



Otorohanga Community Board

# MINUTES

9 April 2009

## OTOROHANGA COMMUNITY BOARD

9 April 2009

Minutes of an ordinary meeting of the Otorohanga Community Board held in the Council Chambers, Maniapoto St, Otorohanga on Thursday 9 April 2009 commencing at 4.03pm.

### MINUTES

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## **PRESENT**

Mrs EM Cowan (Chairperson), Mr TJ Jones, Mr B McNeil, Mr AG Ormsby Mr RJ Prescott and Mr PD Tindle.

## **IN ATTENDANCE**

His Worship the Mayor, Mr DF Williams, Messrs DC Clibbery (Chief Executive), R Chadwick (Engineering Manager) and CA Tutty (Customer Services Team Leader).

## **CONFIRMATION OF MINUTES - 12 FEBRUARY 2009**

**Resolved** that the minutes of the meeting of the Otorohanga Community Board held on 12 February 2009, as previously circulated, be approved as a true and correct record of that meeting.

**Mr Prescott / Mr McNeil**

## **REPORTS**

### **Item-93 HOUSING FOR THE ELDERLY REVIEW OF RENTAL**

#### **Discussion**

The Customer Services Team Leader presented a report on the review of the Housing for the Elderly rentals in Otorohanga.

#### **Resolved**

That it be recommended to the Otorohanga District Council that the rental charged for the Housing for the Elderly units be increased by approximately four percent to -

**Single** \$60 per week

**Double** \$87 per week

Effective from 1 July 2009.

**Mr Ormsby / Mr Prescott**

### **Item-94 OCB MEMBERS REMUNERATION FOR 2009/10**

#### **Discussion**

The Chief Executive presented a report requesting the Board to consider the level of remuneration to apply from 1 July 2009.

#### **Resolved**

That the following rates of remuneration be paid to members, effective from 1 July 2009.

Chairman	\$9500
Deputy Chairman	\$7952
Member	\$7452

**Mr Prescott / Mr McNeil**

## **Item-95            POTENTIAL SALE OF LAND - PHILLIPS AVENUE**

### **Discussion**

Mr Prescott declared an interest in the matter to be discussed and accordingly left the meeting.

The Chief Executive summarised details of a proposed agreement to advance the possible sale of a section of Council owned land off Phillips Avenue. He referred to a written agreement for signature by the prospective purchaser which contains various elements, and said he believed that these conditions would provide a fair distribution of risk between Council and the prospective purchaser, allowing the process towards sale of the land to continue.

### **Resolved**

That Council enters into a written agreement with the prospective purchaser of Lot 9 DPS 27430 which contains the following elements:

- a. A commitment by the prospective purchaser to making a payment for purchase of the land up to the lesser of the obtained valuation of the land or \$40,000, and;
- b. A commitment by the prospective purchaser to pay for all costs associated with the process to change land classification and then value and sell the land, up to a maximum value of \$5,000 inclusive of GST.
- c. A commitment by Council to sell the land to the prospective purchaser subject to terms a and b above, provided that none of the following circumstances occur:
  - The obtained valuation for the land is greater than \$45,000
  - The indicated total cost of the process to re-classify, value and sell the land exceeds \$8,000 inclusive of GST.
  - There are other factors beyond the control of Council which prevent the completion of a sale of the land to the prospective purchaser before 1 January 2011

Should one or more of the above circumstances occur, sale of the land to the prospective purchaser will be at the discretion of Council.

### **Mr Jones / Mr McNeil**

### **MR PRESCOTT**

Mr Prescott returned to the meeting.

## **Item-96            MARKETING OF LOT 1, WESTRIDGE**

### **Discussion**

The Chief Executive presented a report on a suggested process for the marketing of Lot 1, Westridge. His Worship reported Lot 1 is currently listed with Real Estate Agents on Trade Me at a different price to that proposed therefore it will be necessary to advise them to retract the listing.

### **Resolved**

That Lot 1, Westridge be marketed through a closed tender process, inviting tenders over \$23,000. The tender process is to be managed by Council staff.

