



Otorohanga Community Board

# MINUTES

8 February 2018

4.00pm

**OTOROHANGA COMMUNITY BOARD**

8 February 2018

Minutes of an Ordinary meeting of the Otorohanga Community Board held in the Council Chambers, 17 Maniapoto Street, Otorohanga on 8 February 2018 commencing at 4.00pm

**MINUTES**

Minutes are unconfirmed and subject to amendment at the next meeting of the Board.

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## **PRESENT**

Mr. P McConnell (Chair), Mrs. K Christison, Mrs. EM Cowan, Mr A Buckman, Mr N Gadd.

## **IN ATTENDANCE**

His Worship The Mayor M Baxter, Messrs DC Clibbery (Chief Executive), R Brady (Engineering Manager), Brendan O'Callaghan (District Accountant), M Lewis (Community Facilities Officer), D Dowd (Executive Assistant) and T Ambury

## **APOLOGY**

**Resolved** that the Apology from Mr. Coventry be accepted.

## **Mr Buckman / Chair**

## **WELCOME**

The Chair opened the meeting and welcomed those present.

## **PUBLIC FORUM**

There were no members of the public wishing to present at the public forum.

## **ITEMS TO BE CONSIDERED IN GENERAL BUSINESS**

**Resolved** that the following item be considered in General Business which may require a resolution.

That consideration of rental relief for the Otorohanga Motor Camp pertaining to a recently received letter from the new operator Ms. T Smith be considered.

## **Mrs. Christison / Mr. Buckman**

## **CONFIRMATION OF MINUTES – 21 DECEMBER 2017**

**Resolved** that the Minutes of the meeting of the Otorohanga Community Board held on 21 December 2017, as circulated, be approved as a true and correct record of that meeting.

## **Mr. Gadd / Mr. Buckman**

## **DECLARATION OF INTEREST**

The Chair asked members whether they were aware of any situations where they could stand to make personal and/or monetary gains in any particular matter to be discussed at this meeting.

Mr. Gadd declared a conflict of interest in the matter relating to the Caravan Park and Motor Camp.

Mr. Buckman informed members that he felt that he had no conflict of interest in matters to be discussed at this meeting.

Mrs. Cowan informed members that she felt that she did not have a conflict of interest in matters to be discussed at this meeting.

## **ITEM 46           TE RAUMAUKU WATER STORAGE LAKE DEVELOPMENT**

The Chief Executive referred members to the report outlining the findings in relation to the possibility of the water storage lake at the Te Raumauku Road property . He informed members that two large ponds were present in which water could be collected during the cooler months of the year with the result of offsetting peak summer demands.

The Chief Executive informed members that initially the advice received from the Hamilton Tomo Group indicated that there were pieces of the connecting Tomo that were narrow and well defined and that would lend itself positively for the creation of a storage lake through the installation of a sealing 'plug' of concrete.

He said that it was also initially believed that the formation of such a storage lake might have been achieved at a relatively low cost, by taking advantage of the topography of the area and that to enable this 9 hectares of land was subdivided from the farm property to be retained in Council ownership after the sale of the remainder of the Te Raumauku Road property was complete but this investigation has suggested that the formation of a lake would be more difficult than initially envisaged, and there was no certainty that a further stage of investigation, at a likely cost of around \$50,000 would yield a positive result.

The Chief Executive expressed the opinion that this project should however, not be entirely dismissed and that if new business came to town and needed water, this could be further explored by them.

Mr. Buckman queried if the exit of the watercourse was on Council land.

The Chief Executive informed members that it is not however, there is an easement over this section.

Mr. Buckman queried what the plan was for piping of the water from this location.

The Chief Executive said the concept was that water would not be piped to a specific location, it simply would be released back into the river.

Mr. Gadd queried if discussions had taken place with local earthmoving companies to form a dam.

The Chief Executive informed members that the Regional Council closely regulates dam construction and that Waikato Regional Council would require assessment by a specialist engineering consultant.

Mr. Buckman queried where the water vents to.

He was informed members that this goes into a small stream flowing under Honikiwi Road and Stage Highway 39 near the local Marae.

The Chair queried if the sale of the Te Raumauku Road farm property was based on the premise of water being available.

The Chief Executive said that it was not, the sale was agreed before the potential of water supply was considered. The water was later identified as an asset that the Otorohanga Community Board did not want to lose with the sale of the property.

The Chief Executive said that should a private party want to make use of this asset, that any money resultant from this would be credited to the Otorohanga Community Board account.

Mr. Buckman expressed the opinion that with population growth there needs to be considerable thought placed on this project.

The Chief Executive said that the other option is to take water out of the ground to support a population growth. He said that this ground water may not be fit for human consumption but could be returned to the river as an offset.

