



Otorohanga Community Board

# MINUTES

27 July 2017

4.00pm

**OTOROHANGA COMMUNITY BOARD**

27 July 2017

Minutes of an Ordinary meeting of the Otorohanga Community Board held in the Council Chambers, 17 Maniapoto Street, Otorohanga on 27 July 2017 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, Mr P Coventry

## **IN ATTENDANCE**

His Worship The Mayor M Baxter, Messrs DC Clibbery (Chief Executive), R Brady (Engineering Manager), M Lewis (Community Facilities Officer) and CA Tutty (Governance Supervisor)

The Chair declared the meeting open and welcomed all those present.

## **PUBLIC FORUM**

### **Te Kanawa Street Storm Water Proposal**

Mr Robert Prescott of Karaka Road Otorohanga attended the meeting and said he wished to speak on the Te Kanawa Street stormwater proposal. Mr Prescott questioned why it has been recommended that Council jointly fund on a 50/50 basis the cost of piping an open stormwater drain at 16 Te Kanawa Street Otorohanga. He said the only person who would benefit from this recommendation is the property owner.

Mr Prescott referred to three sections he purchased in Merrins Avenue and when he approached Council to meet the cost of piping Council's stormwater drain through his property this was declined. He said he was never offered any shared costing with Council and in the end piped the stormwater drain at his own cost.

Mr Prescott referred to the Te Kanawa Street application and expressed the opinion that this is just the same and no different from his situation. He said the cost of piping this drain should not be met by the ratepayers. Mr Prescott further reported that the installation of his pipes has much improved the flow of the stormwater.

The Chair thanked Mr Prescott for his presentation.

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

**Resolved** that the following items be considered in General Business which may require resolutions –

- 1) The Chief Executives report on the process to reclassify recreation reserve land on the western side of Kakamutu Road.
- 2) The possibility of purchasing the former Royal Hotel
- 3) Funding resources for Walkways

### **Mrs Cowan / Mr Coventry**

## **CONFIRMATION OF MINUTES – 25 MAY 2017**

**Resolved** that the Minutes of the meeting of the Otorohanga Community Board held on 25 May 2017, as circulated, be approved as a true and correct record of that meeting.

### **Chair / Mr Gadd**

## **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 informed members that he could indirectly have an interest in the proposed Te Kanawa Street stormwater application.

The Chair acknowledged Mr Gadd's declaration of interest however, he said he would be happy for him to take part in consideration of the application.

## **ITEM 25 TE KANAWA STREET STORM WATER PROPOSAL**

The Chief Executive referred members to his report on a proposal presented for a Council financial contribution towards the cost of piping the open storm water drain that runs through the property at 16 Te Kanawa Street Otorohanga.

He said this is the third time such an application has been considered in respect to this property.

The Chief Executive reported that following a complaint by a neighbouring property owner Council had initially included in its budget the cost to pipe this drain to be fully funded by Council.

The Chief Executive referred to the comments made by Mr Prescott and confirmed that Council used to have a policy that a 50/50 cost sharing basis with the private property owner, for the piping of an open storm water drain. He said

this was not a good policy as it increases costs and that any pipe or piped drain has a limited amount of water which can travel through it. He said it is not always beneficial to the Community that open drains are piped.

The Chief Executive reported that in the early 2000's Council stopped paying the 50% subsidy and agreed that no contribution should be made towards such works.

The Chief Executive further advised that Council then introduced a new policy allowing scope to include a broader Community benefit. He said at that time Mr Prescott's applications did not meet this criteria.

The Chief Executive referred members to this particular application and said that it is believed that this open drain creates a critical safety hazard. He said further downstream and upstream from this open section the drain is piped. The Chief Executive advised that a sum for the piping of this drain was placed in Councils budget around 2009/2010 although the work was not immediately undertaken. He said it was due to be carried out in 2014.

The Chief Executive reported that the Otorohanga Community Board at that time resolved that it did not wish to fund the piping of the drain and felt that the private property owner should meet the cost. He said at this time, no further action was taken.

The Chief Executive informed members that the new property owner is happy to make a 50/50 contribution towards the piping of the drain. He believed that the current policy has not been consistently applied by the Board.

The Chief Executive said that in terms of the current policy this particular application appears to tick all the boxes however, he will accept whatever decision the Board decides. He said it is not the intention for Council to fill the depression on the property.

The Chief Executive advised that there is no budget allocation for this work in the current financial year.

Mrs Cowan referred to the policy itself in particular should an open drain be creating a safety issue then Council would make a contribution of up to 25%. Mrs Cowan referred to page 8 of the Agenda in particular the item relating to a rainfall event of critical duration with a ten or twenty year return period and questioned why these periods are different.

The Chief Executive replied that this is due to two different circumstances.

Mrs Cowan informed members of the process when the Otorohanga Kiwi House made application to Council to pipe an open drain on Council's land. She said, in 2016 this drain was piped with Council contributing the sum of \$27,500. Mrs Cowan expressed the opinion that there are other circumstances which could be funded based on the drains being a safety hazard. She referred in particular to a length of open drain adjacent to State Highway 31 where children walk to attend School. She expressed the opinion that Council needs a policy that is consistently applied.

