, Council staff, hospitality industry, land developer and minerals and mining interests.

An action plan has been developed and it is being monitored and reviewed on a regular basis by the leadership group.

Aerodrome

The aerodrome continued to be well utilised, with over 1,450 movements during 2025/2026.

A new local "quarter mile" event was held at the aerodrome in January and saw a great turn out. The aerodrome is also used for AgFest, the largest agricultural trade show on the West Coast.

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Performance measures - Commercial & Property

Parking

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Response time to complaints made during working hours about parking, e.g. over fire hydrants, over driveways, inconsiderate parking etc	% of complaints are responded to within one hour (during working hours)	*80%*	NEW	**Not measured**	**Not Measured** 35 complaints regarding parking were received during 2025/2026. Whilst all complaints were responded to in a timely manner, actual response times are unable to be verified for the purposes of this measurement.

Port

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Minimum number of Grey Bar soundings per annum	Number of soundings	*2*	NEW	**1**	**Target Not Achieved** Only one sounding was undertaken during 2025/2026. This occurred on 6 January 2026 and the report is available on Council's website.
Slipway maintenance	Days available for boat maintenance per annum	*95%*	NEW	**99%**	**Target Achieved** The slipway was available for 360 out of 365 days during 2025/2026. It was unavailable for five days in March 2026 while work was undertaken to replace rails.
Dredging	m^3 of sediment and debris removed per annum	*25,000*	NEW	**16,900**	**Target Not Achieved** Between 1 June 2025 and 30 June 2026, approximately 16,900 cubic metres of material was excavated and removed.

Retirement housing

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
An affordable, well maintained, and efficient retirement housing service is provided	Achievement of minimum percentage of occupancy rates	*95%*	98.97%	**99%**	**Target Achieved** All units are effectively let. Council takes the opportunity between tenants to undertake any necessary renewal works.
Compliance with Healthy Home Standards	% of units which meet the standards	*100%*	NEW	**100%**	**Target Achieved** All units are compliant with current Healthy Home standards. Heat pumps were recently installed into all units to provide a better standard of heating and cooling for the tenants.
Housing inspections	Bi-annual inspections	*98%*	NEW	**93%**	**Target Not Achieved** 110 of the 118 units were inspected bi-annually during 2025/2026.

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Public Restrooms

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
Restroom amenity	Audits of restroom cleaning	*95%*	NEW	**Achieved**	**Target Achieved** Regular audits of public restrooms were undertaken by contractors and staff. *Note: Changed to Achieved as unable to define a numerical value for this measurement.*
	% of customer cleanliness service requests responded to within one working day	*95%*	NEW	**100%**	**Target Achieved** Three customer cleanliness service requests were received and all were responded to within one working day.



Fencing works around Port slipway shed

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Funding Impact Statement - Commercial & Property

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	533	545	582
	Targeted rates	-	-	-
	Subsidies and grants for operating purposes	-	-	-
	Fees and charges	1,724	1,318	1,606
	Internal charges and overheads recovered	319	579	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	299	512	18
	Total operating funding [A]	**2,875**	**2,954**	**2,206**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	1,970	2,224	1,689
	Finance costs	226	246	236
	Internal charges and overheads applied	893	520	972
	Other operating funding applications	-	-	-
	Total applications of operating funding [B]	**3,089**	**2,990**	**2,897**
	Surplus (deficit) of operating funding [A - B]	(214)	(36)	(691)
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	1,290	-	1,150
	Development and financial contributions	-	-	-
	Increase (decrease) in debt	(1,256)	(12)	352
	Gross proceeds from sale of assets	1,167	-	698
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**1,201**	**(12)**	**2,200**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	-	-
	—to improve the level of service	61	-	-
	—to replace existing assets	620	688	927
	Increase (decrease) in reserves	306	(736)	582
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**987**	**(48)**	**1,509**
	Surplus (deficit) of capital funding [C - D]	214	36	691
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget – Commercial & Property

- *Subsidies and grants for capital expenditure* are $1,290,000 higher than indicated, which is attributable to an additional grant from the Coastal Shipping Resilience Fund for wharf construction and the installation of a roll-on roll-off facility.
- *Gross proceeds from sale of assets* is $1,167,000 higher than anticipated as this includes the sale of the building at 50 Preston Road and a number of residential property freeholdings within the 2025/2026 year. These funds were then used to repay debt, which is reflected in the $1,244,000 variance in *Increase (decrease) in debt*.

Effects on the wellbeing of the community – Commercial & Property

Social		▪ Provided and maintained facilities that support everyday community life, including retirement housing, Port and Aerodrome. Improvements to the retirement housing portfolio help support the residents' quality of life.
Economic		▪ Supported the local economy by managing assets which enable business activity, service delivery, tourism, recreation and investment, i.e. Port, Aerodrome and other strategic property and leases.

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Community &
Recreation
MAN FOOD
Eating Ourselves Sick
DISEASE PROOF
Keep your brain healthy for life
Step Back
Thinking, Fast and Slow
Daniel Kahneman
600 Tips for Communicating with the Public
THE DEFINITIVE BOOK OF BODY LANGUAGE
ALLAN & BARBARA PEASE

Community & Recreation

Activities included in this group

Community and recreation facilities and services include:

Grey District Library

Swimming Pools

- Westland Recreation Centre

Heritage, arts & culture

- Museum operations
- Financial support to other Arts, Culture and Heritage bodies

Indoor sport centres

- Westland Recreation Centre

Parks and tracks

- Parks
- Playgrounds
- Walking tracks
- Other open areas accessible to the public.
- Statues and monuments
- Greymouth Floodwall viewing platform
- Council fountain
- Town Square
- West Coast Wilderness Cycle Trail (Grey District portion)

Council's In-house task force

Cemeteries

- Karoro Cemetery
- Gladstone Cemetery
- Stillwater Cemetery
- Barrytown Cemetery
- Blackball Cemetery
- Ahaura Cemetery
- Nelson Creek Cemetery (Ngahere)
- Moonlight Cemetery (not maintained)
- Maori Gully
- Cobden Cemetery
- Greenstone Cemetery
- Dungaville Cemetery (not maintained)
- Notown Cemetery
- Napoleon's Hill Cemetery (not maintained)
- Interment (burial) services
- Application and pre-purchase of burial plots
- Cemetery records

Events facilitation

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Why we are involved in this activity/these activities

It is a requirement for any community to have access to a wide range of services that makes living in that area and visiting that area attractive and enjoyable. It is often described as services and activities that make any community "whole". These services often "define" a community and give the community identity and a sense of belonging.

Services can be in the form of active and passive recreation and enjoyment.

Facilities offered by Grey District Council are critical services that ensure the wellbeing of our communities and answer the needs of society. Whether those needs be economic, social, environmental, emotional or physical, our facilities are where people can feed their imaginations, rebuild their lives, find direction, upskill themselves and put the theory of growth, understanding and tolerance into practice.

Council facilitates events in the Grey District to provide vibrancy and enhance community wellbeing. Council will organise events to be held on Council property, e.g. Town Square, community facilities. Council will also promote other events being held in the district and assist event organisers with any Council requirements they may be required to comply with, thus serving as a 'single point of contact'.

Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong **Diverse** **Sustainable** **Prosperous**	▪ Community and recreation facilities and services can attract visitors and generate revenue for local businesses. They can also help to create jobs in the construction, maintenance and operation of these facilities. ▪ Museums can stimulate tourism, attracting visitors and boosting local economies through increased tourism-related activities. ▪ The facilitation of community and civic events can boost the local economy, benefiting business and creating employment opportunities.
Social Wellbeing	
Safe **Inclusive** **Connected** **Enabled**	▪ Libraries and museums host events, workshops, and exhibitions that engage communities, promote social cohesion and encourage dialogue on important topics. ▪ Libraries and museums strive to be inclusive spaces, welcoming people from diverse backgrounds and fostering a sense of belonging. ▪ Sport and recreation facilities create a sense of community and unity. They provide a space for people of all ages and backgrounds to come together, fostering a strong community identity and promoting social cohesion. ▪ Sport and recreation facilities should be accessible to people of all abilities, backgrounds, and socioeconomic statuses, promoting inclusivity and diversity within the community. ▪ A vibrant events calendar can enhance the quality of life for residents.

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Cultural Wellbeing	
Proud **Unique** **Inter-connected** **Vibrant**	▪ Museums showcase art, artifacts, and exhibitions that enrich cultural understanding and appreciation, fostering creativity and a sense of identity. ▪ Sport and recreation facilities can contribute to a source of cultural identity and pride. Communities often rally behind their local sports teams or athletes, creating a sense of shared identity and belonging. ▪ Many parks and reserves are home to historical sites, landmarks, and cultural heritage. They may contain archaeological sites, monuments, or structures that have significant cultural value, helping communities connect with their past. ▪ Facilitation of a wide range of recreational, sporting, leisure, art and cultural events and activities.
Environment Wellbeing	
Practical **Resilient** **Strategic**	▪ Parks and reserves provide a wide range of environmental benefits, contributing to the conservation of biodiversity, the preservation of ecosystems, and the overall health of the planet. ▪ Well-maintained cemeteries with diverse plantings can attract wildlife, including birds and pollinators. These spaces can contribute to biodiversity in urban and suburban environments.

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What we did in 2025/2026

Community & Recreation

Performance highlights

New Greymouth library

The new Greymouth library (part of the Richmond Quay development) was completed in 2025/2026 and opened to the public on 3 July 2026. To celebrate the opening of the new library, a campaign based on Willy Wonka and the Chocolate Factory was launched, with golden tickets given away to allow winners an exclusive view of the new library before the general public. The community and CBD businesses got behind the new facility by participating in competitions, displays and creative writing.

Cataloguing of History House collection

First part of the History House collection cataloguing project was completed, with over 3,300 maps categorised, documented and recorded. Staff are working on the next steps of collection preservation.

Events

Many members of the community participated in Council delivered or supported events such as the Christmas Carnival, Spring into Summer, Waitangi Day Community Picnic, Friday Night Street Eats and Fireworks, Fun Fests, Labour Weekend Street Race Festivities and community markets.

Community led upgrades

Council worked with community groups such as Paroa Playground Community Group (Keith Road park), Cobden Aromahana Sanctuary and Recreation Area (CASRA) Association, Cobden Community Group, Arnott Heights Playground Upgrade and Dixon Park Redevelopment Committee to support community-led initiatives.