### **Mr Tindle / Mr Prescott**

## **Item-97 TRUCKWASH FACILITY - POSSIBLE IMPROVEMENT WORK**

### **Discussion**

The Engineering Manager presented the Roding Manager's report advising that recent planned monitoring of the Huiputea Truckwash site shows that there are no current issues with the management of the site, and that there is an ongoing effort by the Otorohanga Carriers Association to improve the appearance of the site. He said it is recommended that support be provided by Council for the ongoing improved presentation of the site through establishment of screening landscape plantings to the value of \$3,500. It is also proposed that a safety and accessibility improvement be carried out through an entranceway upgrade for the site to the value of \$10,400 attracting an NZTA subsidy of \$5,500. The Engineering Manager reported it was proposed to tidy the area up over a period of two years and to give the Otorohanga Carriers Association moral support. He said under the roading budget the entranceway could be tidied up and then the concreting of the footpath could be continued. Mr Prescott referred to the funding available to upgrade the entrance way to the this site and suggested the entranceway into the Lake Huiputea Reserve should be upgraded at the same time. The Engineering Manager advised that the footpath extension work would be part of Capital Expenditure within the footpath programme. Mrs Cowan referred to the proposed landscape plantings to the value of \$3,500 and felt that this was a huge number of trees. She suggested Mrs Rosemary Davison be requested to prepare a planting overview highlighting spacing and suitability of trees. Mr Tindle suggested the planting be carried out when funds become available. Mr McNeil expressed the opinion that the upgrading of the entranceways be carried out first then consideration be given to any planting. He said he did not wish to see unsuitable planting taking place. Mr Jones questioned the proposed planting and queried what use it would be and who would actually see it. Mr Tindle suggested prioritising any safety issues and that the matter of planting be left for discussion at a later time. His Worship suggested splitting existing flaxes and regenerating plants be utilised. Mr Ormsby queried whether Environment Waikato (EW) could fund any trees. His Worship replied EW has taken the funding of trees out of its budget in order to reduce its rates.

### **Resolved**

That

1. The Roding Manager's monitoring report for the Huiputea Truck Wash be received,
2. Consideration be given to undertaking landscape screen planting around the site if funds become available in the future,
3. Sealed entranceways be formed to the Otorohanga Truck Wash facility and Lake Huiputea Reserve using dedicated capital funding in the 2008/09 Roding Account.

### **Mr McNeil / Mr Tindle**

## **Item-98 NZTA SIGNAGE IN MANIAPOTO STREET**

### **Discussion**

The Engineering Manager presented the Roding Manager's report advising that the accuracy of information and condition of official Transit (NZTA) signage within the CBD has been reviewed and a number of issues identified. In particular the direction to public toilets in the area of the Kiwi House tends to lead travellers to the Kiwitown Holiday Park, and reference to the backpackers is no longer correct. Members were advised a formal request to NZTA is proposed to require the signs to be corrected and maintained. Mrs Cowan said she could recall it was suggested that the Board would consult with the Kiwi House, Museum and Mr Bill Millar and that the parties be given one month to express their views on the proposal. His Worship felt that the Otorohanga Business Association and Project Kiwiana Committee should also be given the

opportunity to comment. Mr Tindle suggested these parties should also be made aware of areas that are not covered by Transit.

### **Resolved**

That following consultation with the relevant parties and further discussion by the Board a letter be sent to NZTA and Transfield Services Limited by the Roading Manager to request the advisory signage be updated and maintained as required.

### **Mr Prescott / Mr Tindle**

## **Item-99 PROPOSED CHANGES TO WATER SERVICES BYLAW**

### **Discussion**

The Chief Executive summarised a report on the proposed changes to Council's Water Services Bylaw for the purpose of limiting wastage of water and avoidance of water charges. He said though the changes have originated from an incentive in Kawhia, it is believed they are also relevant to, and have potential benefits for, the Otorohanga Community. Discussion was held on the definition of 'wasting water' which was not defined in the Bylaw. His Worship advised it referred to 'non essential usage'. The Chief Executive advised that should the Board be proposing to 'get heavy' it will need to define this term. Mr McNeil said the Board is attempting to formalise a process to safeguard Council's water supply.

### **Resolved**

That the changes to Council's Water Services Bylaw identified in the Chief Executive's report, are made applicable to the Otorohanga Community.

