Grey District Council Draft Long Term Plan 2025-2034

CONSULTATION DOCUMENT

PLAN TO DELIVER & DELIVER TO PLAN

www.haveyoursay.greydc.govt.nz/ltp

Footpaths

Preston Road wastewater treatment station

History House Museum building

Harbour Board building

Preston Road dog pound

WHAT'S INSIDE?

- **Addressing significant deferred renewals (three waters)**
- **Upgrades to water and wastewater treatment plants**
- **Proposal to input rates to footpath and cycleways maintenance and renewal programme due to reduced NZTA funding**
- **New dog pound in year 6**
- **Proposal to sell Harbour Board & History House Museum buildings**

...and more

IT'S ABOUT YOU!

The Long Term Plan process is about making sure Council is travelling in the direction you want – we are here to serve our community and to do that, we need your input. Our focus this Long Term Plan is planning what we need to deliver and putting in place a plan to deliver it.

Thank you for taking the time to read this document. We hope you consider the issues we're facing and provide your ideas on the way forward.

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From the Mayor and Chief Executive

The last five years have been a very trying time for our district and for Aotearoa New Zealand. Through a pandemic, lockdowns, a cost of living crisis and then an economic recession, we, as a Council, are keenly aware of the difficulties facing many in our district.

Despite a myriad of challenges, Grey continues to rise above. We are incredibly fortunate to have the very best nature has to offer right on our doorstep and communities that care, rally together and support each other. We have a tradition of being practical, honest and generous.

Council have had a busy few years since the last long term plan was developed in 2021 and in this document you can find out progress on the key issues we consulted on last time and a list of some of the projects our hard working staff and councillors have been a part of.

The Draft Grey District Council Long Term Plan 2025-2034 is Council's commitment to you, our community. It pulls together a plan of what we will deliver and how we will deliver it. This plan is about facing the delivery barriers we've had in the past, providing stability and putting in place the resources we need to achieve our goals. This will include making sure we have the right resources available (staff, contractors, materials), the correct funding and proper prioritisation of those services, projects and activities that our community need, want and will make their daily lives better and achieve our vision of being a thriving, resilient and connected Grey District.

The introduction of "Local Water Done Well", the new government policy aimed at improving the management and quality of drinking water, wastewater, and stormwater services, means three waters delivery is an issue still at the forefront of Local Government. There still a high level of uncertainty around how this will play out within the Grey District. Our LTP reflects a model where these services remain within Council as a service, which with the information to hand at the time the plan was prepared, was believed to be the best option for the district.

There are two key issues we are consulting on in our Draft Plan. These are:

1. Our funding from Waka Kotaha New Zealand Transport Agency for our subsidised footpath and cycleways maintenance and renewals programme is less than previous years - to maintain the existing programme and level of service, Council is proposing to input $250,000 of rate funding to the activity.
2. The future of the Harbour Board and History House Museum buildings. These buildings are earthquake prone and no longer required for Council business, so Council is proposing to sell them so others may take advantage of opportunities the buildings may provide.

The draft LTP has a rates increase of 13.7% in year one of the plan which will enable council to meet key projects and start catching up on deferred renewals. Refer to the remainder of the document and draft plan for more details on rates increases year on year and Council's key projects.

Please read this Consultation Document and our full Draft Long Term Plan 2025-2034 and tell us your thoughts. There are some hard choices Council has had to make and we have to balance the must-haves with the nice-to-haves with the willingness and ability of our community to pay. We'd like to think we have it right, but the reason we have consultation is to get your views so that this a plan developed by Council and the community together. We look forward to hearing from you.

Tania Gibson
Mayor

Joanne Soderlund
Chief Executive

Key dates

CONSULTATION PERIOD

1 May – 31 May 2025

COUNCIL CONSIDERS SUBMISSIONS

11 & 12 June 2025

COUNCIL ADOPTS FINAL PLAN

30 June 2025

LONG TERM PLAN STARTS

1 July 2025

Have your say

Anyone can make a submission or provide feedback on our draft Long Term Plan (LTP). Join the conversation by giving us your feedback in a number of ways:

ONLINE

www.haveyoursay.greydc.govt.nz/ltp

PAPER FORM

Complete the submission form and drop it in to us at:

- Grey District Council offices, 105 Tainui St, Greymouth
- Westland Recreation Centre, High St, Greymouth
- Grey District Library, Albert St, Greymouth
- Complete a form at an in-person session and hand it to staff

EMAIL

Complete the submission form, scan it and email it back to submissions@greydc.govt.nz

Or just email submissions@greydc.govt.nz with your thoughts and feedback.

IN PERSON

During the consultation period, councillors and Council staff will be visiting events and locations through the district to discuss the proposals in the draft LTP. Some confirmed events are below.

TUESDAY 6 MAY 2025
1.30pm-3.30pm
St Johns Rooms, Waterwalk Road
Combined afternoon tea to talk about the Grey District Council Draft LTP, Civil Defence & Energy Efficiency Conservation Authority (EECA)
Some refreshments provided

Wednesday 7 MAY 2025
12noon-1.30pm
Outside the Grey District Library, Albert Mall
Sausage Sizzle

THURSDAY 8 MAY 2025
12noon – 1.30pm
Town Square/Left Bank Art Gallery Pop-Up Session
Some refreshments provided

MONDAY 26 MAY TO FRIDAY 30 MAY 2025
Roving caravan pop-ups
Watch our Facebook and Have Your Say Grey pages for details or book us to come to you! Contact Council on 03 769 8600.

Details of community engagement events can be found on our Have Your Say Grey page (see link below). We will also be posting a full schedule and daily updates on our Facebook and Instagram accounts.

If you need further assistance in completing a submission, please call us on 03 769 8600.

www.haveyoursay.greydc.govt.nz/ltp

Vision and outcomes

A THRIVING, CONNECTED AND RESILIENT GREY DISTRICT.

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 avaiable to the community that meets or exceeds all avaiable health and quality standards.
- A sustainable response to our land and natural features and resources.
- A commitment to providing green spaces and places throughout the Central Business District and beyond.
- A commitment to our future generations and their wellbeing.

Bold, Practical, Resilient & Strategic

What is a Long Term Plan?

Our Long Term Plan (LTP) is typically every three years and sets out the outcomes we want to achieve for the Grey District over the next ten years and the projects and activities that will help us get there. It also shows how these activities will be funded and what this means for your rates. In the years in between LTPs, we develop an Annual Plan for you to have your say on.

Last year, Council opted to defer its Long Term Plan in preference for an Enhanced Annual Plan 2024/2025 after the Government gave local authorities the flexibility to do so amid uncertainties around the future of Three Waters service delivery and funding.

Therefore, our Long Term Plan 2025-2034 is for a period of nine years, rather than the usual ten.

The Grey District Council Draft Long Term Plan 2025-2034

The Grey District Council Draft Long Term Plan 2025-2034 (known as LTP or Plan) lays out what we plan on doing over the next nine years and how we will deliver it. This includes how the services, activities and projects we prioritise as being the most important will be paid for and the outcomes we are wanting to achieve. The LTP is our commitment to the Grey District to deliver infrastructure, services and projects to our community in line with our vision of being thriving, connected and resilient, while at the same time using ratepayers money responsibly and getting the best value we can.

Funding and financial management is a big part of Council and in the Draft LTP you can find full details on Council's financial management, including the different funding streams that Council gets its money from and how each activity and project will be paid for. We also include information on what your rates will be next year as well as what the increases are forecast to be over the life of the Draft LTP.

This Consultation Document provides a summary of the challenges, key issues and proposed changes, including rates. For more in depth information, we recommend you read the full Draft Grey District Council Long Term Plan 2025-2034.

This is your opportunity to share your views with us. We want to hear what proposals you support, as well as what you think we should do differently. We welcome your comments on other areas you think Council should focus on, any initiatives you'd like us to support and how these might be funded.

HAVE YOUR SAY BY 5PM SATURDAY 31 MAY 2025

Progress since our last Long Term Plan

Council have had a busy four years since the last LTP (2021-2031). There have been leadership changes, a new Council sworn in during 2022 and economic constraints post Covid. Here's a summary of what we have been up to.

KEY ISSUES

In the 2021-2031 LTP we consulted with our community on the following four key issues:

SPRING CREEK POOL

The Spring Creek Pool was successfully handed over to the Runanga community in 2021 and is now a bustling activity hub for the community. This was made possible by generous corporate sponsorship and commitment and dedication by those now running the fantastic aquatic facility.

RUNANGA SERVICE CENTRE AND LIBRARY

The Runanga Service Centre and Library building and service were decommissioned in July 2021. Some of the services previously provided in the Runanga Service Centre have been picked up by local organisations/businesses to enable continuation of the service to the local community, such as the library and postal services. The building itself is now managed by the community and is operating as a community hub for people to get together for crafts, classes, health visits and more.

NEW LIBRARY

As funding became available through other sources on a 'use now or miss out' basis, Council moved construction of the new library from year 5 of the 2021-2031 Long Term Plan forward to commence in 2024. The new facility is currently under construction and includes ground floor retail space and a new café and is due to be completed early 2026.

New library building construction

KERBSIDE COLLECTION EXTENSION

Council extended kerbside refuse and recycling collection to all of the Grey District in 2022, adding over 2,000 more households in the District kerbside collection programme. Crates for the recycling of glass were introduced to the greater Greymouth area in 2021, with the remainder of the service rolled out with the wheelie bins in 2022.

OTHER PROJECTS

Other work undertaken and highlights from the past four years include:

BRIDGE RENEWALS Rough River, Moonlight and William Stewart	**KOTARE DOMAIN UPGRADES** Working with the Runanga community
SLIPWAY BUILDING, PORT	**CAFÉ AT WESTLAND RECREATION CENTRE** In partnership with Honey Café, Kumara Junction
KERBSIDE WASTE AUDIT	**2 X NEW WATER RESERVOIRS** Arnott Heights and Tasman Views
WATERMAIN RENEWAL, COBDEN To ensure transmission security to Cobden and the planned Cobden reservoir	**GREYMOUTH CBD STORM WATER NETWORK – CURRENT SYSTEM CAPACITY** Ongoing detailed investigation
STORMWATER UPGRADE, TASMAN STREET	**PIPING OF OPEN DRAIN ON MARSDEN ROAD**
PLANNING FOR NEW PRESTON ROAD WASTEWATER UV TREATMENT PLANT	**CBD BEAUTIFICATION** Including new entrance signs, plantings and a mural
ADDITIONAL WATER ABSTRACTION BORE Coal Creek water treatment plant	**IMPLEMENTATION OF SNAP SEND SOLVE!** Enabling the community to report issues to Council via an app
PUBLIC TOILETS Upgrade at Mitchells toilet (including amenities) and replacement of Anzac Park toilets	**MINOR BRIDGE UPGRADES** Omotumotu Bush Track bridge upgrade, Clear Creek bridge replacement and Point Elizabeth walkway bridge replacement
RETIREMENT HOUSING UPGRADES Reroofing, fencing, gardening, sealing	**CELL 3B, McLEANS LANDFILL**

Arnott Heights water reservoir

Inside the slipway

Challenges we're facing

Our community is passionate about the lifestyle, relaxed attitude and beautiful environment the Grey District provides – it's what makes living here so great. In the last Resident Satisfaction Survey, there was a mixture of praise for what has been done so far and desire for our key infrastructure to be maintained. Here are some of the comments we received.

