



Otorohanga Community Board

MINUTES

7 May 2009

OTOROHANGA COMMUNITY BOARD

7 May 2009

Minutes of an ordinary meeting of the Otorohanga Community Board held in the Council Chambers, Maniapoto St, Otorohanga on 7 May 2009 commencing at 4.10pm.

MINUTES

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PRESENT

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

IN ATTENDANCE

His Worship the Mayor, Mr DF Williams, Messrs DC Clibbery (Chief Executive), R Chadwick (Engineering Manager), S Mailer (Technical Services Manager), J Stammers (Water Services Engineer) and CA Tutty (Customer Services Team Leader).

APOLOGY

Resolved that the apology received from Mr B McNeil be sustained.

Mr Tindle / Mr Ormsby

CONFIRMATION OF MINUTES - 9 APRIL 2009

Resolved that the minutes of the meeting of the Otorohanga Community Board held on 9 April 2009, as previously circulated, be approved as a true and correct record of that meeting.

Mr Jones / Mr Ormsby

REPORTS

Item-103 OCB COMMITTEE MINUTES - 29 APRIL 2009

Discussion

Mrs Cowan referred Members to minutes of meetings of the Parks & Reserves, Works & Water and General Purposes Committees held 29 April 2009.

PARKS & RESERVES COMMITTEE

Chestnut Tree

Mrs Cowan requested the word 'walnuts' be amended to read 'chestnuts' under this item.

Alex Telfer Drive

Resolved

That the Otorohanga Community Board adopt the recommendation of the Parks & Reserves Committee that the 'Dragon's Tooth rocks' along Alex Telfer Drive be removed and the area re-grassed.

Mr Jones / Mr Prescott

GENERAL PURPOSES COMMITTEE

Kiwitown Holiday Park

Mrs Cowan reported that the President of the Otorohanga Zoological Society had expressed the opinion that the Society is happy for the present situation to continue, in regard to the Lease of part Domain land to Mr B Millar of the Kiwitown Holiday Park.

Resolved

That the minutes of the meetings of the Parks & Reserves, Works & Water and General Purposes Committees held 29 April 2009 be received.

Mr Tindle / Mr Jones

Item-104 RENEWAL PROCESS FOR CAMP GROUND LEASE

Discussion

The Chief Executive presented his report presenting an outline of a proposed process in respect of leasing the Otorohanga Caravan and Motor Camp Park. He said he believed the tender should be somewhat different to what has been conducted in the past, with particular references in the following respects -

1. The term of the Lease should be five years, comprising an initial term of three years with the option of a further extension of two years.
2. The Tender process should be completed at least six months before the expiry of the existing lease, to give the existing Leaseholder greater certainty.
3. The Tender evaluation methodology should take account of both price and non-price attributes, using the 'Quality Price Premium' approach that has been previously employed in awarding the Flood Protection Land Leases, with the two non-price attributes incorporated being the tenderers relevant experience and track record, and their proposed methodology and resources.

The Chief Executive advised that the Otorohanga Zoological Society (OZS) has expressed interest in obtaining the Head Lease, then subleasing to Mr Millar. Should he then cease to operate the facility, they would be in a position to take over the Lease, perhaps using the land for other purposes. Mrs Cowan advised that OZS is extremely happy with the current situation and that, from feedback received, there has been an increase in the level of service provided by on-site Managers of the facility.

Resolved

That

- a. The request for extension of the existing lease be declined.
- b. A competitive tender process for a new lease is to be completed at least six months before the expiry of the existing lease. The term of the new lease should be five years, comprising an initial term of three years with the option of a further extension of two years. The tender evaluation process shall take account of both the tendered price and non-price attributes that are relevant to the tenderer's ability to operate a camp site.
- c. A condition is included in the new lease that requires the land to be continued to operate as a functional camp site, retaining core elements of the level of service currently provided.

Mr Ormsby / Mr Tindle

NZ POLICE

A representative of the NZ Police, Constable Urwin attended the meeting.

Mrs Cowan welcomed the Constable to the meeting and thanked him for his attendance. The Constable introduced himself and informed Members his position comprised of general duties, Acting Sergeant, Youth Aid in Otorohanga and the unofficial Community Officer. Const Urwin reported that the Community Board was 'lighting up' the correct areas around the Central Business District, although a CCTV system was missing. He said however, there is insufficient crime at present to support the installation of such a system. Const Urwin referred to the spate of graffiti prior to Christmas and said this had been carried out by an Auckland youth.

Const Urwin said he would like to see more neighbourhood support groups operating in Otorohanga. He said a 'Watch' sign is placed in a certain street and neighbours keep an eye out on each others properties. Mrs Cowan suggested Elected Members could assist in facilitating such groups.