### **Mr Ormsby / Mr Jones**

## **Item-100 MATTERS REFERRED FROM 12 FEBRUARY 2009**

### **Discussion**

#### **SKATEBOARD FACILITY**

Mrs Cowan reported she understood staff were attempting to gather usage patterns for the facility. She was advised that Council's Community Facility Officer was keeping an eye on its use. His Worship questioned the need to ascertain the facilities level of use and said Board Members could look at a number of areas around town which have low usage. He said the main issue would be to establish the cost to bring the facility up to a safe standard and if this came to a certain amount then consideration be given to the cost of relocating the facility. He felt it would be a huge job to establish the overall usage of this facility. Mrs Cowan questioned whether this was an area of land that could be commercially used. Following discussion it was agreed staff arrive at a cost to bring the facility up to standard and a cost to relocate it. Mr Tindle expressed the view that, at this point in time, it was not an option to consider relocating the facility. With regard to the item on Matters Referred dated 13 November 2008, it was agreed this be amended to read 'To review the maintenance of the Skateboard half pipe'.

#### **OTOROHANGA ARTS CENTRE - PIANO**

Mrs Cowan reported written confirmation had been received that the Otorohanga Arts Centre has a contents cover on its building situated in Hinewai Street, Otorohanga for \$10,000 with the Library piano being listed with a value of \$3,500.

#### **OTOROHANGA SOCCER CLUB**

The Engineering Manager advised a draft Lease Agreement in respect to the Domain Pavilion has been prepared based on an old Agreement. He said it is now ready to be presented to the Otorohanga Domain Sports Association who own the Pavilion building.

## **GENERAL**

### **ST JOHNS AMBULANCE BUILDING**

His Worship reported local builder Henry Morgan has been the successful tenderer for the construction of the new St Johns Ambulance building.

### **MAYORAL FATHERS BREAKFAST**

His Worship reported a Mayoral Fathers Breakfast is to be held on 27 May at 7.00am on celebrating the role of men in the family structure. He said sponsorship has been offered to allow 30/40 seats to be purchased and the breakfast promoted through local schools.

## **Item-101 RAIL LAND**

### **Discussion**

His Worship informed Members that it had been noted that the Community was running out of available commercial land and queried whether further consideration should be given to developing railways land on the east side of the main rail corridor. He said consideration could be given to a lease of this area for a maximum of 35 years and provide security of the overheads lines to the rail Company. The Chief Executive asked Members what is their feeling towards continuation of discussions with the Rail Company or alternatively to stop these completely. His Worship reported that local Company OTC have indicated they would take over additional property up to Limestone Drive. Mr McNeil expressed the opinion discussions be continued as it would be looked upon as the Board being proactive and future-proofing development. Mr Ormsby agreed it was a good idea and for discussions to continue. Mr Prescott expressed the opinion the proposed rail land was better than the alternative at Harpers Avenue. His Worship said this was an opportune time for Members to be made aware of discussions and to give His Worship some direction. Mr Jones said, with rental reviews going on, this could be an appropriate time. In reply to Mr Prescott who asked for consideration to be given to the land behind Progress Park, he was advised this was Flood Protection land.

### **Resolved**

That the Otorohanga Community Board supports the ongoing negotiations to secure the Railway land to the east of the main truck line within the Otorohanga Community.

### **Mr Prescott / Mr Jones**

## **HIS WORSHIP**

His Worship left the meeting at 5.40pm.

## **Item-102 BUS PARKING - MANIAPOTO STREET**

### **Discussion**

Mr Tindle referred to the resolution made by the Board at its meeting held 12 February 2009 that the Community Board agrees, in principle, to remove the Bus Parking from Maniapoto Street and develop the Bus Parking area in Bell Lane. He said he had received numerous reports as to what Council was doing and not doing and wondered if the Board had made the wrong step. Mrs Cowan expressed concern that there should be more car parking spaces available in Maniapoto Street. She said the only buses that can park in the Bus Parks in question were those travelling

south to north. Mrs Cowan said she would like to see a survey undertaken highlighting the number of buses involved, how long and when they were using these parking spaces. The Engineering Manager reported a traffic counter had been used to see if any figures could be obtained. It was suggested, being the school holidays, whether a student could be engaged for this purpose. The Engineering Manager advised he had been taking notes of the observation on the use of the Bus Parking spaces and that he had received approximately six letters from Bus Companies and six from businesses. He said these people are of the opinion that the Bus Parks are definitely being removed. He said he has, in the meantime, replied to them. Members were informed that there is a petition going around town that buses are not banned from Maniapoto Street. Mr Tindle expressed the opinion that the proposal to remove the bus parks was sprung on Board Members and that there is a need to establish the value of the parking spaces. He said there were a number of issues that cannot be measured. The Chief Executive informed Members that he believed the Board was not going to change local opinions regardless of the information provided. Mr Jones said there were still 'some things' that need to be resolved such as disabled parking, bus parking outside Subway and the current time limit on Bus Parks. The Chief Executive informed Members that careful consideration needs to be given to the proposal as this may degrade the relationship that currently exists between the Board and the Otorohanga Business Association. Mrs Cowan expressed the opinion that valuable parking spaces were taken away from the public by having Bus Parks there.

