



Otorohanga District Council

AGENDA

22 June 2010

Members of the Otorohanga District Council

Mr DF Williams (Mayor)
Mr S Adam
Mrs S Blackler
Mr WH Earwaker (Deputy Mayor)
Mr AL Gower
Mr A Ormsby
Mrs DM Pilkington
Mr R Prescott

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA DISTRICT COUNCIL

22 June 2010

Notice is hereby given that an ordinary meeting of the Otorohanga District Council will be held in the Council Chambers, Maniapoto St, Otorohanga on Tuesday 22 June 2010 commencing at 10.00am.

14 June 2010

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

OPENING PRAYER

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES - 1 JUNE 2010

REPORTS

Item-356 KAWHIA COMMUNITY BOARD MINUTES 28 MAY 2010

**To: His Worship the Mayor and Councillors
 Otorohanga District Council**

From: Governance Supervisor

Date: 22 June 2010

Executive Summary

Minutes of the meeting of the Kawhia Community Board held on 28 May 2010, as previously circulated.

Staff Recommendation

It is recommended that:

The minutes of the meeting of the Kawhia Community Board held on 28 May 2010 be received.

CA Tutty
GOVERNANCE SUPERVISOR

Item-357 REWAREWA RECREATION RESERVE MANAGEMENT PLAN 2010

**To: His Worship the Mayor and Councillors
 Otorohanga District Council**

From: Technical Services Manager

Date: 22 June 2010

Executive Summary

It was resolved at the Otorohanga District Council meeting of 16 February 2010

That

1. The land is retained as a Recreation Reserve and planted with native species over a substantial area with assistance for planting sought from the Native Forest Restoration Trust.
2. The school is separated from the bush by a small area of open space.
3. Public access is unrestricted over the whole of the reserve.
4. The Management Plan for the 1.214 ha Rewarewa Recreation Reserve is revised.

A draft management plan (Resolution 4) containing resolutions 1, 2 and 3 has been completed for the Rewarewa Reserve for consideration of the Council.

Staff Recommendation

It is recommended that:

1. A notice be published in the local newspaper to indicate that the draft Management Plan is open for the public to read and comment. A copy should be available at the Council offices for the public to read.
2. A period of two months be allowed for public comments.
3. Following the receipt of public comments at the end of the two month period, a final management plan be completed for submission to the Council for approval.
4. The approved document be submitted to the Minister of Conservation for approval.

Report Discussion

According to the conditions of the Reserves Act 1977 any proposal for afforestation (Resolution 1) should be approved by the community and the Minister of Conservation.

Similarly, a management plan for a reserve vested in Otorohanga District Council requires approval of the community and subsequently the Minister of Conservation.

A management plan will provide all aspects of management of the reserve and a submission describing community support for afforestation may appropriately be contained in a management plan.

S Mailer

TECHNICAL SERVICES MANAGER

Attachments

- a. Reserve Management Plan 2010
-

Rewarewa Recreation Reserve

Draft Management Plan 2010



Contents

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 - 2.1 Legal Description
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 5. Otorohanga District Plan
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 - 6.2 Policy considerations
 - 6.2.1 History and Use of the Reserve
 - 6.2.2 Administration and Management
 7. Future Management Proposals
- Appendices

1. Introduction

This management plan for the Rewarewa Recreation Reserve sets out proposals for the management of the reserve following recent community led decisions on future use, maintenance and preservation of the reserve.

It should be regarded as a community document and there is a requirement (under Section 75 of the Reserves Act 1977) that the proposals for afforestation within this draft document, following approval or amendment by the community, be submitted for consent of the Minister of Conservation prior to any development, improvement or management programme.

Public notice of the draft management plan will be inserted in the local press to encourage views on the draft plan from the local public.

Since this request for consent for afforestation is part of the overall proposed management of the reserve, the requirements for approval of the proposal will additionally, come under Section 41 Management Plans of the Reserves Act 1977.