Mr Jones queried whether the NZ Police could assist in the matter of trucks without effluent tanks using Maniapoto Street. The Constable replied that some businesses prefer to see the trucks coming through Maniapoto Street as they often stop and purchase food, etc. He said however, he will speak to the Department's Traffic Officer, Mr Kevin Hearfield. His Worship confirmed, at the present time, there were no plans to install a round-about at the intersection of State Highway 3/31. He said Council could, if it so wishes, install a round-about but it would have to pay for it. The Engineering Manager reported as part of the McDonald's consent, there is a proposal to install a turning lane at the intersection and a pedestrian refuge area opposite Beattie Home. His Worship suggested that McDonalds operation be watched and any adjustments be made if necessary. He said the low crime rate in the District was noted and attributed this to a team effort from various organisations. He asked for Council's thanks to be extended to NZ Police for their assistance.

Mrs Cowan thanked the Constable for his attendance.

Item-105 CLARIFICATION OF LEASE CLAUSES

Discussion

The Chief Executive summarised the Rates & Property Officer's report on the Girl Guide Association Lease.

Resolved

That

1. The Lease be renewed on the same terms for a minimum 6 month period.
2. A site visit be carried out on the property by a representative of Council and a Community Board Member.
3. His Worship the Mayor and Chief Executive be authorised to sign Lease documentation on behalf of the Council.

Mr Tindle / Mr Jones

Item-106 REQUEST FOR DISPENSATION TO ENCROACH ON SEWER LINE ITEM

Discussion

The Water Services Engineer presented his report advising that Habitat for Humanity had requested that the Otorohanga Community Board waive the requirement to comply with the Otorohanga District Council Building Over Services Reticulation Policy.

The Engineer advised that prior written approval had not been given for exemption from the policy requirements and that the actual house steps were sitting right on top of the sewer line. He said staff had spoken to the Organisation's representatives prior to the Consent being issued and during the building process in order to get them to comply with the requirements. He said they had not achieved this and that Council should not accept the current situation. In reply to Mr Ormsby, the Engineer advised that the existing sewer is just over 1m under ground.

Mr Prescott advised that during recent months other property owners have been allowed to build over service pipes and queried what was the difference in this situation. The Engineer replied that the previous decisions had been approved by the Board not Council's Services Department. The Chief Executive informed Members that the real difference comes down to when people applied and in this case the Organisation acted indifferently and did not meet the requirements. He said there is a need to send a strong message that this is not acceptable. He further reported that the Organisation had left a number of loose ends in respect of the projects it has conducted

in Otorohanga. Mrs Cowan expressed the opinion that should any issue occur as a result of their non-compliance, the Organisation will be responsible. The Engineering Manager replied that conditions have been placed on previous projects however, these have been granted prior to the building work taking place. He said in this instance the building had started prior to a Building Consent being issued.

His Worship suggested that it would not be desirable for Habitat for Humanity to pay for the relocation of the pipe and perhaps an agreement could instead be signed ensuring any future problems would not be the responsibility of Council. He said this would be passing liability on to prospective purchasers. His Worship said, as Habitat for Humanity is a non-profit Organisation would it be possible to allow them these options. Mr Ormsby expressed the opinion he would prefer to see any relocation of this pipe deferred as this was a very tiny section with a tiny house on it and that the drive way has already been installed. The Chief Executive informed Members the suggestion of transferring future liability to the property owners is a difficult one and in practice may not be practical. In reply to Mr Jones, he was advised the Organisation has paid all fees to date. Mr Jones suggested there needs to be some compromise in the sharing of the costs as Council wishes to encourage Habitat to be in Otorohanga. He said in future they must cooperate with Council staff and abide by the rules.

The Water Services Engineer advised that the pipe in question is approximately 53 years old. Mrs Cowan suggested the Organisation be made aware of this and to realise the difficulties that have arisen. She said they should be given a very strong message to comply in the future. Mr Tindle said he supported the Mayor's comments as to what Habitat for Humanity have done in the Community however, there were a number of inconsistencies in the notes recorded of the project.

HIS WORSHIP

His Worship left the meeting at 5.20pm.

Mr Tindle said he would like to see the pipe moved sooner rather than later. The Chief Executive replied that Council does not have the budget to carry out this work. He said there was a need to prove that Council has been negligent before agreeing to contribute to relocation of the pipe. Mr Jones suggested a meeting be held with representatives of Habitat for Humanity advising them that they must comply with the requirements of the Policy and to discuss how the situation might be remedied. The Chief Executive advised that the existing location of the pipe will not necessarily create any problems, and it is therefore not essential that the pipe is relocated.

Resolved

That Habitat for Humanity be advised that further projects in the District will be subject to the same policy as any other Organisation and they should not expect to receive 'special' consideration.

Mr Ormsby / Mr Tindle

MR TINDLE

Mr Tindle left the meeting at 5.30pm.