Westland Recreation Centre

The district's main sport and recreation facility continued to be well utilised by sports groups, tournaments, casual visitors and members.

1,749 members (as at July 2026) access the gym, fitness classes, swimming pools and swim classes.

Over 56,000 casual visitors used the Westland Recreation Centre during 2025/2026.

Parks, reserves and open spaces, including cemeteries

Following complaints from the community, Council made improvements to the maintenance of our cemeteries, parks, reserves and open spaces to ensure they are welcoming spaces.

Upgrades were planned and undertaken in various locations around the district, including Cobden Aromahana Sanctuary and Greymouth town clock tower.

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Performance measures - Community & Recreation

Cemeteries

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Visitor satisfaction	% of visitors satisfied with cemetery aesthetics *(previously asked as % of residents satisfied with the standard of cemetery facilities)*	*75%*	63%	**58%**	**Target Not Achieved** The Resident's Satisfaction Survey was conducted between August and December 2025. The full report is available on Council's website.
Customer satisfaction	% of interment applicants are responded to within one working day	*95%*	NEW	**96%**	**Target Achieved** 82 of the 86 interment applications were responded to within one working day.
	% of monument permits are issued within one working day	*95%*	NEW	**99%**	**Target Achieved** 99 of the 100 monument permit applications were issued within one working day.

Parks, Reserves and Public Spaces

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Resident satisfaction	% of residents are satisfied with the service	*80%*	73%	**62%**	**Target Not Achieved** The Resident's Satisfaction Survey was conducted between August and December 2025. The full report is available on Council's website.

Libraries

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Facility amenity maintained	Annual maintenance programme scheduled and delivered	*100%*	NEW	**Not achieved**	**Target Not Achieved** While regular preventative and reactive maintenance was undertaken on the library building in Albert Street during the year to ensure the facility remained open, safe and a welcoming space for the community, it was not scheduled in accordance with this measure for 2025/2026, therefore this target is not achieved.
Community participation	Annual programme of activities is scheduled and delivered	*100%*	NEW	**Less than 100%**	**Target Not Achieved** Whilst numerous school holiday and other activities were scheduled and delivered throughout the year and were well attended overall, a small number of events were cancelled in 2025/2026 and therefore the 100% target was not achieved.

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Westland Recreation Centre

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Quality and safety of pools	Maintain Poolsafe accreditation	*Achieved*	NEW	**Achieved**	**Target Achieved** Westland Recreation Centre successfully completed its annual Pool Safe audit. The audit reviewed lifeguard qualifications, supervision procedures, emergency action plans, health and safety systems, water quality management, staff training and operational procedures. All critical compliance areas were recorded as achieved.
Facility amenity management	Annual maintenance programme scheduled and delivered	*100%*	NEW	**Not achieved**	**Target Not Achieved** While a regular preventative maintenance programme was undertaken throughout the year, including inspections, servicing and maintenance activities to ensure safe and reliable operation of facility infrastructure and plant, it was not scheduled in accordance with this measure for 2025/2026 therefore this target is not achieved.
Amenity maintained	Fitness centre: availability of fit-for-purpose equipment	*95%*	NEW	**100%**	**Target Achieved** Scheduled preventative maintenance of fitness equipment (including treadmills, cross trainers, recumbent bikes, spin bikes and other fitness equipment) was completed throughout the year by qualified technicians.

Events

What we're measuring	How we'll measure	2025/2026 target	2024/2025 measure	2025/2026 measure	Notes
Community participation	Plan and schedule an annual programme of community events	*100%*	NEW	**100%**	**Target Achieved** Council delivered 15 community events during 2025/2026 including Friday Night Street Eats, Fun Fests, children's triathlons, Christmas Carnival and community markets. Council also provided assistance with other events around the district, including Waitangi Day Community Picnic, Spring into Summer and Art in the Park.

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Funding Impact Statement - Community & Recreation

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	6,238	6,363	5,385
	Targeted rates	-	-	48
	Subsidies and grants for operating purposes	38	15	258
	Fees and charges	1,380	1,475	1,367
	Internal charges and overheads recovered	-	-	-
	Local authorities fuel tax, fines, infringement fees, & other receipts	79	45	24
	Total operating funding [A]	**7,735**	**7,898**	**7,082**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	5,667	5,857	5,740
	Finance costs	521	396	155
	Internal charges and overheads applied	899	1,065	1,042
	Other operating funding applications	-	-	-
	Total applications of operating funding [B]	**7,087**	**7,318**	**6,937**
	Surplus (deficit) of operating funding [A - B]	648	580	145
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	-	-	3,485
	Development and financial contributions	-	-	-
	Increase (decrease) in debt	9,680	4,576	4,726
	Gross proceeds from sale of assets	-	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**9,680**	**4,576**	**8,211**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	-	-
	—to improve the level of service	7,283	4,991	10,285
	—to replace existing assets	410	265	232
	Increase (decrease) in reserves	2,635	(100)	(2,161)
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**10,328**	**5,156**	**8,356**
	Surplus (deficit) of capital funding [C - D]	(648)	(580)	(145)
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget – Community & Recreation

- *Capital expenditure – to improve level of service* is $2,292,000 higher than budgeted due to an increase in the budgeted for the Library build of $2,750,000, approved by Council on 1 October 2025.
- *Increase (decrease) in debt* is $5,104,000 over budget due to timing of loan drawdowns for the Library build and the approved increase in expenditure funded by debt in the October 2025 meeting.

Effects on the wellbeing of the community – Community & Recreation

Social		▪ Supported access to recreation, library, parks, reserves, events and grants. Facilities such as the Westland Recreation Centre, Greymouth Library, playgrounds, halls and reserves provide places for people to meet, participate in activities, access information, stay active and feel connected to their community.
Economic		▪ Supported the local economy by attracting people to town and community spaces, supporting events, sport, tourism, recreation and local businesses.
Environmental		▪ Managed and maintained parks, reserves, cemeteries, walkways, open spaces and public amenities to support biodiversity, provide attractive and accessible outdoor areas, and encourage recreation and enjoyment of the Grey District's natural environment.
Cultural		▪ Celebrated our District's identity, heritage and community stories through the library, community events, grants and public spaces, including the ongoing work on assessing and cataloguing the History House collection.

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Governance & Strategy

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Governance & Strategy

Activities included in this group

Governance and strategy includes Council, public consultation and Council administration.

Why we are involved in this activity/these activities

A healthy community requires its elected Council to show strong leadership, but, at the same time, to conduct its business in an open, transparent manner.

A vital component of democracy and administration is a Council Administration that executes Council's policies in a professional, objective and fair manner and, in doing so, respects the needs and circumstances of individual residents.

Contribution to community outcomes

OUTCOME	CONTRIBUTION
Economic Wellbeing	
Strong **Diverse** **Sustainable** **Prosperous**	▪ Effective, diverse, and strategic leadership contributes to a strong, sustainable, and prosperous economy. ▪ Efficient and strategic administration enables a strong economy.
Social Wellbeing	
Safe **Inclusive** **Connected** **Enabled**	▪ Effective, diverse and strategic leadership enables a safe, inclusive and connected community. ▪ Efficient and strategic administration enables the community.
Cultural Wellbeing	
Proud **Unique** **Inter-connected** **Vibrant**	▪ Leadership and governance respects and recognizes Te ao Māori in informed decision-making. ▪ A connection with its diverse, unique and colourful history. ▪ A positive image within and outside of the region.
Environment Wellbeing	
Bold **Practical** **Resilient** **Strategic**	▪ Effective and strategic governance leadership provides for decisions that lead to environmental resilience. ▪ A sensible and considered approach to the issue of climate change and its effects. ▪ A commitment to our future generations and their wellbeing.

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What we did in 2025/2026

Governance & Strategy

Performance highlights

Mayors Taskforce for Jobs (MTFJ) – 44 placements

The MTFJ programmed continued to show positive progress and the Grey District team was in third overall position nationwide in March 2026. They undertook advertising in the district to increase awareness and visibility and participated in a national video campaign.

During 2025/2026 a total of 44 employment placements were secured.

Growth in social media and engagement with the community

Grey District Council saw the greatest growth in follower numbers on social media of any council in New Zealand and created a broader multi-channel approach for communicating and engaging with the community.

In the 2025 Have Your Say Survey, 53% of respondents were satisfied with the communication from Council. *(31% neutral, 16% dissatisfied)*

Improvements to customer relationship management

There was an increased focus on our customer relationship management (CRM) system during 2025/2026, with significant effort put into making continual progress improvements for a better customer experience. This work is ongoing.

Preparing for the 2027-2037 long term plan

Council began planning and preparing for the 2027-2037 Long Term Plan (LTP), which included asking the community what matters to them and preparing an Environmental Scan (completed in-house), which provides an evidence-based planning platform for the upcoming LTP.

Adoption of Water Services Delivery Plan

The joint Water Services Delivery Plan was adopted in partnership with the Westland District Council and Buller District Council.

96 LGOIMA's

96 local government information requests were received in 2025/2026.

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Performance measures – Governance & Strategy

What we're measuring	How we'll measure	*2025/2026 target*	2024/2025 measure	2025/2026 measure	Notes
Customer satisfaction	% of residents are satisfied with the service they received when they have contacted Council offices	*82%*	63%	**96%**	**Target Achieved** 325 responses were collected between July and November 2025 from customers who interacted with the customer services team at Council offices. Of those responses, 96% were satisfied with the service they received.
	% of enquiries that are acknowledged within two (2) working days	*90%*	NEW	**Not Measured**	**Not Measured** 3,696 CRMs (customer enquiries) were received, entered and processed in Council's CRM system during 2025/2026. Whilst all enquiries were responded to in a timely manner, actual response times are unable to be verified for the purposes of this measurement.