Written objections to or suggestions on the draft plan must be submitted to the Council, the administering body, not less than 2 months after the date of publication of the notice.

2. Background

2.1 Legal Description

The Rewarewa Reserve is comprised of a single area of Crown land vested in Otorohanga County Council in 1976 as a reserve for recreation purposed pursuant to the Reserves and Domains Act 1953 (Gazette No. 21, page 423).

The reserve was subsequently vested in the County Council and held in trust as a recreation under Section 26A of the Reserves Act 1977.

On dissolution of the County Council and constitution of Otorohanga District Council by the Local Government (Waikato Region) Reorganisation Order 1989 Gazette 1989 p 2460, the reserve then became vested in Otorohanga District Council in trust for recreation purposes.

The surveyed area is listed as Section 25 Block XIV of the Mangaorongo Survey District with an area of 1.214 ha.

2.2. Physical Description

2.2.1 Location and Land Use

Rewarewa Recreation Reserve is located on the eastern side and adjacent to Barber Road which is a secondary road extending from the junction with Otewa Road in Otorohanga and leading as far as Rangitoto Road, Te Kuiti.

It is situated around 21 kilometres south east of Otorohanga and covers an area of 1.214 ha.

By far the larger part of the reserve lies as flat land with a steep south east facing slope. The boundary is beyond a small triangular area of flat grazing land at the base of the slope.

The large flat area of 1.214 ha accommodates a weatherboard primary school which closed in 1971. In addition, there were. At the time of closure, associated structures such as toilets, a water tank, sheds, an operating swimming pool, a tennis court and a teacher's residence.

The area of what is now the Rewarewa Recreation Reserve originated as the school and grounds. This land was purchased by the Auckland Educational Board from a Mr. Renouf in 1914 and the school was completed in 1916.

The initial building was replaced in 1955 and the existing timber building represents that second construction.

Closure of the school occurred in 1971.

Following the school closure the land has been used for grazing and in association with the buildings, for occasional community events.

2.2.2 Visual and Landscape Assessment

3. Reserves Act 1977

3.1 Classification of Reserves

Under Section 17 (1) of the Reserves Act 1977, recreation reserves have the following provisions:

- oareas for the recreation and sporting activities and the physical welfare and enjoyment for the public and for the
- o Protection of the natural environment and beauty of the countryside with emphasis on the retention of open spaces and on outdoor recreation activities including recreation tracks in the countryside.

Having regard to the general purposes specified above, every reserve shall provide (Section 17 (2)):

- a)freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 53 and 54 of this Act, to any bylaws under this Act applying to the reserve.....

.....for the protection and general well-being of the reserve and for the protection and control of the public using it.

- b) where scenic, historic, archaeological, biological, geological or other scientific features or indigenous flora or fauna are present on the reserve, those.....shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve.

those qualities of the reserve which contribute to the pleasantness, harmony and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved.

3.2 Powers of administering bodies over recreation reserves

The powers of administering bodies for the management of recreation reserves are as follows:

General powers of Minister and administering body (those relevant to the Rewarewa Recreation Reserve)

- 42. Preservation of trees and bush
- 50. Taking or killing of fauna (relevant to pest control)

Particular powers of Minister and administering body

- 54. Leasing powers
- 71. Farming by administering body
- 72. Farming by another body or person
- 73. Leasing of recreation reserve for farming, grazing, afforestation or other purposes
- 74. Licences to occupy reserve temporarily
- 75. Afforestation by administering body

4. Resource Management Act 1991

The purpose of the Resource Management Act 1991, under Section 5, is 'to promote the sustainable management of natural and physical resources'.

Section 74 of the RMA provides that a District Council, in preparing or changing district plans, must have regard to any management plans and strategies prepared under other Acts.

In the context of the reserve, the RMA may affect the Reserve in the following way:

- Prevent any activities on the reserve from having adverse impact on adjacent land, the wide community and the environment
- Planning and overall policies on sustainable management; ensuring community outcomes for reserve planning and associated services are met.

