

Report of a meeting of the Mataura Community Board, held in the Mataura Community Centre, McQueen Avenue, Mataura, on Monday 2 July 2018, at 5.13pm.

**Present** Alan Taylor (Chairman), Cr Neville Phillips, Sue Taylor, Linda Sinclair, Greg Chaffey and Geoff Colvin.

**In attendance** Manager Regulatory and Planning (Ian Davidson-Watts), Planning Consultant (Keith Hovell) Junior Planner (Fran Davies) and Corporate Support Officer (Suzanne Lucas)

**Apology** Eleanor Ranstead apologised for absence

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1. CONFIRMATION OF REPORT

**RECOMMENDED** on the motion of Geoff Colvin, seconded by Linda Sinclair, **THAT** the report of the meeting held on Monday 19 March 2018 as circulated, be accepted and signed by the Chairman as a true and complete record.

2. PROGRESS REPORT FOR TULLOCH PARK RECREATIONAL FACILITIES

A progress report for Tulloch Park Recreational Facilities from the Parks and Recreation Manager was circulated.

Geoff Colvin commented the timeline had be received previously and he did not believe it was a progress report.

The Chairman suggested the timeline be made public and a copy sent to the media.

Geoff Colvin suggested a large laminated copy be displayed at Tulloch Park.

The Chairman concurred and said he would contact the Parks and Reserves Manager with this suggestion.

**RECOMMENDED** on the motion of Linda Sinclair, seconded by Sue Taylor, **THAT** the report be received.

3. REPORT FROM MATAURA COMMUNITY DEVELOPMENT COORDINATOR

The Board perused a report from the Community Development Coordinator.

Cr Phillips asked how many hours the Coordinator worked per week.

The Chairman commented that it was a comprehensive report and the Coordinator had achieved a lot in the 20 hours allocated to her role

Linda Taylor noted the Coordinator was very busy and most likely community board commitments encroached on her own time.

**RECOMMENDED on the motion of Linda Sinclair, seconded by Sue Taylor, THAT the report be received.**

### 3. GENERAL BUSINESS

The Chairman informed the Board a letter had been received from Kiwi Rail with a formal offer to purchase, through the Council, the Matura Railway Station.

The Chairman said there had been a lot of community interest in the station and with a combined effort the station would become a major asset to the town and district and could become a tourist destination.

Greg Chaffey stated the station was protected by the Rail Heritage Trust of New Zealand and any changes or improvements would be governed by their restrictions. He said Jim Geddes the Arts and Heritage Curator was willing to talk to the Board about these constraints.

The Chairman expressed his concern the cost of repair and improvements could be prohibitive. The station was under consideration by the earthquake commission particularly in regard to the chimneys. He also pointed out the roof leaked and needed attention.

Geoff Colvin suggested surveying the Matura community and have options for funding explored. For consideration of the community would be the risk of leaving the station where it currently sat or having it moved forward towards the footpath. Also to be investigated was the possibility of the land being subdivided, a portion sold to the Board and the station removed from railway land.

The Planning Consultant Keith informed the Board a review of heritage buildings was in the district plan and asked if there was anything inside the building that was worth preserving.

Val Wilson and two members of the public entered the meeting from 5.24pm

The Chairman proposed setting up a Trust to transfer ownership of the Station from the Council and a separate committee within the Community Board, to manage and drive the preservation of the Station.

Greg Chaffey reminded the Board the conditions placed by the Railway Trust meant the Board would not be entitled to any heritage funding to assist with conservation of the Station

Linda Sinclair suggested a conversation with the Curator and a survey undertaken to move the project forward before going public.

Greg Chaffey concurred and said he would contact the Curator.

Cr Phillips proposed the next agenda meeting as an appropriate time for a consultation with the Curator.

The Planner asked to be advised when this meeting was to occur so that he could be kept informed of discussions.

The General Manager Regulatory and Planning reminded the Board the Curator was a historic adviser and could not sign off on any decisions made.

The Chairman introduced Val Wilson who had entered the meeting with two other members of the public.

Val Wilson addressed the Board and spoke of derelict buildings in Matura that concerned her and residents of the town. She drew particular attention to a property on the corner of Hope Street and Matura Terrace which had been purchased by an out of town buyer, sight unseen. The property was derelict, had been graffitied, presented a fire danger and was attracting youths who could be harmed when they trespassed. She had asked the Council to address this issue, as run down, neglected or abandoned housing was having a negative effect on the image that residents of Matura wanted portrayed of their town.

The Chairman said that one of the Boards objectives was to improve the perception of Matura, and the Board wanted to encourage restoration of houses within the town.

Val Wilson said she had met with the Mayor and canvassed the idea of having the house demolished. She had been told by the Council on a previous occasion that as long as the rates were paid there was very little the Council could do.

The General Manager said the Council had little control over private land. It could no longer regulate under fire hazard legislation as responsibility had been moved from the Council to that of Fire and Emergency New Zealand. He sympathised with the residents and Board and asked for time to investigate possible avenues which would provide a way to have the house demolished within the confines of legislation.

The Consultant concurred and said options under the RMA options were limited.

The General Manager proposed communicating with the owner and hoped the matter could be settled amicably.

Val Wilson asked who had paid for the demolition and clean-up costs when the Council had enforced the removal of a derelict house some years earlier.

Geoff Chaffey said the Council had waived a number of fees and charges.

The Consultant told the Board a caveat could be put on the title, so under a sale agreement, costs would be refunded to the Council.

In response to a suggestion the building was suitable for the Mataura Fire Brigade to use during training, Cr Phillips said it was a possibility but careful consideration would be needed.

Val Wilson said she thought the bare land would be attractive if the house was demolished and potentially the value of the property would have increased considerably.

Val Wilson and two members of the public departed the meeting at 6.03pm

Linda Sinclair commented that the property proved a huge fire risk but if the Council took it upon itself to demolish the building it needed to be mindful of setting a precedent.

The General Manager recommended the council investigate options within the law, open a dialogue with the owner and then report back to board and Val Wilson with a suggestion for a way of moving forward.

#### 4. DATE OF NEXT MEETING – Monday 20 August 2018, at 5.30pm

Meeting closed 6.12pm

*Board members remained for a discussion with the General Manager Regulatory and Planning and the Planning Consultant on the spatial planning process that had been undertaken and the impacts this would have on Mataura.*