

MATAURA COMMUNITY BOARD AGENDA

MONDAY 27 NOVEMBER 2017

2. POLICE REPORT

Sgt Greg Ballantyne will be in attendance at the meeting to provide a Police report.

3. COMMUNITY BOARD CHARTER

(Memo from Administration Manager – 10.11.17)

- ✦ Attached is a copy of the Community Board's charter that has been considered by the Board. Once the Board has ratified the document, it will be presented to the Council at its meeting on 12 December for adoption.

RECOMMENDATION

THAT the draft charter be adopted by the Board and referred to the Council for formal adoption.

4. REPORT FROM MATAURA COMMUNITY DEVELOPMENT COORDINATOR

- Mataura Community Development office (8 McQueen Ave) – open Tuesday, Wednesday, Thursday mornings (exceptions of meetings and trainings that I am needed to attend), 9.00am–12.30pm each week and alternating Monday and Saturday mornings.
- Visitors to the office are regularly popping in.
- Attended a community meeting called by Cherie Chapman and Laurel Turnbull on Friday 25 August about the Ouvea premix stored by Taha Asia Pacific in the old paper mill in Mataura.
- Have been attending the Mataura Community Board public meetings so am also available to speak with Mataura residents at and after these meetings.
- Held a meeting with Mataura community groups to look at the possibilities for having holiday activities during the second week of each of the school holiday breaks – have had a good response at this stage and looking at our first week of activities Sunday 14–Saturday 20 January 2018
- Visited Southern REAP in Gore to look at the possibilities of Nathan Wallis coming to Mataura in June 2018 as well as holiday activities and adult learning that can happen in Mataura – possibly a cooking class and a computer skills class in Term 1 of 2018.
- Was invited to speak at the Mataura Senior Citizens meeting on 3 October to explain my role – am available to speak at other community groups if they would like me to.
- Offering assistance to a small group of people wanting to get a monthly car boot sale up and running in the car park behind the Community Centre – first one will happen Saturday 6 January.
- Professional Development – have attended the following workshops/training events:
 - “Bottom of the South” Activating Communities Workshop held by Sports Southland at the Stadium on Friday 8 September.
 - Community Development Workshop hosted by South Alive for volunteer groups and organisations on Saturday 9 September in Invercargill.
 - Oranga Tamariki Working Together for Vulnerable Kids run by Child Matters on Friday 3 November in Gore.
- Have regular meetings with the Mataura Community workers, have been visiting social and community groups as well as businesses in the Mataura area
- Put together Mataura Messenger for September and October as well as writing the monthly Mataura Matters Column for The Ensign (third Friday of each month)
- Currently working on updating the Mataura local directory to be delivered early 2018.
- Also working on the ‘What’s on for the under 5’s in Mataura’ handout with the intention of getting the Mataura Early Childhood Taskforce up and running once again.
- Attended Life Matters Meeting in Gore to look at what is happening in Eastern Southland in relation to suicides and what we can do and are doing to prevent them.

- Attend the monthly community liaison meetings at the Community Connections Centre put on by the Community Networking Trust to network with other agencies and service providers as well as hear speakers on relevant topics to issues happening in the Eastern Southland area.

RECOMMENDATION

THAT the report be received.

5. REPRESENTATION REVIEW REPORT

(Memo from Chief Executive – 07.11.17)

- ↳ Attached for the Board's information, is a copy of the representation review that was considered by the Council at its meeting on 24 October. The proposal is currently out for public consultation, with submissions due to close on 1 December.

RECOMMENDATION

THAT the report be received.

6. MATAURA LIBRARY AND SERVICE CENTRE OPENING HOURS AND STAFFING

(Memo from Library Manager – 07.11.17)

One of the Matura Library and Service Centre staff resigned effective 8 November in order to take another position.

The Library will delay replacing her until we have considered an alternative staffing model. The Matura Library/Service Centre has been staffed since February 2016 with a shared sole-charge model. Two people share the five-day opening, with part-time staff covering lunchtimes, but we have had staff feedback that indicates we should investigate an alternative model.

We also intend to look at the services we offer with a view to making the Centre more vibrant, and able to be responsive to changes in the community. It is likely any changes will be operational in nature. If there is anything more substantial the Board will be consulted.