I think the town is looking wonderful and it's a reflection of the work being done and I would like to thank them for their efforts.

I would like the stormwater and flooding issue resolved in my area.

Really excited for the library.

I think they try to do their best with the resources available, I like the efforts made to make our CBD more inviting but unfortunately there's still a long way to go to make it a desirable place to go to. Still love living here though.

It is a great town to live in. Green and beautiful open spaces for kids and family outings. Public toilets are clean and available when needed.

It would be really nice to see the local playground & Dixon Park freshened up.

Greymouth CBD fairy lights

However, Council is facing similar cost pressures to many households across New Zealand. Inflation means the same services cost more to provide. So even though rates increases were higher in recent years than previous, we have not been able to do as much as we would have liked.

It's time to refocus, reprioritise and put in place a plan that delivers the right services to the community in a cost effective way, now and into the future. Alongside that, we need to also put in place the proper resourcing and money to deliver on our promises.

RATES AFFORDABILITY & POPULATION

Council knows there are cost pressures faced by its community, which have been made more difficult by the wider economy challenges and current environment. Grey District also has an older population compared to the national average and lower average household income, which means that Council needs to ensure that we collect only the rates we need to carry out the projects and services necessary to support and enrich the community.

INCOME	The average household income in the Grey District is $121,249 (as at 2024), which is lower than the New Zealand average of $132,538[1].
POPULATION GROWTH	Population growth in the Grey District has tracked with the rest of Aotearoa, with a 1.2% growth per annum to the year to June 2024.
AGE	Our communities are disproportionately older than the rest of the country, with 21.6% of our population aged 65 years or older (the proportion in New Zealand is 16.7%). The median age in the Grey District is 44.9 years at the 2023 Census, younger than the wider West Coast Region (48.1 years) but older than the New Zealand average of 38.1 years.

We're not expecting our population to grow significantly over the next nine years nor a marked increase in average household income, so Council is keenly aware that any increase in the cost to deliver services must necessarily be met by a static rating base.

INFLATION & INCREASED COSTS

Like households, Council has faced increased costs due to rising inflation and post Covid financial pressures. We forecast 9.1% inflation over the first three years of the last LTP – this was actually closer to 17% for the period. The impact of this means Council's costs were higher than forecast, a similar situation many Councils and households across New Zealand faced and continue to face.

Essentially what this means is that it costs Council more money to provide the same level of service and it costs more money to undertake projects (to do things).

Examples of costs to Council for services it uses which have seen significant increases between the last LTP and this one include:

- Insurance and auditing.
- Electricity costs have risen by 44%.
- Contracts for service, e.g. our solid waste management contract costs have increased by 41.5%.

All of these costs increases have contributed towards the proposed rates increase for 2025/2026. Further information on the proposed rates increase can be found on page 39 of this document.

[1] https://rep.infometrics.co.nz/grey-district/income-and-housing/household-income

INFRASTRUCTURE RENEWALS BACKLOG

Continued strain on our older network infrastructure has seen increased breakdowns, the consequence of which has meant that planned investment in addressing our backlog of renewals had to be redirected for urgent repairs to keep the water flowing and roads usable. A big focus of Council in this draft Plan is dedicating sufficient funds and resources to keep the renewal programme moving forward.

BACK TO BASICS

The government has set clear expectations for local Councils to deliver projects and services that are essential, rather than investing in 'nice to have' projects. We have been dedicated to this approach for a number of years now and so this document, and our draft Plan, is very much focussed on what we can deliver without the need to increase rates above those absolutely required.

CHANGES IN CENTRAL GOVERNMENT

The National Government has introduced a raft of changes to Local Government in the last 12 months, including significant changes to how services and projects are to be managed/funded.

THREE WATERS DELIVERY

Water Services delivery

The Government has introduced its Local Water Done Well (LWDW) policy replacing the previous government's Three Waters / Affordable Waters reform programme.

LWDW aims to:

- address how waters infrastructure across New Zealand is funded and delivered in a financially sustainable manner
- introduce a new regulatory regime for water services delivery, which sets out increased environmental, economic and human health standards and regulations
- support a sustainable workforce that is able to deliver on the forward investment programme and governance requirements.

Under the LWDW legislation, all councils need to develop water services delivery plans by September 2025. These plans must provide a current and long-term assessment of councils' water infrastructure, outline the investment required in water services to deliver on projected population growth and development needs, and how councils plan to finance and deliver these plans through their preferred water services delivery model. All councils need to specifically consider their water services delivery models, and consult on options, before outlining this in the final water service delivery plans.

We have progressed significant work in this space, obtaining expert advice and undertaking the due diligence we think is required to understand our options for water services delivery, and what is required to satisfy the requirements for a water services delivery plan.

That work identified two credible options:

- Multi Council Controlled Organisation; and
- In House Business Unit

Consultation on the future water services delivery model is being undertaken under the Local Government (Water Services Preliminary Arrangements) Act 2024 (PA Act). The chosen water services delivery model will inform the development of the water services delivery plan, but we are not required to consult on the plan itself.

Because no final decisions have been made on the future delivery of water services, and we are yet to hear from our community on the separate water delivery model consultation, our Long Term Plan has been prepared on the basis of our existing water services arrangements and includes costs for the full nine years of the long-term plan. The Council's decision following its separate consultation could result in significant changes to the long-term plan.

We will continue to update you as Council progresses its proposals and decisions are made. In the meantime, we encourage you to have your say on our proposal for the future delivery of Grey's water services once we go out to consultation on our future delivery options.

LAND TRANSPORT FUNDING

Council's funding from Waka Kotahi New Zealand Transport Agency under the 2024-2027 National Land Transport Programme (NLTP) was approved at a level less than requested but greater than the last triennium. However, the change in government also bought a change in strategic direction and national funding priorities and therefore the areas the funding has been allocated to has changed significantly from previous years, which means Council needs to look at what it can provide within the available funding.

Some particular areas of note where this funding has impacted on the services to be delivered in our draft plan are:

- Footpath and cycleways maintenance and renewals – the amount provided is less the last funding round so Council is proposing to input $250,000 per annum of rates funding to keep the programme the same to maintain current levels of service. Refer **ISSUE ONE**.
- Bridges – whilst the funding received is more than the previous funding round, there will still be a shortfall over the life of the Draft Plan regarding Council's current deferred renewals in this activity. Council's plan is to undertake maintenance and renewals using the NZTA funding on a prioritised basis. Refer to **OTHER THINGS WE THINK YOU SHOULD KNOW** page 22 for more detail.

TE TAI O POUTINI PLAN (TTPP ONE PLAN)

Council is working with the West Coast Regional Council and Buller and Westland District Councils to develop a combined District Plan for all of the Councils on the West Coast – Te Tai o Poutini Plan (One Plan). This is being funded by the West Coast Regional Council and once finalised, will help provide a unified planning approach across the West Coast region.

CLIMATE CHANGE

Grey District Council recognises climate change as one of the most significant challenges facing our community. We are already experiencing the effects of rising temperatures, more frequent and severe weather events, and sea level rise, with these impacts expected to intensify over coming decades. Key risks for our district include:

- Increased flooding, erosion, and landslides from intense rainfall events.
- Sea level rise affecting coastal communities and critical infrastructure.
- Higher groundwater levels risking asset failure and contamination.
- Greater exposure to storms and droughts impacting transport, recreation, and public safety.
- Vulnerability of key lifelines like the Greymouth Aerodrome and Port.

Council is committed to proactive and integrated climate action to ensure a Thriving, Connected, and Resilient Grey District. Our approach includes:

- Embedding resilience into infrastructure renewals and upgrades.
- Integrating climate projections into long-term planning.
- Ongoing monitoring of risks and emerging climate trends.
- Aligning with national climate legislation and adaptation strategies.
- Managing natural hazards through planning and emergency management.
- Engaging with communities to shape local solutions.
- Supporting sustainable development and emissions reduction initiatives.

RATING REVALUATIONS

Grey District property revaluations were undertaken in late 2024. According to Quotable Value (QV), the independent valuer who undertook the valuations on behalf of Council, the value of residential housing increased on average 30% since the last district valuation in 2021. Lifestyle properties increased by around 26% and commercial/industrial properties increased by 12%. Farming and rural properties also saw increases, largely determined by the infrastructure available to the property and the individual property characteristics. Overall, the total rateable value for the Grey District is now $5.062 billion.

However, it is important to note that just because your valuation increased, it does not automatically mean that your rates will increase. The value of your property is used to determine how much of the share of rates your property will pay but rates are also calculated on where your property is, what it is used for and what services are available to it (e.g. water, sewer, refuse collection etc). To get an idea of what your rates might be under this draft Plan, see page 39 and look at the examples provided. Look for properties in similar areas and with similar values and services to yours.

Please take the time to read what we are planning and let us know your thoughts – do you agree with the direction Council is proposing or do you have a different view? Have we considered all the challenges and the right priorities?

HAVE YOUR SAY BY 5PM SATURDAY 31 MAY 2025

What's in the Plan

Our draft LTP is very much a back to basics plan, with a focus on addressing the backlog of our renewals, providing services vital to the community in a cost effective way and prioritising the projects which need to be completed.

Developing the draft LTP gave Council a good opportunity to look at where we are now, think about where we want to be and ask ourselves how we will get there. We're planning to deliver and delivering to Plan.

Council's vision is for a thriving, resilient and connected Grey District. This means Council need to make the right decisions for our community, for the present and the future. This means our priorities under this plan are as follows.

RESPONSIBLE SPENDING

It is a fact that Grey District has a smaller rating base than some other areas, making it a challenge for our community to pay for the services that Council provides. As mentioned before, the Grey District also has slightly older population than some other districts in New Zealand.

Our plan is to deliver services and projects which meet community expectations at the best value for money and address significant issues which shouldn't be ignored. We need to spend our money responsibly, now and in the future. We know that affordability can be an issue for our community, so we need to balance the needs and wants of the community with their ability and willingness to pay for the services and activities that we provide. It is important, however, that Council continues to take the hard decisions rather than avoid them solely in the interests of keeping the rates low.