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Funding Impact Statement – Governance & Strategy

For the year ended 30 June 2026

		Actual 2026 $000	LTP 2026 $000	Actual 2025 $000
[A]	SOURCES OF OPERATING FUNDING			
	General rates, uniform annual general charges, rates penalties	3,525	3,249	2,844
	Targeted rates	685	337	322
	Subsidies and grants for operating purposes	489	180	528
	Fees and charges	105	47	75
	Internal charges and overheads recovered	8,494	7,676	8,414
	Local authorities fuel tax, fines, infringement fees, & other receipts	256	542	(234)
	Total operating funding [A]	**13,554**	**12,031**	**11,949**
[B]	APPLICATIONS OF OPERATING FUNDING			
	Payments to staff and suppliers	10,285	8,718	10,419
	Finance costs	149	28	(120)
	Internal charges and overheads applied	2,525	2,739	3,277
	Other operating funding applications	-	-	-
	Total applications of operating funding [B]	**12,959**	**11,485**	**13,576**
	Surplus (deficit) of operating funding [A - B]	595	546	(1,627)
[C]	SOURCES OF CAPITAL FUNDING			
	Subsidies and grants for capital expenditure	-	-	-
	Development and financial contributions	-	-	-
	Increase (decrease) in debt	634	(94)	(781)
	Gross proceeds from sale of assets	69	-	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
	Total sources of capital funding [C]	**703**	**(94)**	**(781)**
[D]	APPLICATIONS OF CAPITAL FUNDING			
	Capital expenditure			
	—to meet additional demand	-	-	-
	—to improve the level of service	13	290	14
	—to replace existing assets	85	202	390
	Increase (decrease) in reserves	1,200	(40)	(2,812)
	Increase (decrease) of investments	-	-	-
	Total applications of capital funding [D]	**1,298**	**452**	**(2,408)**
	Surplus (deficit) of capital funding [C - D]	(595)	(546)	1,627
	Funding balance: [A - B] + [C - D]	-	-	-

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Variations from budget – Governance & Strategy

- *Payments to staff and suppliers* is $1,567,000 above budget. Salaries for Regulatory staff were budgeted under each individual activity ($1,242,686). The actual salary is charged to Governance and then recovered through internal charges and overheads recovered, which is $818,000 over budget, reflecting the actual treatment of the costs. $251,075 is included in unbudgeted expenditure related to the Taylorville Resource Park consent variation.

Effects on the wellbeing of the community – Governance & Strategy

Social		▪ Supported community participation and trust through public meetings, consultation, engagement and transparent decision-making.
Economic		▪ Supported economic well-being by setting the District's strategic direction, prioritising investment, advocating for the Grey District's needs and making decisions about funding, service levels and infrastructure planning.
Environmental		▪ Incorporated sustainability, infrastructure resilience and environmental considerations into Council planning and decision-making to take into account environmental impacts, natural hazards and long term stewardship of assets and resources.
Cultural		▪ Recognised local identity, heritage, iwi relationships and the importance of community voice in decision-making. Through representation, engagement and planning processes, Council can reflect the Grey District's history, values and community's aspirations in its priorities and future direction.

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PART D: Consultation with Māori

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Collaborating with our iwi partners

The Local Government Act 2002 (LGA) requires Councils to maintain and improve opportunities for Māori to contribute to local government decision-making processes. Councils are also required to foster the development of Māori capacity to contribute to the decision-making processes of a local authority. And further, when Councils are considering significant decisions in relation to land or a body of water, then it is required to take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna and other taonga.

At their meeting on 8 April 2019, Grey District Council confirmed the Memorandum of Understanding between Council and Te Runanga O Ngāti Waewae, paving the way for greater acknowledgement of the important role of Māori in our District, both historically and into the future. The Memorandum was officially signed at the Council meeting on 13 May 2019, at which time the Runanga Chairperson, Mr Francois Tumahai, took a seat at the Council table as a non-voting member (as Council does not have any Māori wards under their Electoral Representation Review).

Councils are required to have a formal review of its representation arrangements not less than six-yearly. Grey District Council undertook the last Representation Review in 2024 and as part of the proposal, invited submissions on whether to continue the current arrangement where the Kaiwhakahaere of Te Rūnanga O Ngāti Waewae is provided a seat at the Council table, without voting rights, or whether a Māori seat should be created. As there were no submissions received, the Kaiwhakahaere of Te Rūnanga O Ngāti Waewae continues to represent Iwi at the council table. The next review is scheduled for 2030.

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PART E: Independent Auditors Report

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The Audit Office
Te Mana Arotake

Independent Auditor's Report

To the readers of the annual report of Grey District Council for the year ended 30 June 2026

The Auditor-General is the auditor of Grey District Council (the Council). The Auditor-General has appointed me, Brendan Summerfield, using the staff and resources of Ernst & Young, to carry out the audit on his behalf.

We have audited the information in the annual report of the Council that we are required to audit in accordance with the Local Government Act 2002 (the Act). We refer to this information as "the audited information" in our report.

We are also required to report on:

- whether the Council has complied with the requirements of Schedule 10 of the Act (Schedule 10) that apply to the annual report; and
- the completeness and accuracy of the Council's disclosures about its performance against benchmarks that are required by the Local Government (Financial Reporting and Prudence) Regulations 2014 (the Regulations).

We refer to this information as "the disclosure requirements" in our report.

Opinion on the audited information

In our opinion:

- the financial statements on pages 13 to 70 present fairly, in all material respects, the Council's financial position as at 30 June 2026, and the results of the operations and cash flows for the year ended on that date, in accordance with Public Benefit Entity Standards.
- The statement of service provision (reported as Groups of Activity Statements) for the year ended 30 June 2026 on pages 79 to 147:
  - is appropriate and meaningful and prepared in accordance with the Council's measurement bases or evaluation methods and Public Benefit Entity Standards; and
  - presents fairly, in all material respects, the Council's actual levels of service for each group of activities, including the levels of service achieved compared with the intended levels of

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service, whether any intended changes to levels of service were achieved, and the reasons for any significant variation between the levels of service achieved and the intended levels of service.

- the funding impact statement for the year ended 30 June 2026 on page 71, has been prepared, in all material respects, in accordance with clause 30 of Schedule 10;
- the funding impact statements for each group of activities for the year ended 30 June 2026 on pages 79 to 147 have been prepared, in all material respects, in accordance with clause 26 of Schedule 10; and
- the statements comparing actual capital expenditure to budgeted capital expenditure for each group of activities for the year ended 30 June 2026 on pages 79 to 147, have been prepared, in all material respects, in accordance with clause 24 of Schedule 10.

Report on the disclosure requirements

We report that:

- the Council has complied with the information disclosure requirements of Part 3 of Schedule 10 for the year ended 30 June 2026; and
- the Council's disclosures about its performance against benchmarks required by Part 2 of the Regulations for the year ended 30 June 2026 are complete and accurate.

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Emphasis of Matter: Future changes in water service delivery

Without further modifying our opinion, we draw attention to the disclosures in note 37 of the financial statements which outline how future changes in the delivery of water services will affect the Council.

Emphasis of matter: Simplifying Local Government reform

The government has announced it wants to simplify local government, including reducing the number of local authorities by amalgamations within regions. As described in note 36, the council is part of an amalgamation proposal under the Head Start pathway which may, if approved, be implemented before the 2028 local elections. The eventual outcome for the council is dependent on future cabinet decisions and enactment of enabling legislation. Because of the significant uncertainty about the outcome and timing of any future reorganisation, the financial statements have continued to be prepared on a going concern basis. Our opinion is not modified in respect of this matter.

Basis for our opinion on the audited information and the disclosure requirements

We carried out our audit in accordance with the Auditor-General's Auditing Standards, which incorporate the Professional and Ethical Standards, the International Standards on Auditing (New Zealand), and New Zealand Auditing Standard 1 (Revised): *The Audit of Service Performance Information* issued by the New Zealand Auditing and Assurance Standards Board. Our responsibilities

under those standards are further described in the *Responsibilities of the auditor for the audited information and the disclosure requirements* section of our report.

We have fulfilled our responsibilities in accordance with the Auditor-General's Auditing Standards.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the audited information and our report on the disclosure requirements.

Responsibilities of the Council for the audited information and the disclosure requirements

The Council is responsible for preparing the audited information and the disclosure requirements in accordance with the Act. The Council's responsibilities include the preparation and fair presentation of the financial statements and service performance information in accordance with Public Benefit Entity Standards.

This includes:

- the selection of elements/aspects of service performance, performance measures and/or descriptions, and measurement bases or evaluation methods to enable the presentation of service performance information that is appropriate and meaningful; and
- the preparation of a statement of service provision, in accordance with the Council's measurement bases or evaluation methods, that provides an appropriate and meaningful basis to enable readers to assess what has been achieved for the year.

The Council is responsible for such internal control as it determines is necessary to enable it to prepare the audited information and the disclosure requirements that are free from misstatement, whether due to fraud or error.

In preparing the audited information and the disclosure requirements the Council is responsible for assessing the Council's ability to continue as a going concern. The Council is also responsible for disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless there is an intention to amalgamate or cease all of the functions of the Council or there is no realistic alternative but to do so.

The Council's responsibilities arise under the Act and the Regulations.

Responsibilities of the auditor

Responsibilities for the audited information

Our objectives are to obtain reasonable assurance about whether the audited information, as a whole, is free from material misstatement, whether due to fraud or error, and to issue a report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit carried out in accordance with the Auditor General's Auditing Standards will always detect a material misstatement

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when it exists. Misstatements are differences or omissions of amounts or disclosures, and can arise from fraud or error. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of readers taken on the basis of this audited information.

For the budget information reported in the audited information, our procedures were limited to checking that the budget information agreed to the Council's Annual plan or Long-term plan as applicable.

As part of an audit in accordance with the Auditor-General's Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. Also:

- We identify and assess the risks of material misstatement of the audited information, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- We obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control.
- We evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Council.
- We evaluate whether the selection of elements/aspects of service performance, performance measures and/or descriptions and measurement bases or evaluation methods present an appropriate and meaningful assessment of the Council's service performance.
- We evaluate whether the service performance information is prepared in accordance with the Council's measurement bases or evaluation methods, and presents fairly, in all material respects, in accordance with Public Benefit Entity Standards, the actual service performance achieved compared with the intended levels of service.
- We conclude on the appropriateness of the use of the going concern basis of accounting by the Council and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Council to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the information we audited or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Council to cease to continue as a going concern.
- We evaluate the overall presentation, structure and content of the audited information, including the disclosures, and whether the audited information represents, where applicable, the underlying transactions and events in a manner that achieves fair presentation.