Mr Gadd referred to the Kiwi House application and queried this was a storm water drain on Council land.

The Chief Executive replied yes but, the drain is now fenced inside the Kiwi House property. He said should the Board consider any open drain to be a hazard there should be no issue as to whether this is on Council or privately owned land.

Mr Coventry expressed concern that there is a need to go back so far in history and to ascertain how the policy had been interpreted. He reported that nobody would like to see a child drown in an open drain however, whatever action is taken by Council half of the town would agree to how this is funded and others would not.

Mr Coventry referred to a drain constructed by Council, at its expense and asked whether a legal opinion should be ascertained as to who would be responsible should any incident occur.

The Chief Executive replied to Mr Coventry that he doubted that Council would be able to obtain a firm legal opinion. He said whilst he did not believe that Council could be formally held liable, there was a moral responsibility.

The Chief Executive suggested that what has happened in the past be put behind members and to start afresh with a simple policy that could be consistently applied. He said such a policy could be that Council does not contribute to the piping of open drains.

Mr Coventry expressed the opinion that landowners are responsible for looking after their own land.

The Chair reported that this is the third time this particular application has been received and that previous history has been reported. He expressed the opinion that the private property owner brought the existing property with the knowledge that the open drain is there.

**Resolved** that Council withdraws its policy on contributions to stormwater works and that in future no Council contributions are made to the piping of open storm water drains.

**Mr Coventry / Mrs Christison**

**ITEM 26 MOWING OF THE OTOROHANGA BOWLING CLUB CARPARK AREA**

Councils Community Facilities Officer summarised his report on a request made by the Otorohanga Bowling Club to have their carpark lawn and road frontage included in the Otorohanga mowing contract.

The Chief Executive suggested that members should be careful in granting such waivers and if any particular Club is struggling financially, then Council is able to make a grant through its Sports Support Fund rather than set general precedents.

Mrs Cowan referred to the previous Board which considered the Mowing Contract and requests for the frontages of the properties to be mown. She said once you undertake to mow one property then you are up to do the same for others. She referred to particular cases where the property owners are elderly or infirm.

Mrs Christison advised that she agreed with the Chief Executives comments.

Mr Buckman expressed the opinion that it would be a dangerous precedent to set.

Mr Gadd felt that any property which had some form of Community involvement would be likely to make a similar request.

The Chair informed members that the Club has access to obtain a grant for a ride-on mower to enable members to undertake this work themselves.

**Resolved** that it be suggested to the Otorohanga Bowling Club that they apply to Council for funding from Council's Sport Support Fund to cover the costs associated with the mowing of their carpark and street frontage.

**Mrs Cowan / Mr Gadd**

Mr Gadd queried why Council's contractor is mowing some road frontages of private properties. He referred in particular to vacant sections in the Westridge subdivision.

The Chief Executive replied it had been agreed that until such time that the subdivision is built on that Council would continue to mow the road frontages in order to keep the subdivision tidy. He said this was the thinking of the previous Otorohanga Community Board.

Mrs Christison asked whether Council is still mowing the frontage of a private property in Otewa Road.

The Community Facilities Officer replied yes, as the area is becoming unsightly and the moving of the grass allows better visibility.

Mrs Cowan suggested that in future when a contract for mowing is being prepared that Members be included to see how this is being put together.

**ITEM 27 OTOROHANGA COMMUNITY BOARD – 2018 MEETING DATES**

The Governance Supervisor referred members to a list of proposed 2018 Otorohanga Community Board meeting dates which have been based on the 4<sup>th</sup> Thursday of each month.

**Resolved** that the proposed meeting dates as proposed in the report be adopted

25 January 2018

22 February 2018

22 March 2018

26 April 2018

24 May 2018

28 June 2018

26 July 2018

23 August 2018

27 September 2018

25 October 2018

22 November 2018

13 December 2018 (3weeks)

## Mr Gadd / Mr Buckman

### **ITEM 28 PROPOSED RECLASSIFICATION OF RESERVE LAND**

The Chief Executive summarised his report following receipt of advice from the Department of Conservation, it is proposed to commence a process to reclassify some Recreation Reserve land off Kakamutu Road.

The Chief Executive informed members that a meeting of the Otorohanga Charitable Trust, local Doctors and an architect was held yesterday where at it was highlighted that the initial proposal to relocate the Pipe Band Hall did not allow enough parking for the proposed new Medical Centre. He said accordingly it has been decided to give consideration to relocating the Pipe Band Hall to a level site adjacent to the Otorohanga Pool complex.

The Chief Executive further advised that it would be desirable to explore options of sharing such premises in order to consolidate the use of these buildings.

The Chief Executive advised that it would be helpful to the District Council if the Board is able to make a suitable recommendation on this matter. He said while Council is the administering body in respect of Reserves and must authorise the reclassification process, the approval of the Board as representatives of the Local Community is also sought.

Mrs Christison referred to the Chief Executive's comment that it would appear difficult to argue against such a reclassification of the land on the western side of Kakamutu Road given that most of the buildings already on the site such as the Museum and the former Pipe Band are incompatible with the proper use of a Recreational Reserve. She asked if this would create issues regarding a previous request to purchase the Girl Guides Hall.

