



Otorohanga Community Board

AGENDA

21 May 2015

4.00pm

Members of the Otorohanga Community Board

Mr R Prescott (Chair)
Mr NS Chetty
Mrs EM Cowan
Mrs AC Laws
Mr PD Tindle
Mr DR Williams

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA COMMUNITY BOARD

21 May 2015

Notice is hereby given that an ordinary meeting of the Otorohanga Community Board will be held in the Council Chambers, Maniapoto St, Otorohanga on Thursday 21 May 2015 commencing at 4.00pm.

15 May 2015

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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GENERAL		

PRESENT

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES – 23 APRIL 2015

REPORTS

Subject: PROPOSED CHANGES TO MANAGEMENT OF ISLAND RESERVE

**To: Chairperson and Members
Otorohanga Community Board**

From: Chief Executive

Date: 21 May 2015

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
-

Executive Summary

Approval is sought from the Board for changes to the mowing of the Island Reserve, and to grant the New Zealand Motor Caravan Association a lease over part of the reserve.

Staff Recommendation

It is recommended that:

The Board indicates its approval for:

1. Reducing the extent and standard of grass mowing at the Island Reserve as described in this report.
2. Granting the New Zealand Motor Caravan Association a lease to occupy an area approximately corresponding with area 'A' shown in the attached plan, with conditions of the lease to be determined by Council staff but with a suggested initial rental of \$6,000 per annum and a lease term of 5 years.

Report Discussion

At the Board's meeting of 29 January 2015 a report was presented on the Management of the Island Reserve, which identified a need to put in place a new management arrangement to replace the previous lease to the Otorohanga Sports Club which expired in 2007.

Following the presentation of this report there have been discussions with and between Council staff, elected members, and representatives of the Otorohanga Sports Club / Island Reserve Management Board in relation to not just issues relating to the Island Reserve, but also to the broader role of Council in supporting sport within the District.

This broader discussion was in accordance with a direction signalled in the Consultation Document for Council's draft 2015-2025 Long Term Plan.

At a council workshop on 21 April Council indicated an intention to do the following (in italics):

- *Establish a Council objective 'To retain local opportunities for participation in existing popular organised sports that are likely to offer benefits in respect of physical wellbeing for participants', with an associated new policy on Council Support for Organised Sport.*
- *Make available an initial budget of \$15,000 per annum as a 'Sport Support Fund' to support the above policy.*
- *Invite the Otorohanga Tennis Club to make an application for support under the above policy.*
- *Remove all requirements for the Otorohanga Soccer or Cricket Clubs to pay user charges or rentals for their use of land and facilities at the Otorohanga Domain.*
- *Advise Sport Waikato of a desire for the Otorohanga District Council to have a part-time Sport Coordinator, at a cost of not more than \$35,000 per annum (currently there is a full time role with a cost of \$72,000 per annum)*

Some of these actions have not been indicated in the draft LTP, and it was instead proposed that they be introduced to the LTP through the Council staff submission to the Plan.

At this workshop it was also agreed that the Otorohanga Councillors should engage with the Otorohanga Sports Club (OSC) in an attempt to resolve the long-standing issue of the need for a revised management arrangement for the Island Reserve.

This engagement with the OSC was subsequently undertaken, with the result that the Otorohanga Sports Club has indicated its approval of the Memorandum of Understanding (MoU) in respect of the Management of the Island Reserve that was prepared in 2013.

The implementation of this MoU would however see Council's financial contribution towards the operation of the Island Reserve increase from \$11,000 to \$16,000, which was largely associated with the need for part-time paid employment of a groundsman, to replace the recently retired volunteer groundsman. There was discussion by Council of this with regard to the fact that with the decline of other uses of the Island Reserve, Council's contribution was in effect a direct support of Rugby Union, with questions raised as to whether this was appropriate.

In response to this it was suggested that certain actions could be taken to offset this increased financial support, by reducing other costs associated with the operation of the Island Reserve, in particular a reduction of mowed areas.

Reduced Mowing Areas

At the Council workshop it was suggested and agreed that the areas marked 'A' and 'B' shown in the plan overleaf, which are currently mowed to a relatively high standard, do not now need to be mowed at all, because of the current very limited use of the greater Island Reserve area.