FOCUSING ON CORE SERVICES

Much like the last LTP, our focus is going to be on providing good quality, value for money core services to the Grey District community. Core services include the water that comes from your tap, having your refuse and recycling collected and the pipes which carry the wastewater and stormwater away from your property. Also included as core services are the local roads, footpaths and bridges that you walk, cycle and drive on, in work and play. Additionally, there are central government regulatory functions which form part of our core services such as building, planning and animal control.

Council also considers the provision of good quality community services and infrastructure essential to the wellbeing, livelihood and future of our town and its people. This includes facilities like libraries, pools and indoor sport stadiums as well as outdoors spaces like parks, reserves, walking and cycle tracks and public spaces. All of this provides opportunities for the community and visitors to be active, learn new things, connect and socialise.

LOOKING AFTER OUR INFRASTRUCTURE

We want to provide well maintained and safe infrastructure that the community can rely on. A key focus of this draft Plan is our renewals, much like the last LTP, so that we can ensure it remains operational into the future. In recent years, due to the age and condition of the infrastructure, we have faced increased breakdowns which have meant money intended for renewals had to be spent on repairs instead. We also face issues with constrained resources, internal and external, which affect our ability to deliver on our capital programme. Therefore, our programme is falling further and further behind.

In this draft Plan, we want to direct increased funding to our renewals programme to put it back on track and set the community's infrastructure up for the future. This will include 'right-sizing' the utilities and infrastructure group who will then be able to focus on specific areas across the renewal and capital works programme.

LOOKING AFTER OUR FINANCES

Council will collect the rates it needs to provide quality and reliable services that our community deserves. While this means that annual rates increases will be higher than in previous years, it also means that Council can make a commitment to its community to look after the infrastructure it provides by getting on top of the deferred renewals programme and maintaining it into the future. Our debt is at a level we are comfortable with, debt levels as a percentage of revenue peak in year 3 at 155% leaving us 20% head room to borrow in an unforeseen emergency.

It is our intention to practice good financial management for the communities of today and tomorrow, meaning we put aside enough money for future needs and have enough for today's current projects, services and, importantly, the required asset renewals/replacement programmes. This will be done by:

RATES RISES AT REQUIRED LEVELS

PUTTING MONEY ASIDE FOR FUTURE PROJECTS

BUILDING FINANCIAL RESERVES

USING DEBT WISELY

More information can be found in the section on **OUR FINANCES**.

THE KEY ISSUES

There are two key issues which we are particularly interested in hearing your views on. They are:

1. Our funding from Waka Kotaha New Zealand Transport Agency was less than in previous years. This impacts our subsidised footpath and cycleways renewals and maintenance programme, so to maintain the existing programme and level of service, Council is proposing to input $250,000 of rate funding.
2. The future of the Harbour Board and History House Museum buildings. These buildings are earthquake prone and no longer required for Council business. It is uneconomical for Council to spend more money on these buildings in terms of earthquake strengthening and instead Council is proposing to sell the buildings so others may take advantage of opportunities they may foresee.

Full details of the key issues – the what, why and how we plan to address them – can be found on the following pages.

LEVELS OF SERVICE

We've taken into account feedback from the Resident Satisfaction Survey, which helps Council know what residents expect from it and lets them know how the community thinks it is performing. It is our interpretation of the feedback that the community values the services that Council provides, and it would be their preference that we maintain what we already have, rather than add new or increase levels of service.

There are no major planned changes to the current levels of service that Council provides, depending on the outcome of the consultation on the footpath maintenance and renewals programme. However, Council is proposing to maintain that at its current level; it's just how it is paid for that will look a little different. Due to reduced funding, it is likely there will be reduced levels of service with regards to non-critical bridges, with the likelihood of increased posting of speed and/or weight limits on these structures.

Where Council is proposing to increase funding towards addressing deferred renewals, this is not an increase in the level of service provided, but rather maintenance of the levels of service. The same applies to upgrades of our wastewater and water treatment plants.

If you think there are some services that you think Council should not provide or see areas for efficiencies, please let us know your thoughts.

Westland Recreation Centre

WHAT WE'RE PLANNING ON DOING

Here is a brief summary of what Council is proposing in the draft LTP and some comments around what we might not be able to do. Please take a read and let us know your thoughts. Detailed information can be found in the full Draft Grey District 2025-2034 Long Term Plan and the Asset Management Plans (AMPs) for each activity.

LAND TRANSPORT	• Resealing work will be done at a level to **maintain** current network condition. • Prioritised bridge maintenance and renewals – some bridges may have weight and/or speed limits imposed. ! Council has received reduced funding towards the footpath and cycleways activity – refer **ISSUE ONE** for details.
STORMWATER **(Plus see Three Waters inset)**	• Greymouth CBD capacity improvements. • Addressing climate change (pipe size capacity increase). • New culverts. • Upgrade – Shakespeare Street.
WASTEWATER (SEWER) **(Plus see Three Waters inset)**	• Greymouth UV treatment plant upgrade. • Redirection of Karoro/South Beach/Paroa wastewater to Greymouth. • Wastewater treatment plan upgrades – Runanga and Moana.
WATER SUPPLY **(Plus see Three Waters inset)**	• Upgrades to Greymouth and Blackball water treatment plants. • Decrease water loss through increased leak detection. • Reservoirs (upgrades/new) – Puketahi Street, Cobden and Rapahoe.
REFUSE & RECYCLING	• Construction of cell 4, McLeans Landfill. • Moana Resource Centre relocation. • Rehabilitation of old Cobden landfill.
REGULATORY & BUILDING CONTROL SERVICES	• New dog pound. • Civil defence – renewal of capital items.
COMMERCIAL & PROPERTY	• Prioritised maintenance and renewals for retirement housing portfolio. • Replacement of windows in Council Chambers. ! It is proposed to sell the History House Museum and Harbour Board buildings as these buildings are earthquake prone and no longer required for Council business. Refer to **ISSUE TWO** for details.

THREE WATERS

Consult on new Water Service Delivery Plan.

Increased effort to address backlog of renewals which will future proof our network.

! The plan is to totally address backlog of renewals over the next 29 years. Due to the extended timeframe, some assets will be forced to exceed their expected useful life. A 'reactive' renewals approach will be taken to ensure breakages are addressed without taking money away from the planned renewal programme.

COMMUNITY & RECREATION	• Completion of the new library. • Prioritise critical renewals (such as swimming pool components, walking track bridges at the end of their life and upgrade to Westland Recreation Centre playground to meet health and safety standards). • Extension of Gladstone cemetery. **!** Reduction in miscellaneous replacement and renewal of walking tracks. **!** Deferring renewal of Dixon Park to later years. **!** Upgrading/maintenance of the fountain outside Council offices has not been included as it is a non-critical asset.
GOVERNANCE & STRATEGY	No significant projects signalled.

Alexander Street retirement housing units

FEES AND CHARGES

Approximately 15%[2] of our revenue comes from user fees and charges. For 2025/2026 there will be some increases to reflect the cost of operating the service.

Most fees and charges have been increased by 2-3%. Some notable changes, however, are as follows:

FEES & CHARGES SUMMARY

Most fees and charges have gone up by 2-3%.

! NEW annual charge for stadium hire for events/games/tournaments at Westland Recreation Centre.

! INCREASE in retirement housing rentals and aligning Greymouth and Blaketown charges (previously different).

! FIXED fee for residential sewer separation consent (previously it was deposit only, now it includes cost of one inspection).

WESTLAND RECREATION CENTRE

There are no changes to the current Westland Recreation Centre fees apart from a **new annual stadium hire fee for events, games and tournaments**. This is proposed to be $4,500.00 per annum per organisation/group, with the fee paying for ongoing maintenance and cleaning costs for the use of the Westland Recreation Centre facility.

RETIREMENT HOUSING RENTALS

Council has a responsibility as landlord to ensure the retirement housing units are well maintained and fit for purpose. To more accurately collect the costs associated with this activity and to help towards the significant maintenance and renewals programme over the next few years, and therefore making sure we are looking after our disadvantaged elderly the best we can, **rentals need to go up**. Increasing rentals is never popular and we have done our best to keep this increase as modest as possible. Proposed fees are as follows, including a proposal to align Greymouth and Blaketown rentals given the housing complexes are both in central Greymouth and close to amenities:

Retirement Housing		2024/2025 fee including GST	2025/2026 fee including GST	% increase
One bedroom units				
Rental - Greymouth	*per week*	$155.00	$165.00	6.45%
Rental - Blaketown	*per week*	$145.00	$165.00	13.79%
Rental - Dobson & Runanga	*per week*	$135.00	$145.00	7.41%
Additional charge for couple in one bedroom unit	*per week*	$40.00	$43.00	7.50%
Two bedroom units				
Greymouth	*per week*	$230.00	$245.00	6.52%

BUILDING – RESIDENTIAL SEWER SEPARATION CONSENT

The cost of a **residential sewer separation building consent will be a fixed charge** of $950.00 (including GST), which includes the cost of one inspection. The provides certainty of the cost of undertaking the work for the applicant. Previously these consents were deposits only, with the costs of inspections additional.

You can see a full list of our proposed fees and charges for 2025/2026 in the draft LTP (available on our website).

Do you have any feedback on our proposed fees and charges for 2025/2026?

HAVE YOUR SAY BY 5PM SATURDAY 31 MAY 2025

[2] Average over the long term plan

OTHER THINGS WE THINK YOU SHOULD KNOW

RETIREMENT HOUSING

While we have not included any changes to our retirement housing portfolio in this draft Plan, apart from the annual review of rental amounts outlined in the previous pages, we will be commencing a full review within approximately 18 months to look at the policy, demand, criteria for tenants, housing stock, operating model etc.

RATES REVIEW

A rates review (a review of how rates are calculated on properties and business in the Grey District) has been mentioned several times in the past but the timing was never right with other priorities taking precedence. While it isn't Council's intention to undertake a rating review during the first three years of this LTP, this is on Council's radar and is likely to commence around years 3-4.

LAND TRANSPORT

As mentioned earlier, the funding allocations from Waka Kotahi New Zealand Transport Agency (NZTA) has changed for 2024-2027 according to the strategic priorities of the new Government. They have a big focus on roads of national significance and have therefore apportioned less funding to other areas.