5. The District Plan

It is the Council's role, as stated in the RMA, that through the District Plan shall provide of recreational activities that occur in the District which will not have an adverse effect on the environment.

6. Policies

6.1 Policy Objectives

The implementation of any management plan requires a clear statement related to

1. Continuing to provide public access and opportunities for casual recreation within the reserve
2. Ensuring ease of access for camping, walking....
3. Planting and maintaining native bush species to enhance the environment and beauty of the reserve.
4. Protecting a historic building and maintaining the historic character of the reserve
5. Developing and maintaining the reserve to increase its usefulness to the public with a balance of introduced native bush and passive recreation opportunities.

6.2 Policy Considerations

6.2.1 History and Use of the Reserve

A request to Auckland Education Board for the establishment of a school at Rewarewa as there were twelve children of primary school age in the Rewarewa area was made by Mr. W. E. Fox on March 11th 1912. provided that suitable accommodation was provided in a central position free of cost to the Board and school furniture was transported from Hangatiki to Rewarewa free of charge (to the Board) and that accommodation (boarding) was provided to the teacher, the Auckland Education Board would authorise the establishment of the school.

During 1916, the site was purchased (see Section....) from a Mr. Renouf and the government approved a grant of 170 pounds for the erection of the school. The school cost 202 pounds, sixteen shillings and 6 pence. The increase on cost was due to the substantial cost of hauling the materials over bush tracks.

The building was completed in 1916, re-sited in 1939 and replaced with a new building in 1955 when the number of pupils increased to 36.

Closure occurred in 1971. As the educational provision of the land terminated in 1971, the Auckland Education Board ownership of the site ceased.

Five years after the school closure and no doubt, following the recognition of the remaining recreational provision of the land in the form of the swimming pool, tennis courts and open space, the land was vested in Otorohanga District Council in 1976 as a recreation reserve under the Reserves and Domains Act 1953 (see Section....)

At the time of the draft Reserve Management Plan issued in September 1989, the remaining facilities, the tennis courts and swimming pool were extensively used during the summer period by locals and visitors.

The pool was fenced and reported as being in good condition and the tennis court was regularly used.

The surrounding land was grazed and used for community events, gatherings and sporting activities during the summer period.

Although the community use has now decreased significantly, the open space is still grazed to this day.

6.2.2 Administration and management

Prior to the vesting of the reserve In July 1975, the Otorohanga County Council contacted the Department of Lands and Survey proposing the appointment of a committee of local residents to look after the facilities of the old school site.

No incorporated society was formed for the management of the land and facilities similar to that established as the Rewarewa Hall Society incorporated. The Hall Society existed for the management of the local hall situated on adjacent private land to the south.

The informal Rewarewa recreation committee however, managed the maintenance and scheduled use of the reserve.

A Rewarewa management plan was produced by the Council in September 1989.

At a meeting of Otorohanga District Council on 25th June 1991, the Council granted \$3000 towards the development of a community sports centre and meeting facility which was for the restoration of the school building on the Rewarewa Recreation Reserve. This sum was funded from the Subdivision reserve Fund.

The above restoration was completed in 1992.

The last two meetings of the Rewarewa District occurred in February 1999 and on 15 March 2001.

The minutes of the 2001 meeting recorded a majority vote to move the school building to Otorohanga as a gift to Otorohanga Historical Society.

It was moved by Murray Cowan and seconded by Arthur Cowan that the boundaries are established and fenced and the reserve selectively landscaped and planted with trees.

During May 2001, the Council accepted a tender of \$2000 for the removal of Lawson's Cypress trees on the reserve. The sum from the sale of these trees was planned to go towards the cost of the relocation of the school to Otorohanga.

Future management of the reserve was concluded through a vote by letter during October 2001 following further proposals including a private purchase of the school building.

It was decided that Bruce Bolt's offer of maintaining the school and grazing the land be accepted as an interim action in managing the reserve prior to a longer term decision on future use.