A further subsequent discussion with a representative of the Otorohanga Sports Club and the Island Reserve Management Board has indicated that an additional saving could be made across all of the remaining mowed areas at the Island Reserve (including the No1 and No2 fields) by restricting all high-standard mowing to just 7 months of the year, from the start of February to the end of August, with perhaps just a couple of mows needed to prevent the areas becoming excessively untidy over the other 5 months.

This relaxation of mowing standards over this period might be viewed favourably by the mowing contractor as it provides a convenient reduction of work extent at likely times of peak grass growth, hence contributing to a more uniform and manageable workload.

It would be expected that such changes to mowing practice (ceasing mowing of areas A and B, and reducing off-season mowing standards for the remainder) would cut associated costs at the Island Reserve by at least \$10,000 per annum.



The mowing of these areas is undertaken under ODC Contract 976, for which the existing contract term ends at 31 May 2015, though there is potential for a further two year extension if agreed by both Council and the Contractor.

This extension has not yet been agreed, so this provides an opportunity to potential give effect to these proposed changes in mowing in the relatively near future.

Potential Use of Area by NZMCA

The New Zealand Motor Caravan Association (NZMCA), which serves more than 59,000 owners of motorhomes across NZ, has for some time been exploring the potential of establishing a site for the use of their members in the Otorohanga / Waitomo area.

During recent discussion with Council staff it was suggested the area marked as 'A' in the plan above might be suitable for their intended purposes, being a quiet and attractive site, for which service connections are readily available, and which is within walking distance of shops and food premises

Such a usage would appear to fit well within a revised management framework for the Island Reserve, by providing a revenue returning utilisation of an otherwise unused space. Discussion with NZMCA representatives has indicated that they are very strict about the management of their sites, and it seems very unlikely that any associated issues of nuisance to the community will arise.

The presence of an NZMCA site is also likely to draw additional visitors to the town, with associated benefits for local trade. It is understood that other small communities such as Marton and Paeroa that have such NZMCA sites felt that there were significant associated economic benefits.

The area in question at the Island Reserve has an approximate extent of 7000m², and based on the levels of rentals charged for use of other comparable areas of reserves in Otorohanga (such as the mini-golf course and the 'Camp Kiwi' campsite, an appropriate initial annual rental for this area is believed to be \$6,000 per annum.

Such an amount would be in addition to rates and charges for water and wastewater services that might be applicable.

At this stage there has not been a detailed discussion regarding potential lease conditions, but the NZMCA has indicated that it would wish to fence the site (possibly making use of timber from the cattle pens on the western boundary?) and erect a small building on the site to contain rubbish bins.

The NZMCA has also expressed interest in (but not a requirement for) establishing an effluent dump station there. I have indicated that further consideration would need to be given by Council to such a facility, in particular to ensure that Council would be properly compensated for the costs of treating the collected waste, and that the facility was not used for inappropriate purposes, such as the disposal of waste from other sources.

Because of the NZMCA's desire to do some works on the site it would seem necessary for a potential lease to have a reasonably long term, perhaps a minimum of 5 years.

All responsibility for maintenance of the site, including mowing and management of the large trees on the western side, would be required to reside with the NZMCA.

Discussions to date with the NZMCA suggest that the organisation is relatively easy to work with and is prepared to be flexible.

Approvals for the leasing of part of the Island Reserve will also require approval under the Reserves Act 1977, but recent changes to regulations permit Council itself to give such approvals under the Act, rather than having to go through the previous process of obtaining Department of Conservation approval, which often resulted in significant delays.

Overall the leasing of this area to the NZMCA appears to be an opportunity for good mutual benefits.

Dave Clibbery
CHIEF EXECUTIVE

Item 74 OCB MATTERS REFERRED FROM 23 APRIL 2015

**To: Chairperson and Members
 Otorohanga Community Board**

From: Governance Supervisor

Date: 21 May 2015

Executive Summary

1. BOARD

23 April 2015

- i. Upon receipt of historical information over the past 10 years as to the results of applications to build-over existing sewer lines, to be considered in a workshop.
- ii. Upon receipt of relevant information, to consider in a workshop, the suggestion to ban smoking in Council's Housing for the Elderly units.

2. MR TINDLE

29 January 2015

- i. To obtain further information and costings regarding the installation of a Splash Pad in a public area.

12 March 2015

- ii. To make a presentation to the Board at its next meeting to be held on 23 April 2015 on Splash Pad options.

CA Tutty
GOVERNANCE SUPERVISOR

GENERAL