From November 2017 to February 2018, one of our part-time staff members is working in a full-time capacity, sharing the Matura position. The consequences are that we will not have anyone to cover lunches on three days a week and the Library/Service Centre will be closed 12.30-1.00pm on Mondays, Tuesdays and Thursdays. It will be open all day on Wednesdays and Fridays. This period includes the two week Christmas close down.

RECOMMENDATION

THAT the information be received.

7. WELCOME TO TOWN SIGNAGE

(Memo from the Communications/Promotions Manager – 08.11.17)

Council staff have been investigating options for Welcome To signs for the District's urban areas for some time.

It is envisaged the new signs will be located on the state highway entrances to Gore, Mataura, Mandeville and Pukerau and the main entrance to Waikaka. While the signs are to be located at different sites, they are all within the Gore District therefore it is important they have some commonality, and adhere to the Gore District branding.

There have been a number of design options produced in recent months. It is pleasing to report two of these options have been favourably received.

The next step is to have these options expanded and produced in a format suitable for presentation to Councillors and Community Board members. This is expected to be done by next month.

RECOMMENDATION

THAT the information be received.

8. GORE DISTRICT PLAN (Keith Hovell)

(Memo from Consultant Planner – 14.11.17)

Overview

During 2018 it is proposed to undertake a number of studies as background to the review of the Gore District Plan, which is due to be released late 2019. This timing is dictated by changes to the Resource Management Act which require the district plan format to comply with a template being prepared by the Ministry for the Environment, which is due for completion in May 2019. The proposed studies relate to:

1. Identifying outstanding and locally significant natural features and landscapes. The extent of work required will be dependent upon the content of a study currently being drafted by Environment Southland.
2. Identifying sites containing significant indigenous vegetation and significant habitats of indigenous fauna. This study will build on a report prepared for the Council by Wildlands Consultants in 2011 that undertook a review of indigenous vegetation, habitats, and indigenous fauna within the district. However, clearer identification of sites containing significant indigenous vegetation and significant habitats of indigenous fauna is required. Again, there may be an opportunity to undertake this work in conjunction with Environment Southland.
3. A review of the heritage structures and sites currently listed in the district plan, and consideration of any additional items that should be added to the plan.
4. Assessing natural hazards within the district. Earthquake/liquefaction, wind and flooding are the natural hazards of key concern. This study will integrate with work currently being undertaken by Environment Southland. It is desirable that the implications of climate change on these hazards is also assessed.
5. A review of the Subdivision and Development Bylaw that sets out the design standards of infrastructure which is to be connected to the Council's reticulated services, and/or transferred to the ownership of the Council, as part of any subdivision or development. It also includes the design of other works on Council roads and the on-site requirements for fire-fighting outside of reticulated areas.
6. A strategy that provides a community vision for the future of the District both in terms of aspirations for development and the general location of activities taking into account the economic, social and environmental impacts of development options - referred to as a "spatial plan".

Funding associated with proposed Studies 1 – 4 above, and final approval to undertake them, will be considered as part of the Council's Long Term Plan on which consultation will take place in April 2018.

Preparatory work on the review of the Subdivision and Development Bylaw is already

underway. It is anticipated that the revised Bylaw will be integrated closely to the New Zealand Standard NZS4404. This will result in provisions that align more closely with those of adjoining Councils.

The strategy referred to in 6 above will be of high interest to the Maitara Community Board and is discussed in more detail below.

Gore District – Ready for Tomorrow

The District is embarking on a period of growth, attracting new business investment, higher tourist numbers and greater demand for local services. The Maitara Valley Milk development for example represents a major development which will create significant numbers of new local jobs and lead to increased need for local contractors and demand for industrial and residential land. Currently, there is no readily available, suitably serviced and zoned industrial land in the Gore township, to meet this need, or provide for any other medium to large scale industries that may wish to locate within the District in the future. Similarly, the proposed subdivision of land in East Gore by the Council will utilise the last remaining block of easily developed land zoned for residential purposes in the town.

To enable growth, and reflecting the wish of the Council to be “ready for business”, more land is required for development. It is appropriate for the Council, in consultation with the community, to have regard to its alternative futures. Basically, should future development be consolidated into the main towns of Gore and Maitara (and what is their role?) or is development desirable in dispersed nodes, being all of the townships in the Gore District, with possibly new focal points, for example an industrial park? This gives rise to a number of fundamental issues. In particular:

- What vision does the district community have for its future?
- What is the role of the Council, and how can it help achieve that vision?
- How should that vision be provided for in the various plans and strategies of the Council?