Mr. Gadd said that he feels that delaying this progress is not the suitable way to go and that some priority should be given to advance this project for the future.

His Worship said that in the staff recommendation it highlights the costs going into exploration of this project however, it does not mean that it cannot be explored further in the future.

Mr. Gadd informed members that regulation around water access will become more prevalent in the future and tighter restrictions will become the norm.

Mrs. Cowan said that a line should be placed in the Budget Estimates to keep this project current. The Chair further suggested that this project be placed as an item on the Long Term Plan.

The Chief Executive informed members that his proposal not to advance the project was only a short term one.

The Chair queried at what point will the town require water and how long before the current allocation is before reaching capacity.

The Chief Executive said he believed that a 10–15% population growth could be supported with the current water allocation.

He said that some of the available water allocation should be retained in case there is a business that may require this resource in the future and that with the introduction of water meters, there could possibly be some reserve supply left in the current town allocation.

His Worship expressed the opinion that by adding this project to the Long Term Plan it would be an ideal way to factor it into the future.

Mrs. Cowan felt that this matter should be included in the estimates and revisited each year.

Mr. Buckman queried how long the process would take to develop a lake.

The Chief Executive informed members that it might be a timeframe of approximately 2- 3 years. He advised that there is a cost of exploration to find bore water and that for the good of the Community there needs to be further consideration given. It may be that neither the lake or a bore water source are feasible.

He suggested that this be revisited after the estimates time.

The Chair informed members that this item is to be placed on Matters Referred.

**Resolved** that the report be received.

**Mrs. Cowan / Mr. Buckman**

**ITEM 47 – RENT RELIEF CONSIDERATION – OTOROHANGA MOTOR CAMP**

Ms. Ambury informed members of a letter received from Ms. T Smith providing the Board with an update on progress she has made since taking over the management of the Otorohanga Motor Camp, which is the name Ms. Smith is now operating under. Ms. Ambury informed the Board that although Ms. Smith had developed and distributed brochures for the camp ground that she's had much difficulty securing an online presence as some of the key booking sites still had Kiwi House accounts open for the camp ground and stated they couldn't have two accounts open at the same time for the same camp ground. The letter also made comment that there have been no security issues since Ms Smith has been operating and there is now a camp host on site.

In her letter Ms. Smith requested that consideration be given to possible rent relief as she has struggled to get things up and running, having taken over just a few days before the Christmas break. Her letter also states that she has seen a significant reduction in campers and from her previous experience working at the Kiwi House, she knows how many Kiwi House visitors used to use the camp ground. She wondered if the Kiwi House have stopped giving the camp ground referrals.

Mr. Buckman stated he would like to abstain from the discussion.

Mrs. Cowan stated the Kiwi House closed Camp Kiwi on 17 September 2017 and advised Book-It and other online booking sites of their closure. Mrs. Cowan also stated there hadn't been any deliberate attempt of malice from the Kiwi House in relation to this matter. Mrs. Cowan discovered that the book it site had closed the site then reopened, it was an error on behalf of Book it. She said there was no choice other than to shut all the system down but it was not an attempt to undermine the business operation. She wanted this to be noted on the record for public information. She also stated that the late Nancy Jensen had named the camp, Camp Kiwi.

Ms. Ambury informed members that Ms. Smith said that on the Kiwi House website it says Camp Kiwi is permanently closed which Ms. Smith believed could be the cause of confusion amongst regular campers.

Mrs. Christison felt stating on the website that the camp ground was closed seemed a little harsh and suggested wording to the effect of the ground being under new management might have been better.

Ms. Ambury said it was a combination of these issues and others that have made it hard for the new operator to succeed.

His Worship queried the note Ms. Smith had made in her letter about the seeming absence of referrals

Mrs. Cowan said that this needs to be referred to the general manager of the Kiwi House.

His Worship asked if Mrs. Cowan, as part of the Kiwi House governance, could not indeed give direction to the manager on this.

Mrs. Cowan stated that it was up to the operator to speak with the General Manager of the Kiwi House on this matter.

His Worship expressed his disagreement with Mrs. Cowan on the importance of supporting other businesses.

The Chair informed members that the nature of the request needs to be looked at and that a decision will not be made today. He expressed the opinion that the Kiwi House was within its right to close the accounts associated with Camp Kiwi.

He said that at this time of closure there were no projections on the future use of the facility.

He asked that if the booking account needs to be closed that the Kiwi House do so.

Mrs. Cowan stated that she notified the issues and closed the booking account. She said that she would be happy to assist the new operator.

The Chair said that he will speak with parties involved and report back.

Mr. Gadd said that all those websites are difficult and caused issues with multiple accommodation providers through town after the closure. Mr. Gadd also went on to say in relation to the Kiwi House referrals that the Kiwi House and the other camp ground in town now had a new arrangement to give each other referrals so Ms. Smith's suspicions around not getting any were correct.