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We communicate with the Council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Responsibilities for the disclosure requirements

Our objective is to provide reasonable assurance about whether the Council has complied with the disclosure requirements. To assess whether the Council has met the disclosure requirements we undertake work to confirm that:

- the Council has made all of the disclosures required by Part 3 of Schedule 10 to the Act and Part 2 of the Regulations; and
- the disclosures required by Part 2 of the Regulations accurately reflect information drawn from the audited information and, where applicable, the Council's long-term plan and annual plans.

Our responsibilities for the audited information and for the disclosure requirements arise from the Act and the Public Audit Act 2001.

Other information

The Council is responsible for the other information included in the annual report. The other information comprises all the information included in the annual report other than the audited information and the disclosure requirements, and our auditor's report thereon.

Our opinion on the audited information and our report on the disclosure requirements do not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the audited information and our report on the disclosure requirements, our responsibility is to read the other information. In doing so, we consider whether the other information is materially inconsistent with the audited information and the disclosure requirements, or our knowledge obtained during our work, or otherwise appears to be materially misstated. If, based on our work, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Independence

We are independent of the Council in accordance with the Auditor-General's Auditing Standards, which incorporate the independence requirements of Professional and Ethical Standard 1: *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* as applicable for audits of public interest entities issued by the New Zealand Auditing and Assurance Standards Board.

Other than the audit and our report on the disclosure requirements, we have no relationship with, or interests in, the Council

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[signature of Appointed Auditor]
Brendan Summerfield
Ernst & Young
On behalf of the Auditor-General
Christchurch, New Zealand
XX November 2026

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5.11 ADOPTION OF UPDATE TO SIGNIFICANCE AND ENGAGEMENT POLICY FOLLOWING WATER SERVICES LEGISLATION CHANGES

File Number:

Report Author: Corporate and Strategic Planning Manager

Report Authoriser: Chief Executive

Appendices: 1. Draft Significance and Engagement Policy 2026

1. REPORT PURPOSE

1.1. For Council to note and approve updates required to the Significance and Engagement Policy arising from the Local Government (Water Services) Act 2025 with regards to determining waters services "significant contracts".

2. OFFICER RECOMMENDATION

That Council:

1. Receive the report; and
2. Approve the updated Significance and Engagement Policy contained in Appendix 1 which has been updated as required by the Local Government (Water Services) Act 2025; and
3. Note that the Significance and Engagement Policy will be amended again during the Long Term Plan process to reflect Council's changing role from water services provider to shareholder in the water services organisation from 1 July 2027.

3. BACKGROUND

3.1. The Local Government (Water Services) Act 2025 (LGWSA) requires water service providers to assess whether proposed services contracts or agreements are considered "significant contracts" and update their Significance and Engagement Policy accordingly.

3.2. Council continues to be a water services provider until 1 July 2027, therefore it is required to make this amendment. After 1 July 2027 all water services and assets (drinking water, wastewater and stormwater) will transfer to the West Coast multi-council CCO, Coast Waters Limited.

3.3. Coast Waters Limited will be responsible for developing and adopting their own Significance and Engagement Policy applicable from 1 July 2027, noting engagement and collaboration with shareholders will be required.

3.4. From 1 July 2027 Council's Significance and Engagement Policy will be updated again to reflect that:

3.4.1. Its role will change to become a shareholder in the water organisation;

3.4.2. Strategic assets related to three waters will be removed from the policy; and

3.4.3. The water services "significant contracts" criteria will be removed.

3.5. It is not intended to undertake public consultation on the current proposed changes – refer Appendix 1. This is because the amendments are deemed to be minor and required to comply with legislation changes. It is also noted that the changes will only be in force from the date of adoption until 1 July 2027, when Council will cease to be a water services provider.

Overview of changes

3.6. A new clause, clause 8, has been inserted to meet legislative requirements under the LGWSA. It includes criteria for determining a significant contract and outlines when and how Council will engage.

3.6.1. It is noted that as part of the criteria to be used for determining "significant contracts", contracts or agreements which have already been approved by Council through Long Term Plan and Annual Plan budgeting process will not be considered significant contracts.

3.6.2. Contracts, agreements or proposals which have already been consulted on or approved, including through the Water Services Delivery Plan (WSDP), will not be considered significant contracts. This includes the decision to create a multi-council CCO, which was publicly consulted as part of the development of the WSDP, which was adopted by Council in September 2025 and approved by the Ministry of Cities, Environment, Regions and Transport (formerly the Department of Internal Affairs) in November 2025.

3.7. References to legislation have been updated where necessary, i.e. Civil Defence and Emergency Management Act 2002 is now the Emergency Management Act 2026.

3.8. The flowchart on the final page has been slightly amended to clearly identify the pathway for a significant or not significant matter.

3.9. All changes are marked on Appendix 1 – Draft Significance and Engagement Policy 2026.

4. OPTIONS

4.1. There is only one practicable option, which is to comply with legislative requirements. Therefore the preferred option is:

4.1.1. **Option One** – Approve the proposed update to Council's Significance and Engagement Policy to comply with new requirements in the LGWSA.

5. CONSIDERATIONS

5.1. Legal and Legislative Implications

5.1.1. Council's must have a Significance and Engagement policy under section 76AA of the LGA. This policy requires amending as per section 24 of the LGWSA.

5.1.2. Given this update is a minor legislative requirement, public consultation will not be undertaken.

5.2. Financial

5.2.1. There are no financial implications from this decision.

5.3. Existing Policy and Strategy Implications

5.3.1. Council's existing policy has been updated in line with requirements under the LGWSA.

5.3.2. When Council is no longer a water services provider from 1 July 2027, the policy will be amended accordingly. Council intends to publicly consult on those proposed changes as part of the draft Long Term Plan process in March/April 2027.

5.4. Fit with Purpose of Local Government Statement

5.4.1. Council is complying with legislative requirements.

5.5. Effects on Mana whenua

5.5.1. The decisions in this report do not impact negatively on mana whenua. There is no change proposed to Council's current approach to engagement with mana whenua.

5.6. Significance and Engagement

5.6.1. Low significance

Issue	**Level of significance**	**Explanation of Assessment**
Is there a high level of public interest, or is decision likely to be controversial?	Low	The changes are deemed minor and required to comply with legislative requirements.
Is there a significant impact arising from duration of the effects from the decision?	No	Significant water contracts and agreements between now and 1 July 2027 will be assessed using the new criteria in the policy, noting exclusions for projects already approved.
Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Yes	Relates to three waters assets but only to significant contracts relating to these assets.
Does the decision create a substantial change in the level of service provided by Council?	No	N/A
Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	No financial impact.
Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	The decision to create a multi-council CCO for three waters has already been consulted on as part of the Water Services Delivery Plan, therefore 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	Any new proposal would be considered a significant contract under the amended policy.
Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	The changes to the policy to not affect Council's involvement in activities it currently undertakes, noting from 1 July 2027 three waters will transfer to the new CCO.

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.


Policy
Significance and Engagement Policy
External and Internal Policy
First adopted: 26 November 2014
Review period: Three yearly
Last reviewed: November 2026 May 2025
Adopted: 10 June 2025TBC
Next review due: May 2027
Approved by: Council
Policy owner: CEO
Heart of the West Coast
MĀWHERA
GREY
DISTRICT COUNCIL
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1. Purpose

To inform and enable both Grey District Council and the community to identify the degree of significance attached to decisions.

This policy will tell you:

- When the community can expect to be engaged in Council's decision-making processes.
- How the Council is likely to engage with the community.
- How Council will assess the significance of the decisions.

2. Introduction

The Local Government Act (LGA) 2002 states that one role of a Council is to enable democratic local decision-making and action by, and on behalf of, communities. This policy explains how Council will decide the level of significance that a matter has, the types of matters where the community will be involved in the decision-making process and when the community can expect Council to make a decision on its behalf.

There are many informal ways that Council engages with the community during its everyday business which helps to inform it on community views. There are also decisions that a Council must make which require a more structured form of engagement. This is because of the importance that a matter has within the wider community or for groups within the community.

The first part of this policy sets out how Council will decide whether or not a matter is 'significant'. The second part of this policy sets out when and how the community's views will be heard on these significant, and other, matters.

3. Definitions

Community	A group of people living in the same place or having a particular characteristic in common. Includes interested parties, affected people and key stakeholders
Consultation	A subset of engagement; A formal process where the community can present their views to the Council on a specific decision that is proposed and made public.
Decisions	Refers to all the decisions made by or on behalf of Council including those made by officers under delegation. Management decisions made by officers under delegation during the implementation of Council decisions will not be deemed to be significant.
Engagement	Is a term used to describe the process of seeking information from the community to inform and assist decision making.
Significance	As defined in Section 5 of the Local Government Act (LGA) 2002 "in relation to any issue, proposal, decision, or other matter that concerns or is before a local authority, means the degree of importance of the issue, proposal, decision, or matter, as assessed by the local authority, in terms of its likely impact on, and likely consequences for, (a) the district or region: (b) any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter: (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so"

Special Consultative Procedure	The Special Consultative procedure (SCP), as outlined in s83 of the LGA 2002, which sets out minimum requirements for engagement including (but not limited to): • Making available a Statement of Proposal. • Allowing a minimum of one (1) month to receive written views. • Allowing persons to present views in a spoken manner s82(1)(d).
Statement of Proposal	A document that provides the basis for consultation with the community under the SCP by setting out the Council's proposition with respect to a particular decision.
Strategic Asset	As defined in Section 5 of the LGA 2002 "in relation to the assets held by a local authority, means an asset or group of assets that the local authority needs to retain if the local authority is to maintain the local authority's capacity to achieve or promote any outcome that the local authority determines to be important to the current or future well-being of the community; and includes— (a) any asset or group of assets listed in accordance with section 76AA(3) by the local authority; and (b) any land or building owned by the local authority and required to maintain the local authority's capacity to provide affordable housing as part of its social policy; and (c) any equity securities held by the local authority in— (i) a port company within the meaning of the Port Companies Act 1988: (ii) an airport company within the meaning of the Airport Authorities Act 1966
Sub-group	Means a general assortment of people within the community that are recognised as a relatively large group or collection, i.e Users of particular area, service or facility in the community.