Council sought $7.2 million of subsidised funding for bridge renewals but received $3.7 million, which is still approximately $2.4 million more than the previous funding cycle. With our primary focus on addressing deferred renewals in our three waters, it is not planned to put additional unsubsidised funding into this activity but instead undertake maintenance and renewals using the NZTA funding on a prioritised basis. An appropriate level of service will be considered on a bridge-by-bridge basis. It is likely that multiple remote bridges servicing low vehicle volumes and properties will not be maintained to their current state into the future and, in some cases, bridges may be removed in favour of alternate access altogether.

It is also likely that low use bridges will be posted with speed and/or weight limits in the future, rather than costly maintenance constantly having to be undertaken. We are not intending to make changes to critical access routes but rather look at those bridges or structures that maybe only benefit a few; a key thing that needs to be considered is looking at the most economical and fairest way of maintaining them going forward.

REFUSE TIES

Now that we have kerbside refuse and recycling bins in all areas, refuse ties will start to be phased out and cease to be available by 30 June 2027.

IMPACT ON YOUR RATES

If we proceed with all the proposals in our draft LTP, it would mean an overall total rates revenue increase of 13.70% in 2025/2026 and an average annual rates revenue increase over the next nine years of 7.8%. Information on how rates are set in the Grey District is available on our website, www.greydc.govt.nz/rates. And you can find more information about your rates under this draft LTP from page 38.

YOUR FEEDBACK IS IMPORTANT

In this document we've tried to provide an overview of the significant cost or high community interest projects, issues and services.

We want to know if you agree or disagree with the planned direction and priorities – please let us know by making a submission. You also have an opportunity to present your submission to Council if you wish, before decisions are made.

Do you have any feedback on our planned direction and priorities? Do you agree or disagree with what Council is proposing to do and proposing not to do?

HAVE YOUR SAY BY 5PM SATURDAY 31 MAY 2025

ISSUE 1:

Funding of maintenance & renewals for footpaths and cycle paths

BACKGROUND

Council receives funding from Waka Kotahi New Zealand Transport Agency (NZTA) to subsidise its local roading programme. For 2024-2027, Council's allocation under the National Land Transport Programme (NLTP) was less than requested but more than 2021-2024. However, the way the funding has been split has changed significantly due to the government's strategic priorities. Their focus, as set out in the Government Policy Statement, is on a transport network that centres on roads of National Significance or strategic corridors that support economic growth for the nation. There are no such roads listed on the West Coast.

Compared with the funding that Council received last triennium, changes in funding were seen in the following areas:

INCREASES	DECREASES
Sealed pavement and road maintenance, resurfacing and rehabilitation	Cycle path maintenance
Unsealed pavement maintenance and metalling	Footpath maintenance and renewals
Bridges maintenance, component replacement and renewals	Minor events and emergency works
Drainage maintenance and renewals	
Environmental maintenance, network services maintenance, level crossing warning devices, traffic services renewals	
Network and asset management	

Please refer to the Land Transport Asset Management Plan for more detailed information.

These changes have a significant impact on our ability to achieve our promised levels of service for the land transport activity that the community are used to. The Government has clear expectations that local bodies need to pick up any shortfall in funding. This means that Council needs to look at the funding it is able to commit to, the priorities it is faced with and the realistic levels of service it can provide for the community.

In the 2023 Resident Satisfaction Survey, 58% of respondents were dissatisfied with the overall maintenance of footpaths.

WHAT IS BEING PROPOSED?

With the reduction of funding available for our subsidised footpath and cycle path maintenance and renewal programme, Council have two options:

1. Reduce the programme to fit the available funding; or
2. Provide additional funding to maintain the current level of service.

Something that has helped to inform Council's decision making on this matter was looking at feedback from the Resident Satisfaction Survey. A common theme is public unhappiness with the state of the footpaths. In 2023, 58% of respondents were dissatisfied with the overall maintenance of footpaths.

Council's preference is to maintain our current footpath and cycle path renewals and maintenance programme as to do otherwise is not providing the best outcome for the community, and will just end up with a bigger headache later down the road with an increase in poor condition footpaths and cycle paths. So Council is proposing to put $250,000 per annum of rates funding into this activity for the life of the plan. This will then match the total investment previously made during 2021-2024 in footpath and cycle path maintenance and renewals. The focus will be on priority renewals, i.e. those areas where the need has been identified as the greatest.

Council is not planning on increasing the level of service in this activity, i.e. doing more maintenance and renewals than in previous years. To do so would mean funding would have to be diverted from its other current identified priorities and addressing deferred renewals in its three waters activities. It would also mean rates would have to increase more than the proposed increase signalled in this consultation document.

It is noted that whilst Council has allowed for funding of $250,000 per annum from rates which, together with the current matched funding from NZTA, maintains the present footpath and cycle path maintenance and renewals programme, the level of funding is applied for and reviewed every three years. Therefore Council will review this funding as part of the next LTP when the funding from NZTA for 2027-2030 NLTP will be known.

IMPLICATIONS OF NOT DOING THIS

Providing and maintaining a local roading network is a core service of Council. Failure to be properly looking after our roading network properly, specifically referring to footpaths and walking/cycle paths, could mean:

- Any reduction in our current roading programme could result in safety issues for users.
- Lower levels of satisfaction from users, especially with regards to footpaths and cycleways.
- Increased maintenance costs due to the poor state of some of our assets.

The above are the implications Council and the community could face if additional funding is not made to this activity to keep up with the current programme.

OPTIONS

OPTION 1: Provide $250,000 of rates funding to the subsidised footpath and cycleways maintenance and renewals programme

- **Impact on rates** - $250,000 per annum, funded from the general rate, approximately 1% of the rates increase from year 1 *(preferred option has been included in forecast rates on page 33)*
- **Maintains current level of service**
- **Impact on debt** - nil

✓ **This is Council' preferred option**

OPTION 2: Do not provide any rates input to the subsidised footpath and cycleways maintenance and renewals programme

- **Impact on rates** – nil
- **Decrease in level of service** provided; Council and the community would have to be happy to carry the associated risks - refer to **Implications of not doing this**
- **Impact on debt** - nil

Do you agree with Council putting $250,000 of rates into the subsidised footpath and cycleways maintenance and renewals programme?

HAVE YOUR SAY BY 5PM SATURDAY 31 MAY 2025

ISSUE 2:

Future of the Harbour Board and History House Museum buildings

BACKGROUND

Council currently owns the following two buildings which are earthquake prone and are no longer required for Council operations:

HARBOUR BOARD BUILDING

Gresson Street, Greymouth

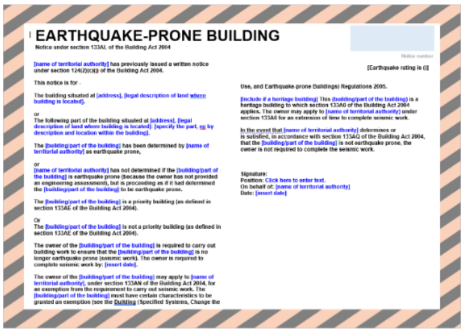
This was previously used as an office for Port operations; staff are now located in Lord Street.

HISTORY HOUSE MUSEUM BUILDING

Gresson Street, Greymouth

Up until 2017, this building operated as History House Museum, with displays open to the public. It was then closed to the public due to earthquake strengthening concerns and staff were no longer able to work on site, only entering the building when necessary and following the appropriate safety precautions.

COMPLIANCE WITH EARTHQUAKE STRENGTHENING REQUIREMENTS



EARTHQUAKE-PRONE BUILDING

Notice under section 133AL of the Building Act 2004

Notice number

[Earthquake rating is ()]

[name of territorial authority] has previously issued a written notice under section 124(2)(c)(i) of the Building Act 2004.

This notice is for -

The building situated at [address], [legal description of land where building is located].

or

The following part of the building situated at [address], [legal description of land where building is located]: [specify the part, eg by description and location within the building].

The [building/part of the building] has been determined by [name of territorial authority] as earthquake prone,

or

[name of territorial authority] has not determined if the [building/part of the building] is earthquake prone (because the owner has not provided an engineering assessment), but is proceeding as if it had determined the [building/part of the building] to be earthquake prone.

The [building/part of the building] is a priority building (as defined in section 133AE of the Building Act 2004).

Or

The [building/part of the building] is not a priority building (as defined in section 133AE of the Building Act 2004).

The owner of the [building/part of the building] is required to carry out building work to ensure that the [building/part of the building] is no longer earthquake prone (seismic work). The owner is required to complete seismic work by: [insert date].

The owner of the [building/part of the building] may apply to [name of territorial authority], under section 133AN of the Building Act 2004, for an exemption from the requirement to carry out seismic work. The [building/part of the building] must have certain characteristics to be granted an exemption (see the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005.

[include if a heritage building] This [building/part of the building] is a heritage building to which section 133AO of the Building Act 2004 applies. The owner may apply to [name of territorial authority] under section 133AO for an extension of time to complete seismic work.

In the event that [name of territorial authority] determines or is satisfied, in accordance with section 133AQ of the Building Act 2004, that the [building/part of the building] is not earthquake prone, the owner is not required to complete the seismic work.

Signature:
Position: Click here to enter text.
On behalf of: [name of territorial authority]
Date: [insert date]

Council must comply with the New Zealand Building Earthquake Standards, which is a significant cost pressure to Council and ratepayers. Due to being earthquake prone, the buildings are unable to be occupied and therefore cannot be leased out.

The Building (Earthquake-prone Building Deadlines and Other Matters) Amendment Act, which came into effect on 26 November 2024, provides an extension to the remediation deadlines for earthquake-prone buildings by four years, except for buildings with notices that expired on or before 1 April 2024.

Current compliance with earthquake prone standards is as follows:

HARBOUR BOARD BUILDING	HISTORY HOUSE MUSEUM BUILDING
An exemption from undertaking earthquake strengthening works was not applied for (like it was for History House) as at the time it was deemed unlikely Council would be requiring to re-occupy this building. The deadline for completing seismic works on this building was February 2023, which means the above **remediation deadline extension does not apply and therefore strengthening work is overdue**.	As the building was no longer occupied and decisions on its future were still to be made, Council applied for and was granted an exemption in 2019, which means effectively the requirement to undertake seismic strengthening is on hold until the building is occupied again. The extension referred to above would apply to this building, meaning the **deadline for completing the strengthening works is now 2028 under new legislation**.

The buildings have been not utilised for Council purposes for some time now and it is not envisaged that they will be required to meet any need in the future given the cost associated with upgrading.

WHAT IS BEING PROPOSED?

It has been determined that the works required to bring these buildings up to an appropriate standard as well as comply with earthquake strengthening requirements is a significant cost at an estimated $1.76m. Given Council's other priorities, namely looking after and upgrading critical assets such as the three waters and land transport, it is proposed that these buildings are sold. This would mean that Council would benefit from the proceeds of sale as well as not having to fund costly building works on structures with an undetermined future use.