Mrs. Cowan said this is a discussion between operators and that this is an operational matter between them.

The Chair said that due to the conflict of interest declared by one Board member and the abstinence from another in the discussion along with the absence of Board member Mr. Coventry that decision making on this item needed to be deferred.

## **GENERAL**

### **MR. GADD**

Mr. Gadd felt that correspondence that is raised in a meeting needs to be forwarded to Board Members earlier than at the time of a meeting for consideration.

### **MRS. CHRISTISON**

Mrs. Christison informed members that the National Kids Day will be celebrated on the 4<sup>th</sup> of March at the Otorohanga Domain. She said that this day would comprise various activities including a slide, items from the Toy Library, KiwiHouse discount for local residents, in addition to various other activities. .

### **MRS. COWAN**

Mrs. Cowan circulated a document on Climate Change and informed members that this provides some vital information for reference. She referred members to page 8 of the document 'RMA Local Government'.

She queried if the current local storm water design standards were of a 1 in 10 years or 1 in 50 years nature.

The Chief Executive informed members that the current standards were generally based on a 1 in 10 model however, some older reticulation infrastructure may not comply.

Mrs. Cowan said that storm water upgrading could be factored into the Long Term Plan.

Mrs. Cowan informed members that the Domain Toilet Block looks 'scruffy' and that some tree work and a general clean up needs to be undertaken. She said that visitors are still trying to utilize this facility and expressed the opinion that consideration needs to be given to improving this facility.

### **MRS. CHRISTISON**

Mrs. Christison expressed the opinion that through her observation Maniapoto Street has become busier. She queried if there are provisions in the Long Term Plan for additional car parking in town.

Mrs. Christison informed members that the Otorohanga Business Association has informed its members not to park on Maniapoto Street or those streets adjoining and expressed the position and that she felt that it is a Community Board issue.

The Chair said he had noted the businesses that had staff parking along Maniapoto Street and that this is a real issue that needs to be addressed and that in the event of a major Council event, there needs to be notification given to the attendees prior to the day.

Mrs. Cowan informed members that further consideration needs to be given and that tourism growth is and will continue to happen placing pressure on infrastructure. She said that thought needs to be given to alternative locations for parking.

Mrs. Cowan expressed the opinion of how effective five minute parking spaces are and that each time she had utilised these spaces, the signage on the road provided a good reminder of the limitations of this spot.

The Chair informed members that there has been an increase of cars parking in the incorrect direction and that there needs to be a change in peoples mindsets about this behaviour.

The Chief Executive said that a similar issue is happening in Kawhia caused by customers of Charter Boats and that people simply do not listen to requests to park at other locations. He said the only way to fix the situation would be to pay a parking warden and start enforcing the restriction.

### **MR. BUCKMAN**

Mr. Buckman queried if Council had any bylaw in relation to drinking in public places and said that if one did not exist, could this be introduced.

The Chair said that this type of matter should be referred to the Police.

### **MS. AMBURY**

Ms. Ambury updated members on the Pipe Band Hall and the options presented for removal. To date tenders have been advertised however, no tenders for removal were received by Council. In line with previous agreements, the building has been offered back to the trustees however, none of the few remaining members have expressed an interest in the structure.

Ms. Ambury informed members that the movement of the building to a new location is substantial cost and after further research so would be the demolition of the structure. She said that broad expressions of interest would now be called for and felt that these will invite conversations about possibilities.

Ms. Ambury advised members that the following costs could be likely. Removal – \$20 - \$30 thousand dollars. Demolition: \$20 thousand dollars plus.

Mrs. Cowan informed members that the Art Centre was purchased by a individual who wanted to retrieve the wooden flooring in the building.

The Chief Executive expressed the opinion that it would indeed be a shame to demolish the building if the demolition costs were similar to that of transporting it to a new location.

Mrs. Cowan suggested that TradeMe, the Te Awamutu Courier and Waitomo News be used as mediums to further advertise the building.

**COMMUNITY FACILITIES OFFICER**

The Community Facilities Officer informed members that discussion has taken place with the Otorohanga Menz Shed in regards to the Shade structures at the Otorohanga Weir. He said that members were keen to get involved in a community project however, this will not happen this summer. They are unable to do the whole project but it will be a joint project with Council. This will take place next year.

The Community Facilities Officer informed members that in the interim he encourages visitors to the weir to take portable shelter with them.

**CHAIR**

The Chair queried who has responsibility of the vacant section of land near the Otorohanga College as currently this area is overgrown and unsightly.

The Chief Executive informed members that this is Maori Land and under of the office of the Maori Trustee.

The Chief Executive said that engagement with the Maori Trustee has been undertaken previously on this and other sections of land.

The meeting closed at 5.20PM .

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_