4. Determining Significance

4.1 Local authorities must make decisions about a wide range of matters and most will have a degree of significance but not all issues will be considered to be 'significant'. An assessment of the degree of significance of proposals and decisions, and the appropriate level of engagement, will therefore be considered in the early stages of a proposal before decision making occurs.

4.2 Council will take into account the following matters when assessing the degree of significance of proposals and decisions and the appropriate level of engagement:

- Whether the asset is a strategic asset as listed in *Schedule 3* of this policy.
- The impact on levels of service provided by Council or the way in which services are delivered.
- The degree of impact on Council's debt or the level of rates it charges.
- The degree of impact on Council's debt or the level of rates it charges.
- (i.e. Unbudgeted Capital Expenditure of more than 10% of total rates value in the year commenced or Unbudgeted Operating Expenditure of more than 1% of total rates value in the year commenced).
- Whether the decision is reversible and the likely impact on future generations.
- The impact on the community, how many people are affected and by how much.
- Whether the decision or action flows from, or promotes, a decision or action that has already been taken by Council or furthers a community outcome, policy, or strategy.
- If there is a history or reasonable expectation of the issue generating wide public interest within the district.

4.3 It may be that only one of the criteria applies but to such a high degree that the decision will be considered 'significant'. Conversely, several criteria may be applicable but to only a low degree and therefore will be considered to have a lower level of significance. Each decision will involve staff making an assessment for consideration by elected members. *Schedule 1* of this policy sets out how the criteria will be used to assess significance.

5. Community Engagement

5.1 The ways engagement can take place are varied and will be in proportion to the significance of the matter being considered.

5.2 There are situations where Council is required to make use of the special consultative procedure as set out in Section 83 of the Local Government Act 2002 or where Council will carry out consultation in accordance with or giving effect to Section 82 of the LGA 2002 on certain matters (regardless of whether they are considered significant as part of this policy). Please refer to *Schedule 1.*

5.3 In other engagement processes, however, there are no explicit statutory or legal rules constraining or defining community engagement processes. The Local Government Act 2002 has given local authorities the ability to determine this as appropriate for their communities.

5.4 Outside of matters where it remains mandatory for a special consultative procedure to be undertaken, Council will determine the appropriate level of engagement on a case by case basis.

5.5 Council may decide that it will use a special consultative procedure if the matter is of high significance, or it may choose another form of appropriate consultation. In instances where significance is judged to be moderate, engagement with the community could involve consulting through an advisory committee or focus group, public meetings or surveys. Refer to *Schedule 2.*

5.6 When Council decides that a matter is of low to moderate significance, or in instances where it is considered that the views of the community are already known, it may make a decision on behalf of the community and then inform the community of the outcome. This may be, for instance, through publication on the Council website, in the local media or other appropriate means.

5.7 When Council makes a decision that is significantly inconsistent with this policy, the steps identified in Section 80 of the Local Government Act 2002 will be undertaken.

6. Principles of Engagement

6.1 In any engagement process undertaken with the community, that engagement will be in proportion to the matter being considered. When any engagement takes place, other than simply providing information, we will:

- Seek to hear from everyone affected by a decision.
- Ask for views early in the decision-making process so that there is enough time for feedback to be provided and for this to be considered properly.
- Listen and consider views in an open and honest way.
- Respect everyone's point of view.
- Provide information that is clear and easy to understand.
- Consider different ways in which the community can share views with us.
- Ensure that the engagement process is efficient and cost effective.

7. Information Requirements

7.1 Council will ensure that, when conducting any engagement or consultation process in relation to a significant decision, it provides:

- Clear information on what is being proposed and why it is being proposed.
- Sufficient information on which to provide meaningful feedback.
- The advantages and disadvantages of each option being considered.
- What impacts, if any, will occur if the proposal goers ahead.
- How the community can provide its views.
- The timeframe to complete the community engagement or consultation.
- How submitters and participants can learn about the outcome.

8. Water Services

8.1 This section applies if Council is considering whether a proposed water services contract or water services provider arrangement is a "significant contract" under section 24 of the Local Government (Water Services) Act 2025 (LGWSA). Council will determine this by using the "criteria for significant contracts" as set out below rather than the general criteria set out earlier in this Policy under "4 - Determining Significance".

Note: "Water services" is defined in section 4 of the LGWSA to mean any or all of the following:

a) Water supply services;
b) Stormwater services; and
c) Wastewater services.

8.2 This section of the Policy also applies to "strategic water services assets". Under the LGWSA, a "strategic water services asset" is defined as meaning water services infrastructure or another asset or group of assets without which the provider is unable to meet its regulatory requirements or maintain its capacity to achieve the outcomes set out in its water services strategy. They also include assets or a group of assets listed as strategic water services assets in Council's Significance and Engagement Policy.

Criteria for "significant contracts"

8.3 Council will determine whether a water services contract or water services provider arrangement is a "significant contract" under section 24 of the LGWSA using the following criteria:

a) Whether the proposed water services contract or agreement is of high value relative to the revenue that Council receives from providing the water service to which the contract or agreement relates; and
b) Whether the proposed water services contract or agreement will create a public-private partnership (as defined in section 23 of the LGWSA); and
c) Whether the proposed water services contract or agreement will have a significant adverse effect on Council's ability to meet its obligations under the LGWSA; and
d) Whether the proposed water services contract or agreement will be for a period that is longer than 15 years.

8.4 If the answer to each of the above questions in (a) to (d) above is "no" then the proposed water services contract or agreement will not be deemed to be a "significant contract".

8.5 Subject to 8.6, if the answer to any of the above questions is "yes" then the proposed water services contract will be deemed to be a "significant contract".

8.6 If the answer to 8.3(a) is "yes", Council will consider whether funds for the proposed water services contract or agreement are budgeted in the Long Term Plan, Annual Plan, Water Services Strategy or water services annual budget. If they are, the answer to question 8.3(a) will be treated as "no" and the proposed contract or agreement will not be deemed to be a "significant contract" if the answers to questions (b), (c) and (d) are also "no".

8.7 Where a proposed water services contract is considered a "significant contract" then engagement will be in accordance with all statutory requirements, including those set out in the Local Government Act 2002 (LGA) and LGWSA.

8.8 Council will not usually consult on significant contracts or agreements when the matter, proposal or project that the proposed contract or agreement relates to has already been consulted on or approved through the Water Services Strategy, Water Services Delivery Plan, Long Term Plan, Annual Plan and it is deemed that there are no substantive changes from what has already been consulted on.

8.9 These criteria apply to any contracts or agreements (including contracts that impact or enable the delivery of water services) entered into by Grey District Council whilst it is a water services provider. The clause will cease to apply to contracts or agreements entered into for any water services that transfer to Coast Waters Limited which are effective from or after the date of transfer (anticipated to occur on 1 July 2027).

Strategic water services assets

8.10 Council's strategic water services assets are those defined under the LGWSA, including the group of assets identified in *Schedule 3*.

8.11 Council will, at a minimum, engage the community in accordance with the requirements set out in the LGWSA and/or LGA (as applicable) when considering transferring ownership or control of a strategic water services asset or receiving a transfer of ownership or control of a strategic water services asset.

~~8.~~9. Engagement with Iwi

8.1 Council recognises the Partnership/Rangapu Committee and Memorandum of Understanding with Te Rūnanga O Ngāti Waewae as a basis of engagement with Tangata Whenua within the district.

8.2 Council recognises that Maori as Tangata Whenua have a unique relationship with Council through the Treaty of Waitangi and supporting legislation.

8.3 Council will recognise Maori cultural values and consider Maori interests, particularly their relationship to land and water.

8.4 Council will establish and maintain processes to provide opportunities for Maori to be consulted and contribute to decision-making processes. In doing so, Council acknowledges that when engaging with Maori face to face meetings are preferred. Other tools such as Heads of Agreement, Memorandums of Understanding or other similar high-level agreements may also be considered.

~~9.~~10. When Will Council Not Engage?

9.1 There are times when it will not be appropriate to engage with the community on certain matters. Examples of this include where the Council:

- Is protecting the privacy and safety of individuals (as provided for in the Privacy Act 1993).
- Is maintaining confidentiality and/or commercial sensitivity to enable Council to carry out commercial activity or negotiations without prejudice (as provided for in the Local Government Official Information and Meetings Act 1987).
- Is acting with urgency in a crisis (for example, under the ~~Civil Defence Emergency Management Act 2002~~Emergency Management Act 2026).
- Already has clear direction on a strategy or plan and has already made up its mind about an issue and therefore does not have a sufficiently open mind to carry out meaningful engagement.

~~10.~~11. Delegations

10.1 Elected Members will retain all decision-making authority relating to the determination of the significance of issues, proposal and decisions and how we engage on those.

SCHEDULE 1 – Guide to Significance and Criteria

This table provides general guidance for applying the significance criteria.

Rating	Key Considerations	Examples	Engagement
High	• Affects a wide range of people • Has high public interest • Large consequences for the district or region • Large impact on the Council being able to perform its role • Highly difficult to reverse • Does not have a strong and logical flow from a prior decision	• Adopting or amending a significant bylaw, where there is high public interest • Adopting a policy that has wide community interest • A major change to Council user fees and charges that affects a wide range of outside of the Long Term Plan process • Long Term Plan Consultation Document • Sale or Disposal of a strategic asset • A major non-essential infrastructure project that has not previously been signalled through Long-Term or Annual Plan processes	If a matter is of high significance, Council must engage with the community under this policy. This will likely involve large scale publicity and promotion. There could be an informal engagement or discussion phase plus a formal phase of consultation. There is likely to be a need of consideration of different cultural styles and needs for engagement. Likely to include a range of events with online activities included in this. Refer to Schedule 2 – Community Engagement Guide, likely to include Inform, Consult, Involve and possibly Collaborate.
Moderate	• Affects sub-group of the community • Has moderate public interest • Moderate consequences for the district or region • Moderate impact on Council being able to performs its role • Moderately difficult to reverse • Flows from a prior decision but with some notable variations	• An amendment or adoption of a bylaw that will affect a sub-group or have moderate public interest • Adoption of a policy that has moderate community interest • A change to Council user fees and charges that affects a sub-group • Adoption of an Annual Plan	If a matter is of moderate significance, Council may decide on an appropriate level of engagement to the level of significance attached to the amendment, adoption, or change. It may involve targeted engagement with the affected audience, online engagement which may include a survey and social media. Information available through libraries and services centres. Promotion could be online, the local media or through the printed Council newsletter. Refer to Schedule 2 – Community Engagement Guide, likely to include Inform or Consult.
Low	• Affects individuals • Has very little public interest • Low consequences for the district or region • Low impact on Council being able to performs its role	• A minor amendment to a policy • Adoption of a policy that has low public interest and does not affect the wider community or a sub-group. • A moderate change in the way an activity operates • A minor investment A minor change to user fees and charges	If a matter is of low significance the Council can choose to not engage unless required by legislation, otherwise may choose to adopt some of the methods above. Refer to Schedule 2 – Community Engagement Guide, could include Inform if desired.