Arising from that, what are the future infrastructure needs of the Gore District? Under the provisions of the Local Government Act, the Council is required to prepare Asset Management Plans that consider the infrastructure needs for a period of 30 years.

There is a community expectation that Council will provide leadership and take a proactive approach to managing future development. As a consequence, the Council has decided to prepare as a matter of urgency a spatial plan (to be known as “Gore District – Ready for Tomorrow”) to underpin many of its statutory and non-statutory activities, for example:

- Indicating in general terms the pattern for the future zoning of land in the District for commercial, industrial and residential purposes, and providing a guide to the potential development of existing settlements, new subdivisions and rural areas.
- Providing a sound basis for any Development Contributions Policy the Council may wish to adopt.

- Informing Asset Management Plans, so as to ensure infrastructure is provided in an efficient, affordable, and timely manner.
- Assisting in meeting the Council's obligations under the Land Transport Management Act.
- Providing direction for the Council in promoting economic development within the District to ensure sustained economic and population growth.

The requirement to prepare 30 year Asset Management Plans suggests that consideration of development options should extend to 2050. However, rather than focusing on a time period, it seems more practical to assess stepped increments of population increases. A number 30% above existing levels appears to be appropriate.

"Ready for Tomorrow" will also enable consideration of a social agenda, for example, the desirability of providing employment or continuing education for those 16 – 25 years who leave the district because of a lack of opportunities.

The physical location of the towns of Gore and Mataura provides a geographic competitive advantage over a wide area, ahead of other service centres in Southland and Otago. There is currently a regional hub role for Gore in the supply and servicing of agricultural machinery, and a spatial plan provides an opportunity for further consideration of our regional role. That extends to social and recreation activities as well.

Expressions of Interest have been sought from various multidisciplinary consultancies to assist the Council with the work required, and these are currently being assessed. Subject to final approval of the Council at its meeting of 12 December, it is hoped to appoint the successful firm prior to the end of the year and commence work immediately after the holiday break.

Implications for Mataura

A key issue for "Ready for Tomorrow" is determining the future role of Mataura, and the aspirations of the community in that context. Historically, the focus of Mataura has been as an industrial town with associated worker housing, located at a strategic transport node. Over time, a reduction in the range and scale of industrial activities has resulted in declining fortunes for the town. The work to be done involves assessing, at a strategic level, possible futures for the town.

The Community Board has previously identified potential options for the development between Bridge Street and Lodge Street. In determining the appropriateness of any of those options, consideration is required as to the areas where commercial development should take place in the town. Should that be restricted to Bridge Street, or located on Main Street Mataura, or a combination of both?

Assessment is also required of the implications of potential flooding in the town, and how this may alter over time as a consequence of climate change.

If the intent, or need, is for more residential land, where should that locate? Work

undertake in the 1970s suggested future development should be located on the elevated land beyond McKelvie Heights. Certainly, any expansion needs to be on land not subject to inundation.

Decisions of such significance to Maitara cannot be undertaken without appropriate consultation, both with the Community Board and the wider community. Once consultants have been appointed to assist with the spatial plan, a consultation framework will be developed. In the first instance, this is likely to be targeted, with wider consultation for feedback once some concepts have been developed. In the meantime the Board meeting is an opportunity for Community Board members to highlight any broad issues they consider relevant to this work.

One outcome of “Ready for Tomorrow”, or as part of the implementation phase, will be the development of concept plans for key areas, such as the main commercial hubs of towns in the district, and the Gore heritage precinct. That is the time to consider further the conclusions reached in previous work undertaken in Maitara.

RECOMMENDATION

THAT the Community Board note the work proposed to undertaken by the Council’s Planning services team during 2018.

9. UPDATE ON WATER ISSUES (Matt Bayliss)

(Memo from 3 Waters Asset Manager – 20.11.17)

Since the No-Des flushing programme was completed in early August 2017, there has been one dirty water complaint received from Matura, (77 Main Street on 31 October) and four dirty water complaints received in Gore.

Recent fire hydrant testing has identified that there is still a residual build-up of suspended material in some areas of the water network. Although early indications were that the No-Des flushing project had been fully effective, there are now some signs that this may not have been the case.

The topic of dirty water complaints is obviously quite concerning. Staff are currently investigating the ongoing occurrence of these events following the No-Des flushing project. The contractor who completed the flushing work is participating in these investigations.

RECOMMENDATION

THAT the information be received.