It was not until 2009, that the most recent meeting was initiated following local concern on the condition of the school.

Local residents from Rewarewa unanimously agreed to the proposal put forward by Arthur Cowan to afforest the reserve with native bush. It was also agreed that due to the very high cost of transporting the school to Otorohanga for conservation purposes that the school remain on the site. Bruce Bolt offered to continue to maintain the school and this offer was accepted at the meeting.

7. Future Management Proposals

1. Boundary fencing and divisional fencing between open space and bush.
2. The construction of stiles or pedestrian gates to provide public access to all parts of the reserve.
3. The planting of native tree and shrub potted plants at 2m x 2m staggered spacing within the fenced bush area covering approx. 1 ha., as shown on dwg. no.

4. The removal of hazards from the site through the demolition of the swimming pool and foundations and removal of the rubble from the site for recycling.
5. Installation of timber gates to allow vehicle access to the open space for camping, events and maintenance.
6. Maintain grassland through grazing with light stock or sheep and lime application.
7. Replant where new native species are lost if required, to reach an 80% success rate by the end of the second year.
8. Release tress until established, that being after two years and reaching at least 1 metre in height.
9. Maintain bush on an annual basis for the first five years and subsequently at least once every five years.
10. Maintain school following a short service inspection every two years and a detailed structural inspection every five years.
11. The Council to continue managing the site and organising district meetings when required.
12. The Rewarewa Reserve Management Plan to be reviewed every five years.
13. Provide the opportunity for camping and community events using the school and open space.

25/5/2010

Item-358 WINTEC BUILDING PROPOSAL

**To: His Worship the Mayor and Councillors
 Otorohanga District Council**

From: Finance & Administration Manager

Date: 22 June 2010

Executive Summary

This report covers the potential future of the Wintec Building on Turongo Street.

Staff Recommendation

It is recommended that:

The Wintec Building situated at 24 Turongo Street is sold with the current tenant in place and an appropriate marketing plan is implemented with a local Real Estate agent.

Report Discussion

Background

In 2004 Otorohanga District Council purchased the Wintec Building situated at 24 Turongo Street from the Te Awamutu Veterinary Assoc for the sum of \$100,000. This was financed over 5 years bringing the total outgoing to \$120,000.

The building was subsequently leased to Wintec with the lease expiring on 9 February 2014. The current lease is \$24,950 plus GST.

Wintec have indicated that they won't be renewing the lease in 2014 and this provides an opportune time to look at the long-term prospects for the building.

A valuation report has been completed by Quotable Value which assesses the current market value of the building with the current tenant in place and also as if the building was vacant.

The valuer has assessed a current market value tenanted of \$290,000 and a vacant value of \$270,000.

Council has various options ranging from the retaining the building and endeavouring to secure another tenant in 2014 or selling the building either tenanted or vacant. With the current tenant in place until 2014 this may give Council an opportunity to test the market and sell the building tenanted. If this was how Council wished to proceed we would then need to recruit a local Real Estate Agent and develop a marketing strategy.

**GD Bunn
FINANCE & ADMINISTRATION MANAGER**

Item-359 ODC MATTERS REFERRED FROM 1 JUNE 2010

**To: His Worship the Mayor and Councillors
 Otorohanga District Council**

From: Governance Supervisor

Date: 22 June 2010

1. ENGINEERING MANAGER

1 June 2010

- i. To ascertain whether Government funds can be used for current waste initiatives.

2. POLICY MANAGER

30 March 2010

- i. To provide Cr Pilkington with what figures he could find for Community Grants for Kawhia.

3. FINANCE & ADMINISTRATION MANAGER

11 May 2010

- i. Staff to present a report to Council on a proposed marketing process/s to make the Wintec building available for sale.

1 June 2010

- ii. With regard to the preparation of Council's Property Schedule, to arrange a workshop meeting to carry out a funding review on the current Rates Remissions.

**CA Tutty
GOVERNANCE SUPERVISOR**

GENERAL