SCHEDULE 2 – Community Engagement Guide

The level to which the Council will engage will align with the significance of the decision to be made as per the scale provided in *Schedule 1*. It will not always be appropriate or practicable to conduct processes at the 'collaborate' or 'empower' end of the spectrum. Many minor issues will not warrant such an involved approach. Time and money may also limit what is possible on some occasions. In general, the more significant an issue, the greater the need for community engagement.

Level	Goal
Inform	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and or solutions.
Consult	To obtain public feedback on analysis, alternatives and or decisions.
Involve	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
Collaborate	To partner with the public in each aspect of the decision including the development of alternatives and identification of the preferred solution.
Empower	To place final decision making in the hands of the public.

There are many ways we engage with the community; Council may use a variety of engagement tools. The tools in the table below show some examples that Council may use, some of these tools may be used across the many levels of engagement.

Inform	Consult	Involve	Collaborate
Public Notices	Written submissions	Stakeholder workshops	Community/Stakeholder
Press Release	Public meetings	Seminars	Working groups
Advertisements	Public drop-in session	Exhibitions	Community advisory
Email	Social media	Open days	groups
Information flyers	Attendance at	Public drop-in sessions	Partnership forums
Radio advertising	community group		Citizens panels
Social media	meeting		
Website	Information stands		
Council agendas	(field days, community		
	markets etc)		
	Surveys		

SCHEDULE 3 – Strategic Assets

The following is a list of assets or group of assets that the Council needs to retain if it is to maintain its capacity to achieve or promote any outcome that it determines to be important to the current or future well-being of the community:

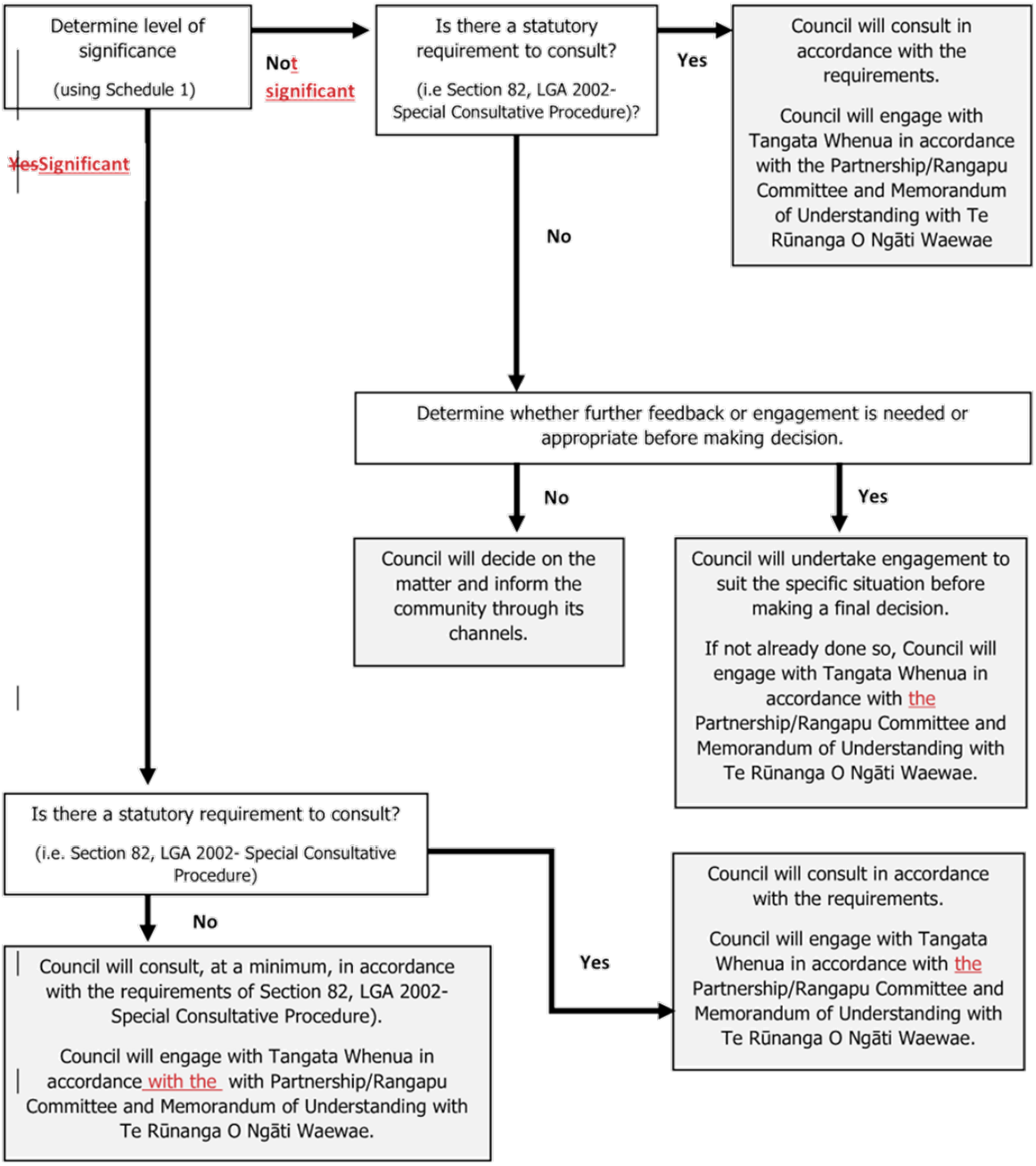
- Roading and traffic network, footpaths, streetlights and parking
- Council's housing portfolio
- Council's leasehold portfolio
- Water, treatment, storage, and reticulation network
- Wastewater reticulation and treatment facilities
- Stormwater network
- Reserves
- Public toilets
- Cemeteries
- Solid Waste
- Port
- Floodwalls
- Aerodrome
- Community facilities
- Council Administration Buildings

However, not all decisions made regarding these assets will be significant. For example, the road and traffic network is strategic, but the purchase or sale of small land parcels that make up the network may not amount to a significant decision.

SCHEDULE 4 – Relevant Legislation and References

- Local Government Act 2002
- Privacy Act 1993
- Local Government Official Information and Meetings Act 1987
- ~~Civil Defence Emergency Management Act 2002~~Emergency Management Act 2026
- Port Companies Act 1988
- Airport Authorities Act 1966
- Memorandum of understanding – Grey District Council and Te Rūnanga O Ngāti Waewae
- Grey District Branding and Style Guide 2015
- Local Government (Water Services) Act 2025

SCHEDULE 5 – Process to Determine how to Engage



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6 MISCELLANEOUS ITEMS

6.1 DOCUMENTS EXECUTED UNDER THE COMMON SEAL OF COUNCIL

File Number:

Report Author: Democracy Advisor

Report Authoriser: Chief Executive

Appendices: 1. Schedule A - Plan

1. PURPOSE

The following document has 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 this document.

2. OFFICER RECOMMENDATION

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

1. Memorandum of Agreement between Grey District Council and Simon James ALLEN for the sale of part of his land contained in Record of Title WS8C/113 to enable realignment of Woods Creek Track (schedule A as attached). The owner has agreed to sell the Required Land to Grey District Council on terms contained in the Agreement.

Confirmation of Statutory Compliance

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

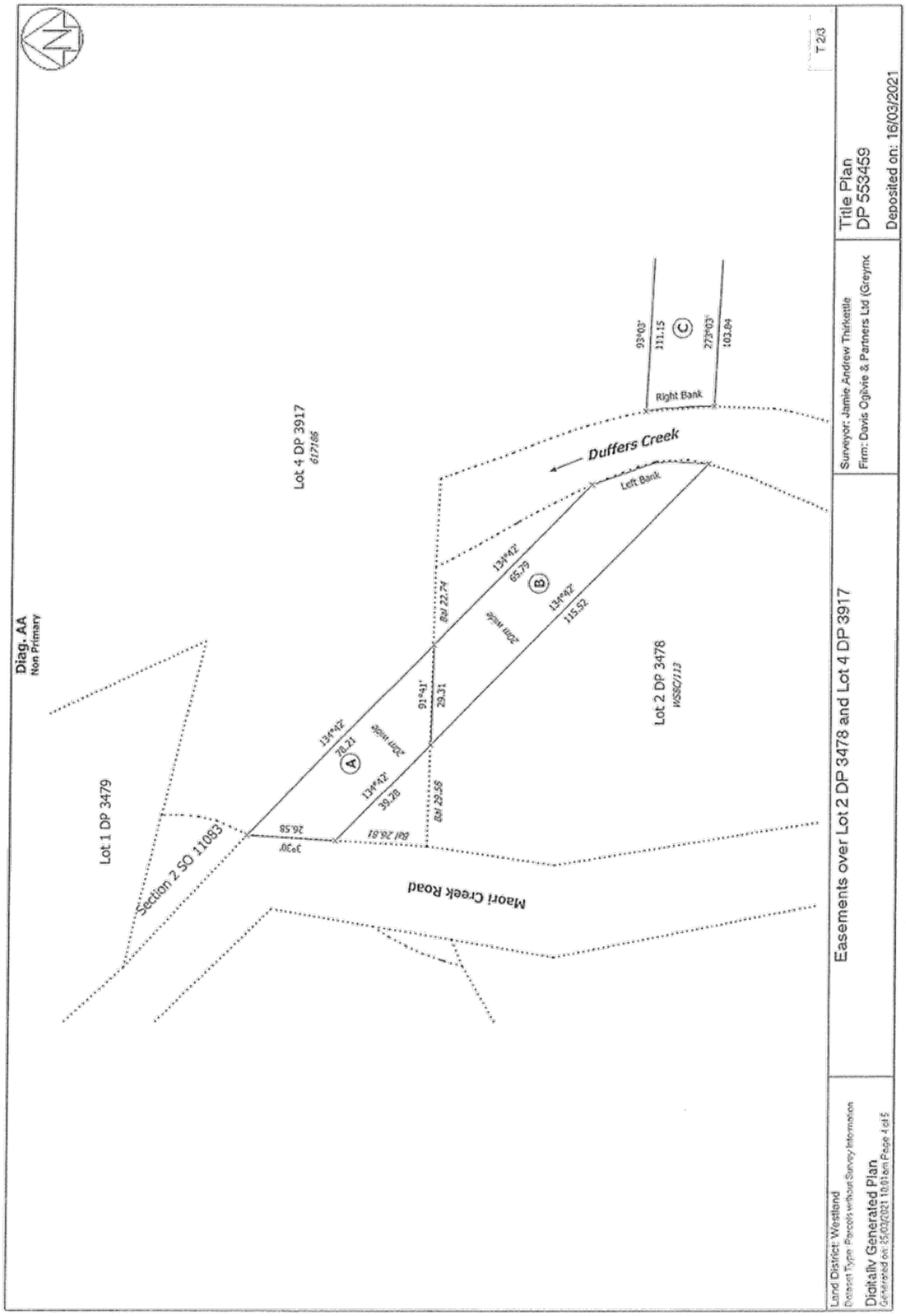
(a) This report contains:

(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.