MUSEUM OPERATIONS

Our Community & Recreation activity allows for museum operations. Included in the Draft Long Term Plan 'What we will provide' section is the following:

- Make our resources available to researchers and visitors through well catalogued and accessible collections and resources.
- Tell our stories through engaging exhibitions and displays.

Since the History House Museum building was closed to the public in 2017, there have been two pop up museums, one in the old Dick Smith building and most recently, next to Regent Theatre, which closed in December 2023. While the museum building is closed, some research resources and facilities are available from the Grey District Library. Consideration is being given to the possibility of incorporating museum display and storage areas into the new library building.

WHY ARE WE CONSIDERING THIS?

It is not considered feasible nor best use of Council money, given other demands, for a significant amount to be spent upgrading the History House Museum building. If the decision is made to sell the building, Council will need to find an appropriate location for the storage of the collection which is currently housed there.

With regards to the Harbour Board building, this has not been utilised for some years now and the previous occupants, Port staff, have been located elsewhere.

Given the remoteness of both buildings to Council's main administration offices, they are unsuitable as an overflow site. It is noted that the Harbour Board building sits on a larger block which is actually part of the Port operational land. To sell this building, Council would need to create a separate title for the land associated with the building only (by subdivision).

Selling these buildings provides opportunities for others to take on the buildings and breathe new life into them or do something else with the land.

THE FINANCES

No funding for any earthquake strengthening works or maintenance of these buildings has been included in our draft Plan. The buildings are on freehold land and would be sold in as-is condition.

A desktop analysis of the earthquake strengthening costs was done some time ago; costs in today's dollars will likely be significantly more.

	Harbour Board building	History House Museum Building
CURRENT VALUATION as at June 2024	$520,000	$300,000
ESTIMATED COST FOR EARTHQUAKE STRENGTHENING WORKS Note: The potential purchaser is advised to undertake due diligence and verify any potential costs	$765,000	$990,000

The proceeds from sale (less the cost of subdividing the land to provide a separate title for the Harbour Board building and any legal fees) will go into the appropriate Land Sale Reserve.

IMPLICATIONS OF NOT DOING THIS

If Council were to retain the buildings, it will be required under the Building (Earthquake-prone Building Deadlines and Other Matters) Amendment Act to carry out earthquake strengthening works on both buildings. Council already has a committed works programme to addressing deferred renewals and therefore this would be low down on its priority. It is noted that Council is already non-compliant with regards to the Harbour Board building.

It has not included any funding in its budgets to do so. Therefore Council would have to borrow to fund these works. And once the works have been completed, Council would have two unique buildings surplus to the needs of Council operations.

OPTIONS

HARBOUR BOARD BUILDING

OPTION 1: Sell the Harbour Board building

- No impact on rates
- No impact to levels of service
- No impact on debt

✓ **This is Council's preferred option**

OPTION 2: Do not sell the Harbour Board building

The following impacts have been calculated based on earthquake strengthening works being undertaken in years 4-5 and are NOT included in forecasts.

Impact on rates:

From year 5 – debt repayments (for 6 months only)	$44,447.39 per annum, funded from the general rate, approximately 0.11% of the rates increase from year 5
From year 6 – debt repayments and maintenance costs	$119,369 per annum, funded from the general rate, approximately 0.27% of the rates increase from year 6

- **No change in level of service**
- **Impact on debt** – Council would have to borrow to fund the earthquake strengthening works, therefore debt would increase by $765,000* (over a term of 30 years) in year 5.

HISTORY HOUSE MUSEUM BUILDING

OPTION 1: Sell the History House Museum building

- No impact on rates
- No impact to levels of service
- No impact on debt

✓ **This is Council's preferred option**

OPTION 2: Do not sell the History House Museum building

The following impacts have been calculated based on earthquake strengthening works being undertaken in years 2-3 are NOT included in forecasts.

Impact on rates:

From year 3 – debt repayments (for 6 months only)	$38,728 per annum, funded from the general rate, approximately 0.12% of the rates increase from year 3
From year 4 – debt repayments and maintenance costs	$120,398 per annum, funded from the general rate, approximately 0.34% of the rates increase from year 4

- **No change in level of service**
- **Impact on debt** – Council would have to borrow to fund the earthquake strengthening works, therefore debt would increase by $990,000* (over a term of 30 years) in year 3.

Do you agree with Council's proposal to sell the Harbour Board and History House Museum buildings?

HAVE YOUR SAY BY 5PM SATURDAY 31 MAY 2025

Our infrastructure

BACKGROUND

Grey District Council owns and manages $781[3] million of infrastructure assets which provides essential services to the community, including water supply, wastewater (sewerage), stormwater, roading, footpaths and bridges.

KEY INFRASTRUCTURE ASSETS

ROADING & FOOTPATHS

611KM

ROADS (62% SEALED)

107.7KM

FOOTPATHS

209

BRIDGES AND CULVERTS

WASTEWATER (SEWER)

6

WASTEWATE SCHEMES & TREATMENT PLANTS

39

PUMP STATIONS

182KM

PIPES

STORMWATER

5

PUMP STATIONS

132KM

URBAN STORMWATER PIPES

WATER SUPPLY

2

WATER SUPPLY SCHEMES

216KM

PIPES

15

RESERVOIRS

15

PUMP STATIONS

Road reseal

[3] Replacement Cost - 2024 valuation

Rough River Bridge

ASSET KNOWLEDGE

We have developed an Infrastructure Strategy, which forms part of the Long Term Plan and provides a 30 year view of potential strategic issues and options and expenditure requirements.

We have been carrying out condition assessments on our underground assets over the past few years and now have reasonably good knowledge and understanding on their expected lives and how long we can expect them to serve their purpose, which gives us better and more accurate information when it comes to planning for their renewal.

Over the period of this draft LTP, we will be using the information from the condition assessments to carry out renewal works on a prioritisation basis so we can maintain levels of service and avoid potential critical failures.

USEFUL LIFE

All assets have a specific useful life, which is worked out from a combination of industry best practice, how similar assets have performed in the past, environmental conditions and amount and type of use. Once an asset has reached the end of its useful life, then it is expected that it will require replacement (renewal) to keep providing the service. If we use the asset beyond the end of the useful life, then this is known as deferred renewal (also commonly referred to as renewal backlog or renewal deficit).

CURRENT POSITION

In our last Long Plan Term, Council committed to addressing deferred renewals, however the past couple of years have seen increased breakages in our infrastructure, especially water, which has meant that funding and resources intended for renewals has instead been focussed on repairs.

Our current backlog of renewals is worth approximately $66.3 million and this plan is all about planning to deliver and delivering to plan. We're aware that these issues cannot be remedied overnight but unless we start somewhere, they will continue to grow and we will be facing serious implications in the future.

The biggest backlog is in the water supply activity, estimated to be approximately $30.3 million. As Council's water supply network is ageing and experiencing poor condition, in some areas leading to breakages, it also has a high rate of leakage, estimated at around 70%.

DEFERRED RENEWALS SUMMARY

Land Transport - $6.1m
Water Supply - $30.3m
Stormwater - $27.6m
Wastewater - $2.3m
Total - $66.3m

The stormwater activity has the second largest backlog of deferred renewals of around $27.6 million and wastewater has the smallest backlog of three waters deferred renewals, around $2.3 million. There are deferred renewals valued at $6.1 million in the land transport activity.

The timeframe to address deferred renewals is 29 years, meaning multiple assets will be required to exceed their expected useful lives. The means Council and the community will carry some risk in the form of failures, increased maintenance costs and potential impact on levels of service provided until all deferred renewals are completed.

The goal is to ensure that by 2054, Council will have effectively managed its programme across all three waters activities and roading to ensure asset lifecycles and operational costs are optimised.

If we do not invest in addressing our deferred renewals in this focussed manner, the community and Council may be faced with the following consequences:

- Increased maintenance costs due to the poor state of some of our assets.
- Increased breaks due to poor condition of the pipes.
- Potential for critical asset failure, which could lead to loss of service.
- Public health risk when our assets fail.
- A lower quality of drinking water, i.e. taste and colour. While this won't affect the safety of the water, it could lead to lower levels of satisfaction from users.
- Older assets have greater potential for earthquake vulnerability - renewal/replacement with more modern products can provide greater resilience in the event of a natural disaster.
- Flooding damage could occur from broken infrastructure.
- Potential consequences from climate change.

OUR FOCUS

Over the course of this draft LTP, we've put aside some significant sums to address our deferred renewals, as well as undertake compliance driven upgrades (water and wastewater treatment plants). Examples include:

- $28.3 million is set aside in the capital programme for the renewal of various water supply pipe, plant and point assets.
- Addressing leak detection - this is one of the priorities in our draft Plan.
- $22.1 million has been set aside in the stormwater capital programme for the renewal of various pipe, plant and point assets.
- Treatment plant upgrades for Greater Greymouth Water Treatment Plant and Blackball Water Treatment Plant, with full compliance expected by 2026.
- Upgrade of Greater Greymouth, Runanga and Moana wastewater treatment plants ($26.6 million).
- Capacity upgrade of stormwater in Greymouth CBD.

You can read the full draft Infrastructure Strategy on our website.

