

An alternative option. R1 15-2-22

Environment in which this was written;

- Greytown population 2500 people.
- GTLT have signed off on a 5-year budget, the beneficiaries of this budget are limited to (in order of value):
 - GRFC (approx 125 resident members 5%)
 - GSLS (Representing approx 500 residents - 20%)
 - Cobblestones
 - GBC (approx 60 resident members - 2.5%)
 - Kuranui College (175 Greytown residents 7%)
 - Greytown School (325 Greytown residents 13% %)
 - Greytown Kindy (60 Greytown residents 2.5%)
 - Greytown Early years (40 Greytown residents 1.5 %)
- No other group in the town has the ability to benefit from GTLT for at least the next 5yrs and potentially beyond.
- Excluded parts of our community; St John, Volunteer Fire Brigade, Library services, Parkinson's groups, Meals on Wheels, Red Cross, Greytown Heritage Trust, Waiohine Action Group, Greytown Swimming Cub, Football club, Gliding club, Hockey clubs, Cricket club, Baseball club, Netball club, Tennis club, Greytown Scouts & Cubs group, Girl Guides, Carter Court, Greytown Mens Shed, Individual resident applications, Greytown Little Theatre, All Church groups, Festivals like Balloons/Arts/ Scouts/ etc. Cancer society, Community Board, Free swimming(SWDC), RNZ Blind Foundation, Lions club, YETE, Individual Education grants, Individual sports grants.
- I cannot sit back and agree to the above inequalities when there are alternatives which would even up the community benefit and help to secure GTLT's own unresolved issues of funding inflation and population growth. This can be done and retain every groups long term survival. But we must change.

Current MoU options tabled with Alternatives:

Plunket site (East street)

- No proposal tabled in the MoU document.
- WR Proposal-
 - Move these buildings down to Cobblestones site via East street. These two buildings would be very easily moved. The two generations work well together (Older and very young) GTLT help both Plunket and Cobblestones to source grants to pay for the capital cost. Upon completion, Friends of Cobblestones would be the recipients of the rent via Plunket NZ each year.
 - [Greytown residents get free access to Cobblestones](#)
 - [Once this is finalised I would sell the land to Cobblestones for \\$1](#)
 - Benefit to GTLT
 - Minimum **\$400K**
 - ~~[Still delivering Cobblestones via the community grant](#)~~
 - Adding cash to Cobblestones annually for the volunteers that undertake the maintenance & capital works.

Cobblestones site

- There is no real change here apart from GTLT loses the grant to the community valued at circa \$35K/ year. (The value is the value)
- WR Proposal-

- GTLT retains full lease but includes provision of the Plunket proposal above, I can't see the benefit of leasing this to SWDC for \$1
- This proposal helps make Cobblestones more sustainable and gives incentive to those folk doing the voluntary work on site.

Greytown bowling club site (East street)

- Basically the MoU leases this space to SWDC for \$1 which takes circa \$25K off our revenue and grants budget---why would we do this? The value is the value, don't try and make it something it's not (as per Garry Dowse several times over.)
- WR Proposal
 - Slice off two residential sections on Reading Street. GTLT nett gain Minimum **\$600K**
 - (We wouldn't be expecting to pay reserves contributions to SWDC when we supply the town with a lot of those facilities)
 - I'm pretty confident in saying GBC have made this suggestion to us in the past.
 - This reduces the rent to GBC (remember this is only 2.5% of Greytown's population.)
 - GTLT retains the value on it's balance sheet of both income & grant

GRFC site (East St) (Emotion needs to be put to the side on this one)

- MoU –
 - Again lease for \$1—as per above why would we do this to our balance sheet, it is valued at what it is.
 - SWDC have not invested in Greytown's greenspace ever, if we go down this road we again carry & pay for stuff that they are there to deliver - sports fields.
 - If we undertake this MoU then SWDC will remove \$3M from this community that they have agreed to fund in their long term plan.
 - There are currently not enough sports fields in Greytown. Football kids and adults have to play out of town now due to ground availability. This MoU does nothing to resolve this issue, in-fact it makes the problem worse by taking \$3M from SWDC off the table to sort the problem.
 - Land at the rear of GRFC - it is my understanding that the Hammond family have this wrapped up and will purchase it as soon as they can. It also now may attract residential valuations based on SWDC's spatial plan proposal. I think it's a myth that this land is a viable option along with all the compliance that will be required in a residential area. (Parking)
 - The usage of this property is low, important but low. April-July once a week for games at best, and a couple of practices a week at best. August-March nothing.
 - I think it is going to be very hard to reach an MoU agreement with GRFC for the use of the same green space as when they want/ need it.
- WR Proposal
 - SWDC have shown leadership in their LTP by committing to at least \$3M of green field purchase. (Horizontal infrastructure)
 - I believe GTLT should show leadership and commit \$2.5M to a new building on new land purchased by SWDC. This money would come from the development of the residential land at 123 East street. It would also put **\$2.5M** into GTLT.
 - It would deliver much needed additional non-residential sports fields for our teams that are missing out now and cover population growth. This also continues the intent of our act.

- With the right planning it could also deliver additional campground space in the summer to get better use out of such an area.
- GRFC would have full involvement in the horizontal and vertical development, along with another \$50K one off payment to move their scoreboard.
- I would suggest the land to be investigated be the north side of North Road as this land cannot be built on for residential. Much like what Lower Hutt city council did with Frazer Park land.

Overall what does my proposal do:

1. Adds Sports fields to Greytown
2. Continues all groups viability into the future
3. The red numbers above add \$3.5M to GTLT funds. Paul gave us the options earlier about managed funds at around 5.5%, that would add circa \$200K to be able to grant to the community each year.
4. I make the statement in 3 above based on the gains realised in our restructure and divestment of assets into managed funds will pay for inflation and population growth?

SWDC & GSLS:

It is suggested in the MoU that SWDC enter into a contract with GCSLS to deliver services on SWDC's behalf for \$65,000/ year. I support this initiative as a stand alone agreement between SWDC and GCSLS, but not involving any MoU side deals with GTLT.