Schedule A – Plan



7 REPORTS FROM OUTSIDE ORGANISATIONS

7.1 RECEIPT OF MINUTES FROM OUTSIDE ORGANISATIONS

File Number:

Report Author: Democracy Advisor

Report Authoriser: Chief Executive

Appendices:
1. Minutes of the Te Tai o Poutini Plan Committee Meeting held on 15 October 2026
2. Minutes of the Meeting of the Cobden Aromahana Sanctuary & Recreation Areas Inc held on 21 October 2026
3. Minutes of the West Coast Emergency Management Joint Committee Meeting held on 20 August 2026.

1. REPORT PURPOSE

1.1. To receive the minutes from Outside Organisations.

2. EXECUTIVE SUMMARY

2.1. Receipt of minutes.

3. OFFICER RECOMMENDATION

"that

The Minutes of the following outside organisation be received:

1. Minutes of the Te Tai o Poutini Plan Committee Meeting held on 15 October 2026.
2. Minutes of the Cobden Aromahana Sanctuary and Recreation Areas Inc meeting held on 21 October 2026.
3. Minutes of the West Coast Emergency Management Joint Committee Meeting held on 20 August 2026.

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.

Te Tai o Poutini PLAN
A combined district plan for the West Coast

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ONLINE 15 OCTOBER 2026

Present

Mayor H. Lash (WDC), Cr. A. Gibson (GDC), Chair C. Smith (WCRC) R. Williams (Chairman), Cr. G. Maitland (WDC), Kaiwhakahaere Tumahai (Ngāti Waewae), Cr. P. Rutherford (BDC alternate), Cr. L. Webb (BDC), Cr. A. Cassin (WCRC), Cr. J. O'Connor (GDC alternate)

In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), Armstrong (TTPP Project Manager), Simon Bastion (BDC), Doug Bray (WCRC), Chu Zhao (WCRC), J), Michael McEnaney (GDC), Lois Easton (TTPP), Olivia Anderson (WDC), Alice Balme (Wynn Williams)

Welcome

Chair Williams welcomed attendees

Apologies

Mayor Russell (BDC), Kaiwhakahaere Madgwick (Makaawhio), Mayor Gibson (GDC)

Moved (Chair Williams/Cr. Gibson)

That the apologies be accepted *Carried*

Chair Williams acknowledged the passing of Graeme Neylon to Cr. Webb.

The Chair explained that discussion on the final agenda paper "Implications of 2026 Resource Management Reform" would be undertaken in a public excluded session to maintain legal professional privilege.

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 24 September 2026

Moved (Cr. Maitland/ Cr. Cassin)

That the minutes of the meeting held 24 September 2026 are confirmed.

Carried

Matters arising from previous meetings

None raised.

Report – Variation 3

Ms Easton explained that some matters expected to form part of Variation 3 have been mediated on, and consent orders from the Environment Court are expected which could resolve these matters. She explained that resolving these matters through the current appeals process would be faster than including them in Variation 3. An update will be brought to the next meeting.

Moved (Mayor Lash/Cr. Webb)

1. *That the Committee receive the report.*

Carried

Update – Appeals Mediation and Hearings Process

Mrs Armstrong reported that the Positions Subcommittee met for the last time on 24 September to set positions on the final two topics, Landscapes and Zones.

Ms Balme then explained the mediation processes currently underway including mediation meetings and direct discussions with parties which can result in resolution of appeals points between appellants/parties and TTPP Committee, withdrawal of appeals by the appellant or unresolved points being set down for hearing or for further direct discussion where parties are amenable.

Mrs Armstrong commented that the majority of appeal points at the last set of mediat i ons have been resolved, and that these changes have been made to the online Plan, reducing t i me and costs for staff and Plan users.

Ms Balme said that consent orders for Noise and the Introduct i on and General Provisions topics had just been issued by the Court. Mayor Lash and Councillor Gibson expressed ongoing concerns about rules relat i ng to the rail corridor and wondered if they had missed the opportunity to make some changes now the consent order has been made.

Ms Easton explained that the mediat i ons and result i ng consent orders are only for mat t ers raised in appeals, and that TTPP Commit t ee could decide to make changes through the plan change process.

Chair Williams asked that the next update ident i fy topics where the process is concluded, and what steps are being taken after mediat i on on topics not fully resolved.

Moved (Kw. Tumahai/Chair Smith)

1. *That the Commit t ee receive this item.*

Carried

Report – Current and Projected Costs

Chair Williams welcomed Mat t Smith, WCRC General Manager Regulatory and Policy, to the meet i ng.

Mr Smith reported on the current expenditure for TTPP and explained that projected costs for the mediat i on process of $220,000 per month are based on the costs incurred for the process over the first two months of the 2027 financial year.

Mr Smith said that the total expenditure through to the end of the hearing of appeals is est i mated at $12.12M plus the cost of interest on the loan.

The loan is est i mated to reach approximately $7.57M, and the interest on this amount is est i mated to cost around $3M over 15 years. The total expenditure and interest is est i mated to be approximately $15.12 million.

Chair Williams thanked Mr Smith for an excellent report.

Cr. Gibson said that costs had snowballed and had become unaffordable. Chair Williams responded that this was the first est i mate of forecast costs received in eight years and he did not know where the urban myth of a $5 million had arisen. He said that TTPP Commit t ee had approved every budget, financial report and expenditure request over that t i me, and felt that

costs had been extremely carefully controlled. Chair Williams concluded that the costs are entirely the outcome of the planning process.

Cr. Maitland suggested the benefits of this expenditure were minimal, but Cr Rutherford said that no one should be surprised as required processes like TTPP all come with this level of cost.

Chair Smith understood the comments of Cr.s Maitland and Gibson, but concurred with Cr. Rutherford and Chair Williams, saying this is a legal obligation, and the process must be followed through to its conclusion. He acknowledged that it is extremely difficult to accurately estimate costs in these processes.

Mayor Lash thought everyone was right, Committee members are concerned about the cost implications, but you can't turn the clock back, and must find the path forward to mitigate costs.

Cr Cassin agreed it was unfortunate that an unfounded budget had been reported in the media, and that it is hard to measure the cost/benefit against a required process which has a legal imperative.

Kw. Tumahai remembered that the $5M arose from a discussion about applying for additional funding from Development West Coast. This was never set as a total budget for the project. Kw. Tumahai thanked Mr Smith for the report and said the explanation about loan interest was useful and gave him some comfort. He felt the best thing for TTPP Committee to do now is to lobby parliament to be abe to transfer TTPP into the new planning regime.

Chair Smith agreed, saying they must advocate and be diligent to maximise the ability and capacity to move TTPP, and to benefit from all the work done to date.

Mr Lew said that every council has similar concerns and he sympathises with the costs needing to be borne by a small community. The root issue is the process that must be followed.

Cr. Maitland agreed about the cost disparity for a small ratepayer base and suggested seeking Central Government funding support.

Chair Williams concluded the discussion by saying this is the creation of an asset on which a loan could be funded over the lifetime of the Plan.

Moved (Chair Williams/Kw. Tumahai)

1. *That the Committee receive the report.*
2. *That the Committee note the projected total TTPP expenditure of $12.12 million and projected loan funding of approximately $7.57 million.*

3. *That the Commit t ee note the est i mated addit i onal financing cost of approximately $3 million over a 15-year repayment period, result i ng in an est i mated total cost of approximately $15.12 million.*

Carried

Financial Report to 31 August 2026

Chair Williams recommended the report be taken as read if there were no quest i ons. None were received.

Moved (Cr. Webb/Cr. O'Connor)

1. *That the Commit t ee receive the report.*

Carried

Not i ce of Mot i on to Exclude the Public

A mot i on to exclude the public was presented

Moved (Chair Williams/Kw. Tumahai)

That the public is excluded from discussion on the Technical Update – Implicat i ons of 2026 Resource Management Reform, to enable the TTPP Commit t ee receive and consider confident i al legal advice which may result in the disclosure of informat i on where withholding the informat i on is necessary to maintain legal professional privilege.

Carried

The meet i ng returned to a public forum at 2.40pm

Moved (Chair Smith/Cr. Rutherford)

1. *That the Commit t ee receive the report Implicat i ons of 2026 Resource Management Reform*

Carried

Chair Williams thanked everyone for their at t endance.

Meet i ng ended at 2.41pm.

held at the Cobden Anglican Church 47 Richmond St Cobden, held on 21 October 2026 starting at 5:30 PM.

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

Apologies: Michelle de Vries.

Confirmation of the minutes of the previous meeting 22 July 2026: These were confirmed (Ailsa/Denis).

Matters arising: (a) The seats are in the process of being made by the Men's Shed.. (b) Pub Charity has given a grant of $3600 to the Society to pay for the cost of the seats and to install them, after the concrete foundations are laid by Council. (c) A trial using crusher dust for the surface of the paths by using a section of the central track has been completed. One cubic metre was used for 40 m of this track, in order to derive an estimate of the total volume required for application on all of the gravel paths. That trial has shown that the surface is both easier to walk on and durable. .