Ponding stormwater, Greymouth CBD

Our finances

INTRODUCTION

Council is involved in a wide range of activities that each have their own unique funding requirements and challenges. Our activities are grouped as follows:

LAND TRANSPORT
Roading, footpaths and cycleways

REFUSE & RECYCLING
Refuse and recycling collection, refuse disposal and recycling

COMMERCIAL & PROPERTY
Aerodrome, parking, Port, Council property (operational and commercial), retirement housing, economic development, public restrooms

REGULATORY & BUILDING CONTROL SERVICES
District planning, building control, animal control, health regulation, liquor licensing, regulatory enforcement, emergency management

GOVERNANCE & STRATEGY
Council administration, elected members

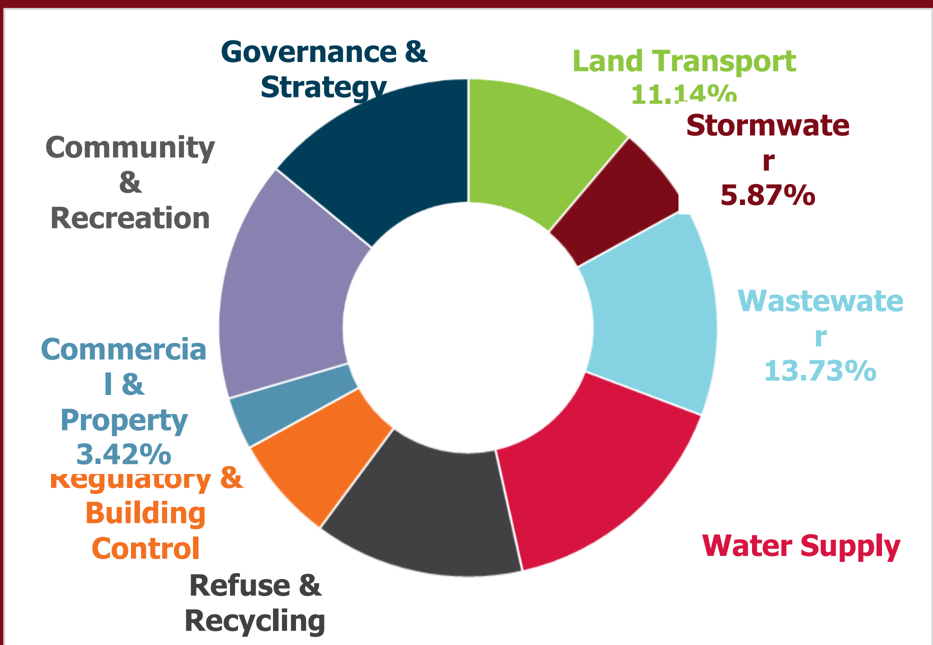
STORMWATER

WASTEWATER

WATER SUPPLY

COMMUNITY & RECREATION
Library, swimming pool, museum operations, culture, heritage & arts, indoors sport centres, cemeteries, parks, reserves & public spaces, in-house task force, event facilitation

HOW YOUR RATES ARE SPENT



We develop a Financial Strategy to set the overall direction for the Council's finances over the next ten years. It covers where our goals and where our money will come from. We also set limits on rate rises and the total debt we will incur as part of this strategy. You can read the full draft Financial Strategy on our website.

OUR FUTURE FOCUS

The challenge for all Councils is raising enough revenue to meet the current cost of providing services to the community and keeping a sound financial position to face any future challenges.

For this draft LTP, our focus has been on ensuring we look after our critical assets, which in turn will help the town to be a thriving, connected and resilient Grey District. Our Councillors and staff have worked hard to put together a plan of what we need to deliver and then how we were going to deliver it.

Over time the costs of Council business have continued to rise, including the costs of complying with increasing standards and laws governing various aspects of Council's operations. Council's approach is to now focus on forward planning and long term stability. We will be achieving this by doing the following over the next nine years:

- Setting rates revenue to meet Council and community needs. This means setting rates at a level that allows Council to practice prudent financial management by addressing significant issues, e.g. deferred renewals, funding future projects and reducing annual rates deficits. Information on proposed rates increases can be found on page 38.
- Spending $178 million on capital expenditure, addressing deferred renewals and creating resilient infrastructure.
- Decreasing debt over the life of the draft Plan - our debt will peak at $82.9 million in year 4 and will start to reduce from year 5.
- Putting $5.2 million into our reserves over nine years (for various projects over the life of the draft Plan, building our emergency reserves and for future expenses).

Which will allow us to:

- Provide focussed attention to addressed deferred renewals in our infrastructure, including the three waters and bridges to reduce the risk of failure; and
- Avoiding significant costs in future and putting aside money for projects in the future, rather than relying solely on debt.

For more information, please read our full draft Financial Strategy, available on our website.

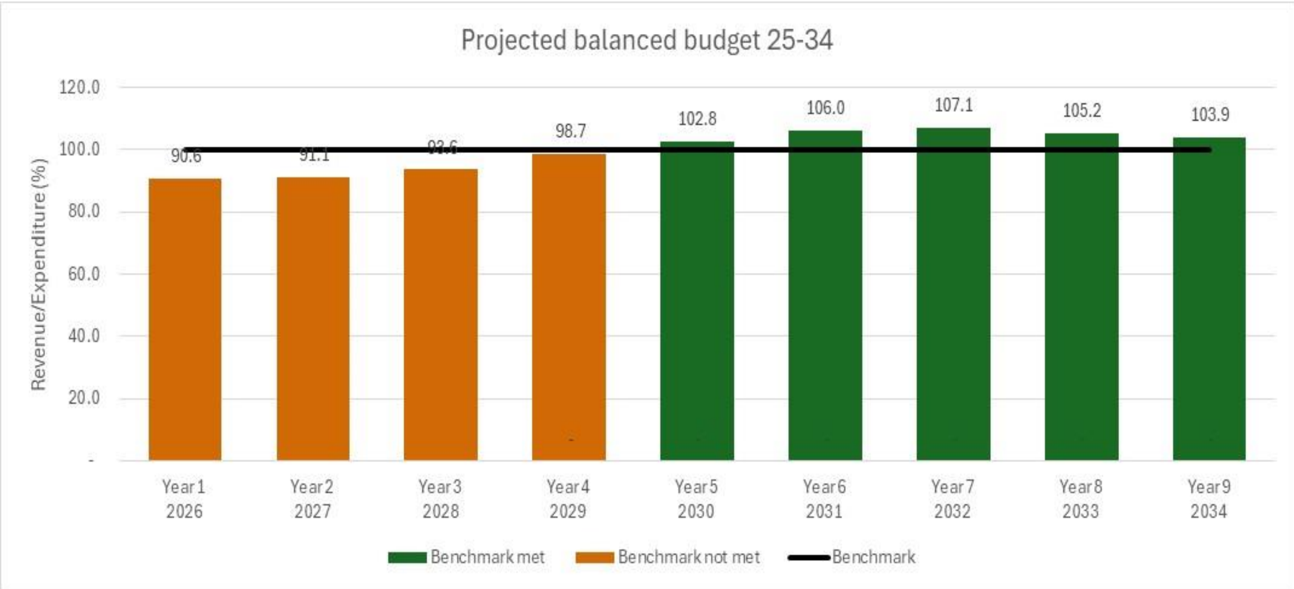
$178 million
capital expenditure to address deferred renewals and create resilient infrastructure
(over 9 years)

$5.2 million
into reserves
(over 9 years)

$82.9 million
debt will peak in year 4 then start to reduce in year 5

BALANCED BUDGET REQUIREMENT

Councils are required under the Local Government Act 2002 to have a balanced budget (a balanced budget is considered one where each year's projected operating revenues are set at a level sufficient to meet that year's projected operating expenses). The plan proposes that in Years 1-4 an unbalanced budget. Council is not fully funding depreciation for three waters expenditure and roading for a period of time, revenue is set at a level sufficient to cover all the money needed to provide level of service details in the plan including replacement and renewals of assets as required. The options to reduce these deficits are largely limited to increasing revenue from rates. Accumulated deficits are addressed in later years of the plan by Council operating in surplus.



Rates

Like every household and business across Greymouth, and indeed New Zealand, Council is operating in a tough economic environment and also faces rising costs. We know that many of the households and businesses in our community are hurting financially due to the rising cost of living, so this draft LTP is focused on trying to get the balance right in meeting community expectations while keeping rates as low as possible. And, at the same time, continuing to provide core services and invest in our town.

In the 2025/2026 financial year we're proposing to collect $29.4 million in rates to fund the services, activities and projects we intend to deliver.

RATING REVALUATIONS

Every three years, Quotable Value NZ independently reviews values for properties throughout New Zealand. These were last undertaken for the Grey District in September 2024. This is a process run independently from Council and ratepayers have the opportunity to object to the Valuer General.

As a result of the latest revaluations, the values for different sectors and properties within our district have increased by very different percentages. Increases to the value of your property do not necessarily translate to increases in the rates you pay. Simply put, if the value of your property has increased significantly compared with someone else's, you will likely pay a larger share of the total rates. And the opposite is true. The revaluations are used to determine the "share" of rates each property pays.

WHAT YOUR RATES PAY FOR

Rates are collected to pay for the operating costs of the large number of activities that Council provides. Rates are calculated on a recovery cost basis and are not used to generate "extra" revenue.

Grey District rates are made up of:

GENERAL RATES	Rates calculated on land value using a differential rating system. This means rates vary based on property use (e.g. residential vs. commercial) and location.
TARGETED RATES	For refuse collection, water, sewerage and economic development. Costs can vary depending on scheme, property use and location.
UNIFORM ANNUAL GENERAL CHARGE (UAGC)	A set charge paid by every property, regardless of the property value.

YOUR RATES

RATES 2025/2026

The proposed rates increase for 2025/2026, including all Council's planned projects and preferred options, is

13.7%.

Our Draft LTP is signalling a proposed total rates increase of 13.7% for the first year of the plan (2025/2026).

All of our preferred options for the key issues and our proposed projects and work programme have been included in the forecast rates increases.

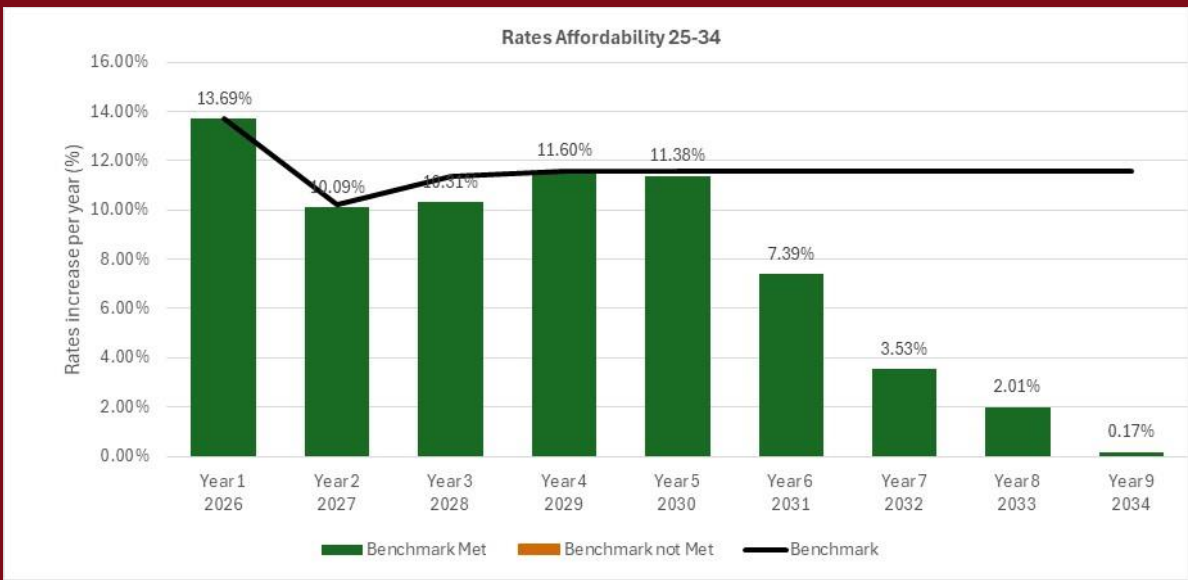
How your rates will be affected by the forecast increase will depend on how your land value sits in relation to the average value of land in your rating category (i.e. residential zone 1, rural use etc) and what targeted rates apply to your property. As noted earlier in this document, the latest district revaluation was carried out in September 2024 and how your property is valued in relation to the overall district average change may also affect the total rates which will apply to your property from 1 July 2025.