The Chief Executive said that it would not, as Council had to work with the classification as it existed at that previous time.

The Chair reported that by reclassifying the area, this will in no way change the purposes for which the former Girl Guide Hall is being used.

The Chief Executive advised that the former Girl Guide Hall is a useful space, as used in its current form.

**Resolved** that the Otorohanga Community Board recommends to Council that it commences the process to reclassify the 5800 sqm (Approx) of Recreation Reserve west of Kakamutu Road (Part Lot 1 – DPS47261 and Lot 3 DPS82843) and an area of approximately 6000sqm around the site of the former WW2 Memorial on the eastern side of Kakamutu Road (Part section 2 SO61620) as Local Purposes (Community Buildings) Reserves.

## Mr Coventry / Mr Gadd

### **MEETING ADJOURNMENT**

The Chair adjourned the meeting to enable members to take part in a Workshop.

Mrs Rosemary Davison (Landscape Consultant) attended the Workshop and made a presentation to Members regarding planting and walkway projects adjacent to the Waipa River.

### **HIS WORSHIP**

His Worship left the Workshop meeting at 5.45pm

Following discussion the Otorohanga Community Board agreed in principle to express a strong desire to install a 1.8m wide walkway / cycle way on the top of the stop banks from Phillips Avenue to the Kawhia Road.

### **GENERAL**

#### **MATTERS REFERRED**

Mrs Cowan commented that there are no Matters Referred included in the Agenda and queried the matter of a revised Footpath Programme. She also requested monthly verbal updates on work undertaken in Bob Horsfall Reserve / Rotary Park.

Councils Community Facilities Officer reported on the following work –

- Spraying being undertaken on Woolly Nightshade and Ivy adjacent to the Netball Courts.
- Bamboo and Willows being cut out behind the lake at Rotary Park.
- 12 – 16 Willows removed from Bob Horsfall Reserve
- Clearing the bank below the Netball Courts

Mrs Cowan raised the matter of the cleaning of the stone statues in the Village Green.

The Community Facilities Officer reported that Hinuera Stone have been contacted for advice on how to clean these statues however, the sealing of these needs to be carried out on a suitable dry day.

#### **OTOROHANGA KIWI HOUSE – KERB AND CHANNEL**

Mr Buckman referred to the recently erected new fence and queried when the repairs to the existing Kerb and Channel will be undertaken.

Members were informed that since the storm water drain has been piped the Kerb and channel needs to be repaired to take the excess water.

Members queried when this work will be undertaken. It was agreed that the programme for Kerb & Channel work be looked into.

#### **COUNCILS WEBSITE**

Mrs Cowan reported that a large number of Council and Board Agenda's and Minutes prior to 2016 are not available online. Mrs Cowan was advised that these will be transferred across shortly to the new website.

#### **SUBDIVISION WORKSHOP**

Mrs Cowan suggested that the Board hold a Workshop on where the proposed Residential Subdivision is at.

The Chief Executive replied that Mr Tom Smit is currently working on a Resource Consent application to Council.

#### **SALE OF COUNCIL FARM**

Mr Gadd queried the current situation on the matter of the Te Raumauku Road property.

The Chief Executive replied that Council is still waiting to obtain clear title to the subdivision. He said settlement will be approximately two months away.

#### **WATER SUPPLY ON TE RAUMAUKU LAND**

With regards to the 'plugging' of the proposed lake on the Te Raumauku Farm subdivision the Chief Executive informed members that he is seeking expert advice.

He further advised that Council is charging a rental for use of the land by the new owner, as leasee.

#### **COMMUNICATION**

Mr Gadd asked staff to keep the lines of communication open with members.

#### **ROTARY PARK / BOB HORSFALL RESERVE**

Mr Coventry extended thanks to those involved in recent work being undertaken at Rotary Park and Bob Horsfall reserve. He also referred to the walk / cycling track through the Bob Horsfall Reserve and highlighted the fact that a tree root has grown out of the ground thus causing a safety issue. Mr Coventry undertook to deal with this matter.

#### **ALWAYSCONNECTED**

Members were circulated with an update of expenditure by 'AlwaysConnected'.

Mrs Christison and the Chair raised some queries in regards to the expenditure.

#### **WATER METERS**

The Chair thanked Council's Engineering Manager for following up with a number of residents on matters relating to the installation of water meters.

#### **COMMUNICATION TO RESIDENTS**

The Chair raised the matter of Communication and expressed the opinion that the Board does not do enough communicating with the local people. He said everyone is not into Facebook or websites particularly the aging members of the Community.

The Chair referred to an Otorohanga Business Association Newsletter and wondered if the Board could take this over as a Community communication document. He said there is a number of things happening in town which should be highlighted. The Chair undertook to look into this matter further.

#### **CONGRATULATIONS**

Mr Coventry extended congratulations to the Otorohanga Rugby Club on the excellent results it has obtained to date.

The Chair replied that congratulations should be forwarded to all Sporting Clubs within Otorohanga as they certainly punch above their weight.

The meeting closed at 6.18pm.