Mr Tindle said he believed the Board has gone about the proposal in the wrong way. He said no Members of the public have approached him supporting removal of the bus parks and for the Board to proceed it must first make a recommendation to Council. Mr Jones suggested that the Board still consult as agreed however, data be obtained first then consultation.

### **Resolved**

That

1. The formal position of the Otorohanga Business Association in respect of the Bus Parking at the Village Green be determined.
2. If this stated position clearly is in favour of maintaining the status quo, the Board accepts this position in the interests of maintaining the relationship between the Otorohanga Business Association and the Board.
3. The other outstanding issues in respect of parking on Maniapoto Street be pursued by the Board.

### **Mr Jones / Mr McNeil**

#### **COMMUNITY LAWN MOWING**

Mr McNeil reported he had noticed several negative comments in the local newspaper regarding the Community Lawn Mowing. The Engineering Manager replied the Company was making reasonable progress and that he had had good discussions with the Company's Project Manager.

#### **OTOROHANGA CEMETERY MEMORIAL GARDENS**

Mr McNeil requested an item be placed on Matters Referred regarding finalised plans for the installation of a Memorial Garden at the Otorohanga Cemetery.

#### **POLOCROSSE FIELDS**

Mr McNeil reported he had received an approach regarding the possible landing of a microlight on the area of land occupied by the Polocrosse Club. He was informed that the Applicant needs to contact Mr Ken Miller of the Island Reserve Management Committee.

## **ENTRANCEWAY - REAR OF LIBRARY**

Mr Ormsby raised the matter of the entranceway behind the Library which he said services a number of properties but this is not legalised. It was agreed this matter be placed on Matters Referred for discussions to be held with the business people concerned and the fact that this land may be relevant to the future development of the town.

## **STATE HIGHWAY 31**

Mr Ormsby raised the matter of the number of vehicles using State Highway 31 and again raised the issue of its intersection with State Highway 3. He was informed this is in the hands of Transfield.

## **OTOROHANGA POOL COMPLEX**

Mr Prescott reported the pool complex would be closed over the Easter break. The Engineering Manager replied that after Easter the proposed work to install windows would be undertaken. He said following discussions with Total Leisure Concepts it was understood that the school holiday period was the quietest time for any work to be undertaken. He said the gym will still be operating.

## **OTOROHANGA KIWITOWN HOLIDAY PARK**

Mrs Cowan referred Members to a letter from Mr Bill Millar of the Otorohanga Kiwitown Holiday Park advising that his Lease of the Park expires as at 31 March 2010 and because accommodation books, etc are released in October he was requesting Council to consider a longer Lease to enable him to have more opportunity in advertising the facility. Mrs Cowan said this matter will be discussed with staff at the Board's next Committee meetings.

## **OFFICIAL TAXI STAND**

The Engineering Manager outlined the situation with the official Taxi Stand and said the Taxi Stand sign is erected and that the road markings will be corrected in the near future. Members were also informed of a truck parking at the rear of Murray Hunt furnishings which protrudes out into the service lane thus creating a safety issue.

## **[WWW.OTOROHANGA.CO.NZ](http://WWW.OTOROHANGA.CO.NZ)**

Mrs Cowan reported that the Otorohanga website was launched on 5 March 2009 and in the first 26 days had 2268 visits.

## **MOBILE TV STUDIO**

Mrs Cowan reported Tourism NZ's mobile TV studio will be in Waitomo on 22/23 April. The Waitomo i-Site is coordinating arrangements in the Waitomo and Otorohanga areas and assisting with staffing, kiwiana costumes, Wiki and generally proclaiming how wonderful Otorohanga is.

## **MEETING CLOSURE**

The meeting concluded at 6.25pm.

## **CHAIRMAN:**

## **DATE:**