Correspondence: Rob has received correspondence from the Men's shed pertaining to the quote for building the seats.

Financial: Spending since the last meeting was on a handle for a planting spade $42 (including freight) and a donation of $150 was given to the Cobden Community Group for a raffle. Also half of the Pub charity grant has been paid to the Men's shed ($1800) for the seats. The remaining 50% will be paid once the seats are built and put in place.. The Society's closing balance is $10930.40.

Predator control: Denis said he has caught 20 rats since the last meeting. Some traps have been deliberately set off during the second week of the school holidays. Total catch 1111 rats and 121 mustelids since the Society started trapping in March 2013.

Weed control: Earlier in October 215 carpet squares were laid around young plants with a total of at least 500 in place now to protect them from weeds. A further 190 squares are ready for placement, which will be done before the end of the month. This should cut down the amount of hand weeding and spraying in the future. More houselots of carpet have been promised, thanks to Peter Anderson from Harrison Carpets.

A further area facing the lagoon will be sprayed in preparation for planting.

Planting: Plants continue to be stolen which is disappointing. However, Daniel has finished planting in one of the triangles. He has also replaced hebes that have been stolen. More Coprosma "black cloud" will be planted. Also planning to plant more flax in a recently sprayed triangle. Daniel has almost completed propagation of the cohort of plants for next autumn. Preparation for planting an area facing the lagoon by spraying will be done on a calm day. Daniel has also sprayed all the paths.

Bird counts: The next bird survey will be in November.

Other business: The next working bee on 7 November, will be hand weeding around the area facing the sea.

The next meeting is 20 January 2027.

Meeting ended at 6:06 pm

Joint Committee

West Coast Emergency Management

Meeting Time: 9.30am – 11 am Monday, 20 August 2026
Location: Grey District Council Chambers

Present	Mayor H. Lash (Chair - West Coast Emergency Management Joint Committee, Mayor, Westland District Council) Councillor C. Smith (Chair, West Coast Regional Council) T. Gibson (Mayor, Grey District Council) F. Tumahai (Kaiwhakahaere Te Rūnanga o Ngāti Waewae)
In Attendance	B. Phillips (Chief Executive – Westland District Council) S. Pickford (Chief Executive - Buller District Council) D. Lew (Chief Executive – West Coast Regional Council) J. Soderlund (Chief Executive - Grey District Council) C. Brown (Regional Manager - West Coast Emergency Management) C. Fleming (Emergency Management Officer Readiness and Response - West Coast Emergency Management) J. Field (Group Manager, Office of the Chief Executive – West Coast Regional Council) Councillor C. Coll West Coast Regional Council (Online) M. Gillooly (NEMA) J. Cleine (West Coast Emergency Management) *For General Business* N. Kavindya (Administrative support Officer– West Coast Regional Council)
Media	Vihan Dalal (Local Democracy Reporter)
Apologies	C. Russell (Mayor, Buller District Council)

1. Welcome & Apologies

The Chair welcomed members, officers, guests from NEMA, and attendees joining online.
Apologies were received from C. Russell.
P. Madgwick (Kaiwhakahaere Te Rūnanga o Makaawhio)(noted as potentially arriving late).
Moved (Gibson / Smith) that apologies area accepted.
Carried

WEST COAST EMERGENCY MANAGEMENT COMMITTEE

2. Confirmation of Minutes

The Chair invited comments on the minutes of the meeting held on 18 May 2026. No matters arising were raised.

Moved (Gibson / Smith) that the minutes of the West Coast Emergency Management Joint Committee meeting held on 18 May 2026 are a true and correct record.

Carried.

3. Coordinating Executives Group (CEG) Report

S. Pickford provided a verbal update on CEG activities since the previous meeting, noting:

- CEG attendance was strong, with good representation across member agencies despite current workload pressures.
- A workshop is planned for September 2026 to consider emergency management funding across the region, including territorial authority contributions and the financial implications of the Emergency Management Bill for Long-term Plans.
- Development of detailed project plans for the 2026/27 work programme has progressed more slowly than anticipated. Agencies committed to helping remove barriers, and a full update will be provided at the November meeting.
- CEG discussed the Franz Josef / Waiho River flooding hazard and agencies' willingness to support the work.
- Exercise Whakatahi, a desktop exercise testing the Westport Evacuation Plan, involved approximately 40 participants from councils, NEMA and partner agencies. It reinforced the importance of inter-agency and community participation and identified areas for improvement.
- Preparations are continuing for the South Island Emergency Management Conference on 30 September and 1 October 2026.

Moved (Gibson/ Smith) *that the West Coast Emergency Management Joint Committee receive the Co-ordinating Executives Group Report.*

Carried.

WEST COAST EMERGENCY MANAGEMENT COMMITTEE

4. Franz Josef / Waiho River Flooding Hazard - Response to NEMA

C. Brown presented the proposed position statement responding to correspondence received in April 2026 from J. Price, Deputy Chief Executive Emergency Management and Director of NEMA, concerning the Franz Josef / Waiho River flood risk.

The position statement seeks NEMA support to:

- exercise current evacuation and response arrangements so they remain effective and continue to build community resilience;
- inform the Joint Committee's responsibilities and role in long-term adaptation planning alongside councils and central government; and
- advocate across local and central government to support Westland District Council with master adaptation planning.

Discussion focused on the need to communicate both the flood-risk position and the evacuation arrangements clearly and collaboratively with the Franz Josef community. The Committee distinguished between the evacuation plan, which is being exercised and refined, and the broader position statement concerning long-term risk and adaptation.

It was agreed that Westland District Council should lead community engagement, supported by West Coast Emergency Management and the Regional Council. The Chair offered to help coordinate engagement at a suitable time. Members also noted that an event during peak visitor season could quickly escalate from a local to a regional emergency.

Moved (Gibson / Russell) Endorse the 'Franz Josef – Waiho River Flooding Hazard Position Statement' attached as this Committees response to the request from the Deputy Chief Executive of NEMA in April 2026.

Carried.

5. WCEM Group Office Regional Manager Update

C. Brown presented the Regional Manager's Report.

The Committee noted:

- The quarter had been relatively quiet operationally, with activity associated with the 16 July earthquake in the south and severe wind events affecting South Westland in early July.
- Royal Assent for the Emergency Management Bill was anticipated shortly. Its implications will be considered further at the September CEG workshop.
- The Group Work Plan is being prepared for submission to the Minister for Emergency Management. The Joint Committee Chair and Regional Manager will prepare a covering letter.
- A shared planning session will be arranged for councils to consider emergency management provisions in their respective Long-term Plans.

- Two NEMA Resilience Fund applications were successful: an update of the West Coast Fuel Plan and further business continuity planning work.
- Development of a regional common operating picture is underway, with a prototype expected to be available for testing later in 2026.
- Close-out of the Resilient Westport programme is continuing. The Westport Network was launched on 23 July and received strong support from the local business community.
- There is currently no equivalent funding package for Franz Josef. The position statement requests NEMA assistance to identify possible central government funding avenues.

Moved (Smith / Gibson) *that the West Coast Emergency Management Joint Committee receive the Regional Manager's Report and a letter of thanks be sent from the Joint Committee Chair to NEMA acknowledging the two successful West Coast Resilience Fund Applications.*

Carried.

6. National Emergency Management Agency (NEMA) Update

M. Gillooly presented the NEMA update on behalf of S. O'Halloran.

- The Committee noted that Royal Assent for the Emergency Management Bill remained anticipated within the current parliamentary term and that work on NEMA priorities was continuing.
- In response to a question about the national warning system, it was advised that upgrading the system is a priority and one of three funded business cases under the MSOS programme. Approximately five working groups are being established across data policy and platform work, with local government participation. Council chief executives can expect correspondence seeking their support.
- The Committee discussed the importance of understanding how the national warning system would operate for the West Coast, where different emergencies may occur simultaneously. C. Brown noted that NEMA had recently held two days of workshops on the West Coast covering the MSOS programme, including the common operating picture, with representatives from each territorial authority participating.

Moved (Gibson / Smith) *that the Committee receive the NEMA Update.*

Carried.

13. General Business

No other matters were raised.

WEST COAST EMERGENCY MANAGEMENT COMMITTEE

14. Meeting Close

Meeting closed at 10.17am.

Next meeting: 19 November 2026 – Buller 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 items 8.1 – 8.11

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 27 OCTOBER 2026	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
8.2 - CONFIRMATION OF IN COMMITTEE MINUTES OF EXTRAORDINARY COUNCIL MEETING HELD ON 29 OCTOBER 2026	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	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

	otherwise to damage the public interest	
8.3 - CONFIRMATION OF IN COMMITTEE MINUTES OF EXTRAORDINARY COUNCIL MEETING HELD ON 6 NOVEMBER 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 s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.4 - RECEIPT OF IN COMMITTEE MINUTES OF THE RISK AND ASSURANCE SUB-COMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 23 OCTOBER 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
8.5 - RECEIPT OF IN COMMITTEE MINUTES OF THE EXTRAORDINARY MEMBERS CODE OF CONDUCT COMMITTEE HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 4 NOVEMBER 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
8.6 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 29 OCTOBER 2026	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for

	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	withholding would exist under section 6 or section 7
8.7 - RECEIPT OF IN COMMITTEE MINUTES OF THE TENDERS SUBCOMMITTEE MEETING HELD UNDER DELEGATED AUTHORITY FOR INFORMATION OF COUNCIL HELD 12 NOVEMBER 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
8.8 - 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
8.9 - THE OLD HARBOUR BOARD BUILDING, 30 GRESSON STREET - PROPERTY AVAILABLE FOR DISPOSAL	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person	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

	has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
8.10 - OLD LIBRARY BUILDING - 22 ALBERT STREET - EXPRESSIONS OF INTEREST	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 (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
8.11 - CHIEF EXECUTIVE PERFORMANCE ASSESSMENT AND SETTING OF KPI'S	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	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

	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	

9 COUNCIL RESUME IN OPEN MEETING

CLOSURE OR RATIFICATION OF DECISIONS IN OPEN MEETING