There have been cost increases applied to both general and targeted rates to account for the higher costs of providing services to community, including costs charged to Council from other service providers. There has been a significant increase in the cost of the refuse and recycling collection service (funded via a targeted rate).

We have put together the tables on the following pages to demonstrate the impact of the forecast rates increase on a wide sample of properties in the district – please look at properties in the same area as yours with similar values to see what the daily, weekly and annual impact of the signalled rate increase is.

PROPOSED RATES INCREASES OVER THIS DRAFT PLAN

Our Financial Strategy sets out limits for rates increases. The following table outlines the rates limit and proposed rates increase for the next nine years.



The **average total rates increase over the life of the draft LTP is 7.80%,** Total rates increase is to be no greater than 13.7% for year 1, 10.09% for year 2, 10.31% for year 3 and not exceed 11.6% for the remaining years. The average rates across the 9 years to be no more than 7.8% inclusive of inflation. For rate increases to be lower, Council would need to:

- Continue to defer issues identified; and/or
- Cut expenditure with associated decreases in levels of service.

EXAMPLE RATES (INCLUDING GST)

RESIDENTIAL

	ZONE 1							ZONE 2
	Blaketown	Cobden	Greymouth	Karoro	Kaiata	Paroa	Runanga	Blackball
Land Value - 2021	$72,000	$70,000	$127,000	$171,000	$90,000	$113,000	$62,000	$71,000
Land Value - 2024	$105,000	$105,000	$189,000	$230,000	$140,000	$170,000	$95,000	$105,000
Total rates 2024/2025	*$3,622.86*	*$3,599.40*	*$4,268.05*	*$4,383.90*	*$3,972.91*	*$3,651.92*	*$2,936.85*	*$3,347.31*
General Rates (including UAGC)	$1,721.77	$1,721.77	$2,450.79	$2,806.62	$2,025.53	$2,285.89	$1,634.98	$1,466.76
Targeted Rates	$2,512.87	$2,512.87	$2,512.87	$2,038.37	$2,554.08	$1,977.17	$1,860.38	$2,436.77
PROPOSED RATES 2025/2026	**$4,234.64**	**$4,234.64**	**$4,963.66**	**$4,844.99**	**$4,579.61**	**$4,263.07**	**$3,495.37**	**$3,903.53**
% increase	16.89%	17.65%	16.30%	10.52%	15.27%	16.73%	19.02%	16.62%
$ increase	$611.78	$635.24	$695.61	$461.09	$606.70	$611.15	$558.52	$556.22
Increase per week	$11.77	$12.22	$13.38	$8.87	$11.67	$11.75	$10.74	$10.70
Increase per day	$1.68	$1.74	$1.91	$1.26	$1.66	$1.67	$1.53	$1.52

	ZONE 2					ZONE 3		
	Camerons	Dobson	Gladstone	Rapahoe	Taylorville	Ahaura	Moana	Ngahere
Land Value - 2021	$66,000	$65,000	$144,000	$132,000	$58,000	$55,000	$350,000	$41,000
Land Value - 2024	$120,000	$130,000	$200,000	$150,000	$90,000	$95,000	$640,000	$65,000
Total rates 2024/2025	*$1,718.12*	*$3,615.70*	*$2,413.81*	*$3,025.58*	*$3,553.26*	*$1,405.72*	*$3,250.14*	*$1,335.40*
General Rates (including UAGC)	$1,560.51	$1,623.02	$2,060.53	$1,748.02	$1,373.01	$1,119.01	$2,888.90	$1,021.58
Targeted Rates	$579.08	$2,671.77	$579.08	$1,432.08	$2,671.77	$579.08	$1,008.88	$579.08
PROPOSED RATES 2025/2026	**$2,139.59**	**$4,294.79**	**$2,639.60**	**$3,180.10**	**$4,044.78**	**$1,698.08**	**$3,897.77**	**$1,600.66**
% increase	24.53%	18.78%	9.35%	5.11%	13.83%	20.80%	19.93%	19.86%
$ increase	$421.47	$679.09	$225.79	$154.52	$491.52	$292.36	$647.63	$265.26
Increase per week	$8.11	$13.06	$4.34	$2.97	$9.45	$5.62	$12.45	$5.10
Increase per day	$1.15	$1.86	$0.62	$0.42	$1.35	$0.80	$1.77	$0.73

RURAL/FARMING

	RURAL RESIDENTIAL (Coast Road)	RURAL USE (Rutherglen)	FARMING/FORESTRY (Taylorville)	FARMING FORESTRY (Mitchells)	FARMING FORESTRY (Rapahoe)
	4,000 square metres (0.4HA) to 50,000 square metres (5.0HA) and used primarily for residential purpose)	Greater than or equal to 50,000 square metres (5HA) & used primarily for residential purposes	Used primarily for farming and/ or forestry purposes	Used primarily for farming and/ or forestry purposes	Used primarily for farming and/ or forestry purposes
Land Value - 2021	$205,000	$235,000	$4,730,000	$4,430,000	$55,000
Land Value - 2024	$310,000	$215,000	$5,400,000	$4,480,000	$155,000
Total rates 2024/2025	*$1,566.18*	*$2,443.01*	*$13,856.57*	*$12,307.18*	*$889.74*
General Rates (including UAGC)	$1,352.82	$1,952.19	$13,547.79	$11,377.74	$1,176.10
Targeted Rates	$579.08	$579.08	$1,158.15	$0.00	$0.00
PROPOSED RATES 2025/2026	**$1,931.90**	**$2,531.27**	**$14,705.94**	**$11,377.74**	**$1,176.10**
% increase	23.35%	3.61%	6.13%	-7.55%	32.19%
$ increase	$365.72	$88.26	$849.37	-$929.44	$286.36
Increase per week	$7.03	$1.70	$16.33	-$17.87	$5.51
Increase per day	$1.00	$0.24	$2.33	-$2.55	$0.78

COMMERCIAL/INDUSTRIAL

	COMMERCIAL/INDUSTRIAL			
	Greymouth	**Greymouth**	**Blackball**	**Moana**
	(two separate rating units)	(one rating unit)		
Land Value - 2021	$282,000	$55,000	$76,000	$280,000
Capital value - 2021	$696,000	$161,000	$180,000	$550,000
Land Value - 2024	$273,000	$69,000	$100,000	$510,000
Capital value - 2024	$813,000	$200,000	$205,000	$730,000
Current Rates	*$12,060.76*	*$4,420.07*	*$4,568.47*	*$7,794.76*
General Rates (including UAGC)	$6,701.89	$2,299.53	$2,968.52	$11,816.40
Targeted Rates	$6,692.65	$3,184.75	$2,597.17	$1,580.07
PROPOSED RATES 2025/2026	**$13,394.55**	**$5,484.28**	**$5,565.69**	**$13,396.47**
% increase	11.06%	24.08%	21.83%	71.87%
$ increase	$1,333.79	$1,064.21	$997.22	$5,601.71
Increase per week	$25.65	$20.47	$19.18	$107.73
Increase per day	$3.65	$2.92	$2.73	$15.35

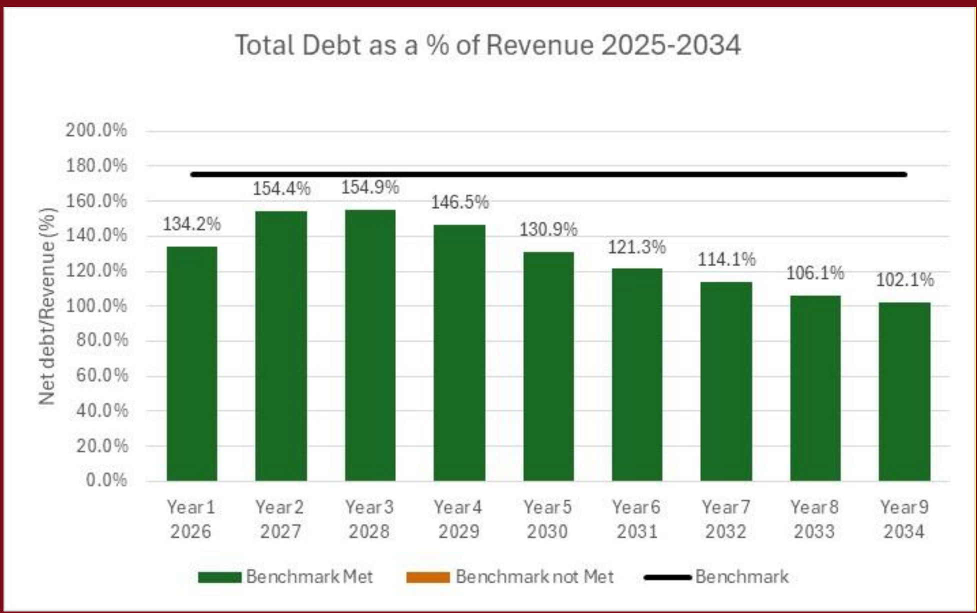
Debt

MANAGING DEBT PRUDENTLY

While the Council's debt is forecast to rise significantly over the first three years of the draft LTP, it starts to reduce from year 5 onwards. The 2021-2031 LTP set the debt limit at 140% of income, this has been increased to 175% of revenue for the 2025-2034 plan to fall in line with our borrowing limits. We are comfortable with the level of debt Council holds and there is still capacity to borrow if required for unforeseen events or emergencies, for example:

- Unforeseen infrastructure works, i.e. critical failures.
- Sudden changes in standards we must comply with, i.e. increases in Drinking Water Standards following the Havelock Water Inquiry.
- Emergencies, i.e. natural disasters etc.
- Smoothing the financial impact of large renewal expenditure, e.g. bridge replacements or large deferred renewals.

As a one-off, Council has borrowed $1.8 million at the start of the plan for stormwater and water renewals to spread the cost over a few years and smooth out the rates revenue required.



WHAT OUR DEBT WILL BE FUNDING

The following table lists some of the major projects which we will use debt to fund over the next nine years.

YEAR/S	PROJECT	APPROX LOAN/PROJECT COST
1	New Library	$4.9m capex in year 1
1-2	UV treatment plant upgrade	$3.3m
1-2	Moana wastewater treatment plant upgrade	$1m
1-3	Greater Greymouth wastewater treatment plant upgrade	$8.5m
1-3	Karoro/South Beach/Paroa wastewater redirection to the greater Greymouth wastewater treatment plant	$5.5m
2-4	Puketahi Street water reservoir	$5m
1-9	Greymouth CBD stormwater upgrades	$5.8m
6	New dog pound	$500,000
6-7	Rapahoe water reservoir	$2.1m

Other matters for consultation

Council is also consulting on the following - please read below for more information. To make a submission, please use the form at the end of this document.

REVENUE AND FINANCING POLICY

THE ISSUE

All Councils need to have a Revenue and Financing Policy, which outlines sources and levels of funding for Council activities and explains why the various tools to fund the operating and capital expenditures of the Council have been used. This policy is used in the development of the Long Term Plan and subsequent annual plans and is reviewed and consulted on every three years.

WHAT IT MEANS

The draft policy is very similar to the policy used for the last Long Term Plan except for changes in funding for the following activities:

Building control	There has been a change in fee structures to align fees with market rates and neighbouring Councils. Council will be focusing on ensuring accurate on-charging and cost recoveries where applicable. The significant change in the first year results is an increase above the current allowable range and thereafter year on year it will decrease to just below the current allowable range. The increase in fees also results in a decrease in the percentage of rates requirements to fund the activities.
Parking	The parking activity does not collect user fees and is mainly funded through rates. The current policy indicates that at least 30% - 65% of the activity should be funded from user fees. As there are no user fees collected, the above range needs to be decreased which will result in a corresponding increase in the amount of rate funding required to fund the activity.
District Planning	There has been a shift in funding regarding District Planning, and a focus on recovering cost through fees rather than subsidising this through rates. This has resulted in a significant shift in the funding of the Activity from Rates, User Fees and Other.

You can find the full draft policy on our website and in the full draft Plan to read and submit feedback as part this consultation.

OPTIONS

1. Adopt the proposed amended revenue and financing policy as it is. The draft LTP and supporting documents (required by legislation) have been prepared based on the proposed amended policy to comply with legislation. (COUNCIL'S PREFERRED OPTION); or
2. Suggest Council makes changes to the policy and amend the LTP and supporting documents accordingly.

Let us know your thoughts.

SIGNIFICANCE & ENGAGEMENT POLICY

THE ISSUE	Our Significance & Engagement Policy outlines how Council will inform, consult and engage with the community on the many different issues it deals with. We have to reconfirm the policy every three years and we normally do this at the same time as the draft LTP consultation.
WHAT IT MEANS	The policy is substantially the same as previous, with very minor wording changes made. There has been no change made to the intent or coverage of the policy. The full policy is available to read either on our website or within the full draft LTP. We'd love you to take the time to let us know if you think we have it right in how we how we plan to engage with our community on the different issues we encounter. Do you think the policy works as it is or do you think a different approach might work better?
OPTIONS	1. Adopt the Significance & Engagement Policy as it is. (COUNCIL'S PREFERRED OPTION); or 2. Suggest Council make changes to the policy. Let us know your thoughts.

TREASURY MANAGEMENT POLICIES

THE ISSUE	Two separate policies make up our Treasury Management Policies: • Investment Policy (management of Council investments). • Liability Management Policy (management of Council borrowings). We are required to consult on this policy every three years.
WHAT IT MEANS	The draft policy is unchanged from the current policy except for the following: **The gross debt for rateable activities (debt on activities for which the cost of servicing is included in the rating requirement)** In the 2021-2031 LTP this was: • "will not exceed $4,700 per rateable property" The proposed change for the 2025-2034 LTP is: • "will not exceed $8,600 per rateable property" This change is to align with the increase in debt limit from 140% of revenue to 175% of revenue. You can find the full draft policy on our website and in the full Draft LTP to read and submit feedback as part this consultation.
OPTIONS	Council is required to have these policies and therefore there is only one practicable option, which is to comply with legislation and adopt the policies. We are satisfied that the intent of these policies enable Council to have good management of their investments and borrowings. 1. Adopt the Treasury Management Policies as they are. (COUNCIL'S PREFERRED OPTION); or 2. Suggest Council make changes to the policy. Let us know your thoughts.

COUNCIL FOUNTAIN RENEWAL IS NOT INCLUDED

THE ISSUE	The fountain on the grounds outside Council offices is ageing and failing. Renewal or repairs have NOT been included in Council budgets.
WHAT IT MEANS	The Council fountain is considered end of life and is in poor condition. However, as it is not considered a critical asset and Council would prefer to focus its funding on assets critical to the community, such as infrastructure renewals, Council has not included any money it in its budget for repairs or renewal of the Council fountain.
OPTIONS	1. Do NOT pay to repair or renew the Council fountain (COUNCIL'S PREFERRED OPTION); or 2. Continue to pay to repair (approximately $8,400 per annum for basic maintenance) and renew the fountain when it fails (approximately $440,00.00 to construct a new fountain). Council would have to increase rates and borrow more money for this option to proceed.

Council is proposing not to upgrade the fountain once it fails as it is a non-critical asset – what are your thoughts?

HAVE YOUR SAY BY 5PM SATURDAY 31 MAY 2025

To the reader:

INDEPENDENT AUDITOR'S REPORT ON GREY DISTRICT COUNCIL'S CONSULTATION DOCUMENT FOR IT'S PROPOSED 2025-34 LONG-TERM PLAN

I am the Auditor-General's appointed auditor for Grey District Council (the Council). The Local Government Act 2002 (the Act) requires the Council to prepare a consultation document when developing its long-term plan. Section 93C of the Act sets out the content requirements of the consultation document and requires an audit report on the consultation document. I have done the work for this report using the staff and resources of Ernst & Young. We completed our report on 30 April 2025.

Opinion

In our opinion:

- the consultation document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2025-34 long-term plan, because it:
  - fairly represents the matters proposed for inclusion in the long-term plan; and
  - identifies and explains the main issues and choices facing the Council and the District, and the consequences of those choices; and
- the information and assumptions underlying the information in the consultation document are reasonable.

Basis of opinion

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised): *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information*. In meeting the requirements of this standard, we took into account particular elements of the Auditor-General's Auditing Standards and the International Standard on Assurance Engagements 3400: *The Examination of Prospective Financial Information* that were consistent with those requirements.

Emphasis of matter – Uncertainty over water services delivery

Without modifying our opinion, we draw attention to pages 12 and 13, which outline that the Council will separately consult with the community on future water services delivery options. The Council does not yet have a preferred option for delivering future water services. The consultation document and long-term plan information therefore reflect the status quo (that is, Council continuing to deliver water services). The Council's decision following its separate consultation could result in significant changes to the long-term plan.

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

Shape the future with confidence

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document and long-term plan, whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and long-term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

We are responsible for reporting on the consultation document, as required by section 93C of the Act. We do not express an opinion on the merits of any policy content of the consultation document.

Independence and quality management

We have complied with the Auditor-General's independence and other ethical requirements, which incorporate the requirements of Professional and Ethical Standard 1 International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand) (PES 1) issued by the New Zealand Auditing and Assurance Standards Board. PES 1 is founded on the fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

We have also complied with the Auditor-General's quality management requirements, which incorporate the requirements of Professional and Ethical Standard 3 Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements (PES 3) issued by the New Zealand Auditing and Assurance Standards Board. PES 3 requires our firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council.

Brendan Summerfield
Ernst & Young
Chartered Accountants
On behalf of the Auditor-General
Christchurch, New Zealand

GREY DISTRICT COUNCIL DRAFT LONG TERM PLAN 2025-2034
SUBMISSION FORM

Please read the Consultation Document and/or the Draft Plan before providing your feedback. Once you have completed this form, return it us by **5PM SATURDAY 31 MAY 2025** by:

- Scanning and emailing the form to submissions@greydc.govt.nz.
- Posting to Grey District Council, PO Box 382, Greymouth 7840.
- Delivering to us at Grey District Council offices, 105 Tainui Street, or the Westland Recreation Centre, High Street or the Grey District Library, Albert Street.

SUBMITTERS' DETAILS

(Note: Every submission made to the Council will be acknowledged in accordance with the Local Government Act 2002, copied and made available to the public.)

Name: Mr / Mrs / Miss ____________________

Organisation (if any): ____________________

Do you wish to speak to Council at the meeting in support of your submission? ☐ Yes ☐ No

If you do not tick 'yes' here we will assume you do not wish to speak. If you wish to speak, please include a phone number so we can contact you.

Address: ____________________

Phone (mobile or landline): ____________________

Email: ____________________

FEEDBACK ON KEY & OTHER ISSUES

Please indicate your preference by ticking the relevant box.

KEY ISSUE 1 – Funding of footpath and cycleways maintenance and renewal programme

Option 1 Council contributes rate funding of $250,000 to maintain current programme (COUNCIL'S PREFERRED OPTION) ☐

Option 2 Council does not contribute additional funding and reduces renewal programme ☐

KEY ISSUE 2 – Future of Harbour Board (HB) and History House Museum (HHM) buildings

	HB	HHM
Option 1 Sell the building (COUNCIL'S PREFERRED OPTION)	☐	☐
Option 2 Retain the building	☐	☐

OTHER MATTERS FOR CONSULTATION

Revenue & Financing Policy

Option 1 Comply with legislation and adopt the proposed amended policy (COUNCIL'S PREFERRED OPTION) ☐

Option 1 Suggest Council make a change to the policy and associated LTP and Supporting documents ☐

Significance & Engagement Policy

Option 1 Adopt the Significance & Engagement Policy as it is (COUNCIL'S PREFERRED OPTION) ☐

Option 2 Suggest Council make changes to the policy ☐

Treasury Management Policies

Option 1 Adopt the Treasury Management Policies as they are (COUNCIL'S PREFERRED OPTION) ☐

Option 2 Suggest Council make changes to the policies ☐

Council fountain not to be renewed

Option 1 Do NOT pay to repair or renew the Council fountain (COUNCIL'S PREFERRED OPTION) ☐

Option 2 Continue to pay for repair/renewal costs for the Council fountain ☐

PLEASE RETURN YOUR COMPLETED SUBMISSION FORM BY 5PM SATURDAY 31 MAY 2025

Sorry – late submissions will not be accepted

YOUR FEEDBACK AND VIEWS

Please provide your thoughts on our draft LTP and proposed direction.

FEEDBACK ON THE ISSUES

FEEDBACK ON THE PROPOSED RATES

ANY OTHER FEEDBACK/COMMENTS

Please attach additional pages if required

PLEASE RETURN YOUR COMPLETED SUBMISSION FORM BY 5PM SATURDAY 31 MAY 2025

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