Item-107 OTOROHANGA MEMORIAL POOLS MANAGEMENT

Discussion

The Technical Services Manager presented a report on a request from Total Leisure Concepts (TLC) that manages the Memorial Pool, for the Board to consider financial support for an increase in the number of life guards to meet safety requirements.

Mrs Cowan queried whether 'Pool Safe' accreditation was a legal requirement. The Technical Services Manager replied only water quality and pool design are legal requirements. He said it

was a business decision by TLC that they meet these safety requirement to make the complex completely safe and to have all possible risks covered. The Engineering Manager advised that should an accident/incident occur then the Department of Labour would investigate and should Council be found to be deficient in some areas, liability could then come back to Council and TLC. In reply to Mr Ormsby, the Chief Executive advised that any extra costs would need to be funded by a Rate increase equating to approximately a quarter of a percent. The Chief Executive reported that the liability issue has been made more acute because TLC had been involved in a drowning at the Huntly pools. The Technical Services Manager expressed the opinion it was in order to pass this matter on to the Board as Council could be held liable as it is aware of the situation. Mrs Cowan said TLC have a Contract with Council and that the safety issue is 'a given' however, who bears the cost of implementing this? Members were informed that the Contract does not state that TLC has to have in place an accredited pool safety programme. The Engineering Manager advised that this accreditation has recently been upgraded.

The Chief Executive reported that the hours identified under the Contract are substantially lower than they are currently providing. Mr Jones expressed the opinion that there has always only been one life saver and the potential for any mishap is very small. Discussion was then held on the opening hours of the pool in order to reduce costs.

Resolved

That the Community Board supports the increase in the number of lifeguards to meet the standard safety requirements for the supervision of swimmers using the heated and outdoor pools at an increased cost of \$12,500 per annum. This is based on the closure of the pool on Saturdays in the winter season from 1 April to 31 October.

Mr Jones / Mr Prescott

Item-108 REVIEW THE MAINTENANCE OF SKATEBOARD HALF PIPE

Discussion

The Technical Services Manager presented a report advising of several options which have been investigated for the maintenance of the Skateboard half pipe.

Mr Jones asked whether outsider funding could be obtained for the project and volunteers encouraged to become involved. Mrs Cowan referred to Trust Waikato funding. The Engineering Manager replied that a grant is already on hold from Trust Waikato to go towards a basketball half court.

Resolved

That the Community Board agrees to further investigation into the 'Skatelite' product as the preferred option for resurfacing the existing skateboard half pipe.

Chairman/ Mr Prescott

Item-109 OTOROHANGA CEMETERY MEMORIAL GARDENS

Discussion

The Technical Services Manager presented a report on a proposed scheme plan for the installation of an Ash Berm garden in the Otorohanga Cemetery. The Customer Services Team Leader informed Members that there were still a number of Ash Wall plots and Ash Berms available for the future. He queried, whether, at this point in time, the Board wishes to incur additional costs for the installation of a Memorial Garden. The Customer Services Team Leader expressed the opinion that the current layout of the Cemetery has been by way of straight rows and questioned whether a circular design fits into this format.

Resolved

That the proposal to install an Ash Berm garden in the Otorohanga Community Cemetery be placed on hold.

Mr Jones / Mr Ormsby

Item-110 MATTERS REFERRED FROM 9 APRIL 2009

Discussion

ENTRANCE WAYS - BEHIND LIBRARY

The Engineering Manager circulated a plan of the area highlighting the entranceways behind the Library complex. He said Council's Roding Manager had conducted discussions with those property owners utilising this area. He said there were one or two properties fronting Turongo Street and that the two properties either side of the Otorohanga Reserve (Village Green) have no alternative access. Mr Prescott reported he had spoken to one of the Business Operators who was currently considering purchasing a section in Progress Park. In the mean time it was agreed the matter be 'watched over'.

DOMAIN PAVILION

The Engineering Manager informed Members a draft Lease has been sent to the Domain Sports Association some three weeks ago however, to date no response had been received.

GENERAL

Mr Jones reported that His Worship will forward one or two items of General Business.

BUSINESS - TUHORO STREET

Mr Jones queried if any action could be taken against a business in Tuhoro Street which creates a substantial level of noise. The Chief Executive replied action could only be taken should the noise level become very high.

NZTA SIGNAGE

Mrs Cowan said she had spoken to Council's Roding Manager requesting him to obtain any feedback regarding the NZTA signage, for consideration at the next Committee meetings to be held on 27 May 2009.

VIRGIN BLUE PRESENTATION AT HAMILTON AIRPORT

Mr Prescott reported he had attended a presentation by Virgin Blue at the Hamilton Airport promoting their 105 seater plane, build in Brazil for a possible national service from the Hamilton Airport.

MEETING CLOSURE

The meeting concluded at 6.14pm.

CHAIRMAN:

DATE:

