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# Ohai Community Development Area Subcommittee

## OPEN MINUTES

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Minutes of a meeting of Ohai Community Development Area Subcommittee held in the Ohai Hall, Richmond Street, Ohai on Tuesday, 25 July 2017 at 5.30pm.

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### PRESENT

<b>Chairperson</b>	Christopher Mangion
<b>Deputy Chairperson</b>	Ivan Sunde
<b>Members</b>	Martin Anderson
	Wilfred Peard
	Councillor Nick Perham

### IN ATTENDANCE

<b>Strategic Manager Property</b>	Kevin McNaught
<b>Committee Advisor</b>	Alyson Hamilton
<b>Community Partnership Leader</b>	Kelly Tagg

## 1 Apologies

Moved Deputy Chairperson Sunde, seconded Cr Perham and **resolved:**

**That the Ohai Community Development Area Subcommittee accept the apologies for non-attendance from Members Day and Hooper.**

## 2 Leave of absence

There were no requests for leave of absence.

## 3 Conflict of Interest

There were no conflicts of interest declared.

## 4 Public Forum

The following persons addressed the meeting in order to express their concerns and opinions in regards to the future of the Ohai Hall and the Ohai Bowling Club Building;

- John Hogg
- Edna Pinn
- Antje Nikolaus
- Anne Kolo
- Betty Bulmer
- Lesley Smith

In expressing their opinions, the following statements were made:

- Suggestion of a questionnaire being circulated to the community seeking input on the future of the Hall and the Bowling Club followed by a public meeting
- Would like to see the Hall retained with maintenance being undertaken
- Suggestion of small califont gas heating being installed in the kitchen for hot water purposes
- Queried the consultation process with the community in regards the expenditure for the proposed Hall upgrade
- Concern at current heating facility within the Hall and suggestion of heat pumps or Solar Panels being installed in the Hall
- Queried if the subcommittee has any plans for the Hall if the refurbishment does not go ahead. The Chair responded that no decision has been made in regards to this option

### Robyn Guyton

Mrs Guyton addressed the meeting advising of a new initiative being undertaken by the South Coast Environment Society, the first of its type in New Zealand. Mrs Guyton explained the project incorporates a network of heritage orchard parks throughout Southland.

Mrs Guyton advised that following many years of work and research the Society have visited over 100 of the oldest orchard remnants of 19th century and early 20<sup>th</sup> century orchards in Southland and now have 600 grafted trees growing in a nursery situation ready for transplanting back into the communities from which they came.

The meeting was advised that the Society are seeking assistance from Council through Community Boards and Community Development Area Subcommittees to assist the Society in locating permanent homes for the tree varieties of which will be planted in the original family orchard sets.

Mrs Guyton advised the trees will be permanently labelled with etched wood numbers/names with information to be published in an informative booklet with photos and stories of the orchards, the settlers and trees that are planted.

Mrs Guyton confirmed that the Society is prepared to donate the trees, offer maintenance advice, as well as erecting appropriate plaques pertaining to the community.

Members queried if the trees could be planted on roadsides; Mrs Guyton felt a park is the better option with better protection for the trees.

The Chair expressed appreciation to the Mrs Guyton on her attendance at the meeting.

Members proceeded to discuss suitable sites within Ohai township for a proposed orchard. It was agreed that the subcommittee liaise with Mrs Guyton on a suitable area for the establishment of an orchard.

## 5 Extraordinary/Urgent Items

There were no Extraordinary/Urgent items.

## 6 Confirmation of Minutes

### Resolution

Moved Deputy Chairperson Sunde, seconded Member Peard **and resolved:**

**That the minutes of Ohai Community Development Area Subcommittee meeting held on 18 May 2017 be confirmed as a true and correct record.**

## Reports for Resolution

### 7.1 Offer to Gift Former Ohai Bowling Club Buildings to Council

**Record No: R/17/7/15363**

Kevin McNaught (Strategic Manager Property) presented the report.

Mr McNaught advised the purpose of the report is for the subcommittee to consider an offer to gift the former Ohai Bowling Club buildings to Council.

Mr McNaught explained if the subcommittee is agreeable a recommendation needs to be made to Council to accept the offer.

Mr McNaught advised the Ohai Bowling Club has for many years operated on the Ohai Recreation Reserve.

The meeting noted the club has recently resolved to windup its organisation, and has offered through Bowls Southland to gift the building assets on the site to Council.

Mr McNaught explained that if the offer is accepted it will be a building owned by Council but having to be funded locally by the CDA Subcommittee.

Following discussion Members agreed to accept ownership of the Bowling Club, however the subcommittee were mindful that the Bowling Club is in a similar situation as the Ohai Hall with both needing maintenance work and that funding of this will fall to the community.

### **Resolution**

Moved Cr Perham, seconded Member Peard **and resolved:**

**That the Ohai Community Development Area Subcommittee:**

- a) **Receives the report titled “Offer to Gift Former Ohai Bowling Club Buildings to Council” dated 14 July 2017.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Recommends to the Southland District Council that the offer from the Ohai Bowling Club through Bowls Southland to gift the building assets situated on the Ohai Recreation Reserve to Council be accepted.**

## **7.2 Ohai Hall Upgrade**

**Record No: R/17/7/15272**

Kevin McNaught (Strategic Manager Property) presented the report.

Mr McNaught advised the purpose of the report is for the subcommittee to consider all the issues surrounding the proposed upgrade of the Ohai hall and to make the appropriate decisions and recommendations as the case may be.

Mr McNaught advised the current budget for the Ohai hall is \$26,000 (plus GST) to be spent on window replacement and painting. These are costed at a total of \$36,252 (plus GST).

Mr McNaught advised the subcommittee has expanded the scope to include lighting and a zip which adds an additional \$2,947 (plus GST) to the costs which now totals \$39,199 (plus GST).

Mr McNaught explained whilst funding for the project has been sought and obtained, a formal resolution of the subcommittee is required to proceed or not, and if so and depending on the total amount to be spent seek Council approval for an unbudgeted expenditure.

Mr McNaught further suggested that in light of the subcommittee accepting ownership of the Bowling Club it may be prudent to place the Hall maintenance on hold and to undertake public consultation with the community highlighting all the facts regarding

current maintenance costings for both the Bowling Club and the Hall and including ongoing costings as well as where the funding is to come from on whether to proceed with the proposed Hall maintenance or a Bowling Club upgrade.

Member Anderson commented that it is in the best interests of the community to get as much value as possible for their rates and agreed that consultation be undertaken with the community and staff presenting all the facts and figures in regards to the Ohai Hall and the Bowling Club.

Member Sunde pointed out that whilst the Ohai Hall requires some maintenance work the Bowling Club requires a lot of work which will require to be funded by the community.

The Chair commented that to eliminate any negative comment from the community in regards a lack of consultation by the subcommittee that the community be given the option to have a say on whether they wish to retain the Hall and undertake maintenance work, or to undertake maintenance work at the ex-bowling club.

The meeting agreed that staff proceed to arrange a public meeting with a leaflet drop being undertaken prior to the meeting presenting all the facts in regards to costings and funding options for both the Ohai Hall and the ex-bowling club for the community to comment on which is the preferred option being the Ohai hall or the ex-bowling club.

Mrs Tagg advised that she will assist with the proposed consultation to the community in terms of investigating costings and funding options toward the upgrade and ongoing maintenance of the Ohai Hall and the Bowling Club. Mrs Tagg added it is intended to engage Venture Southland staff in this project.

Mrs Tagg confirmed a workshop including the subcommittee and Venture Southland staff is to be arranged to decide the consultation process to be undertaken with the community.

Member Sunde commented that he is extremely disappointed that maintenance to the Hall is not to proceed after all the work he and the Chair have undertaken to progress this project.

### **Resolution**

Moved Cr Perham, seconded Member Peard **and resolved:**

**That the Ohai Community Development Area Subcommittee:**

- a) **Receives the report titled “Ohai Hall Upgrade” dated 19 July 2017.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**

- d) **Agrees that staff proceed to arrange public consultation with the community to ascertain which is the preferred option being the Ohai hall or the ex-bowling club and that part of the process would involve a leaflet drop being undertaken outlining the costings and funding options for both venues.**

## Reports

### 9.1 Council Report

**Record No: R/17/7/15750**

Kelly Tagg (Community Partnerships Leader) presented the report.

Mrs Tagg advised the purpose of the report is to provide an overview of key issues across the South land District, as well as high level local issues from various council units.

Mrs Tagg informed the report highlights various issues of interest including;

- Civil Defence Review
- Fire and Emergency Management New Zealand
- Open Spaces Strategy
- Tourism Infrastructure Fund
- Service Delivery scoping
- Local Government Survey

Mrs Tagg advised the findings from the latest survey reinforce the need for the sector as a whole to continue to focus on looking at ways to lift its performance and to also engage with communities about work it does.. The strategic priorities that Council has developed locally are constant with this overall theme.

- Representation Review  
Mrs Tagg informed planning is underway to meet both the statutory requirements of Representation Review and to inform and engage with the people of Southland.
- Around the Mountain Cycle Trail  
The meeting was advised that work is underway to look at how we might progress development of the business case looking at options for the completion of the Around the Mountains Cycle Trail.

#### Finance

Mrs Tagg advised in regards to the income it appears to be approximately \$13,000 below budget year to date however, the majority of this income will be credited to the Ohai administration and stormwater business units when the interest on reserve balances are calculated by staff as part of the year-end financial processes.

Members noted expenditure is approximately \$4,000 over budget year to date with overspends occurring in the areas of general township maintenance such as the trimming of the hedge at the recreation reserve, streetworks and beautification.

Mrs Tagg added funds will be transferred from the CDA's reserves as part of Council's year end process to cover this over expenditure.

#### Resolution

Moved Chairperson Mangion, seconded Deputy Chairperson Sunde **and resolved:**

**That the Ohai Community Development Area Subcommittee:**

- a) **Receives the report titled “Council Report” dated 17 July 2017.**

**10.1 Chairperson's Report**

- Member Anderson raised the issue of the rugby grounds and suggested maintenance be undertaken to the grounds with the view of being able to be utilized by children for not only playing rugby but a safe area for children to play.

Member Anderson explained the area requires a mow and sought support from the subcommittee for this work to be undertaken by the Council contractor. Member Anderson added that this will be a one off mow as a local contractor has indicated he is prepared to undertake this work in the summer.

The Committee Advisor suggested staff obtain a quote for this work from the Council contractor with staff circulating the quote to Members for further discussion at a subcommittee workshop.

- Member Sunde raised the issue of the possible purchase of land adjacent the playground for the purpose of extending the playground area for the benefit of the communities children.

Member Sunde understood the property owner is prepared to sell the land at a reasonable rate and felt it was an opportune investment for the CDA.

The subcommittee agreed staff investigate the possible purchase of the land adjacent the playground with options to be provided for discussion at a subcommittee workshop.

**10.2 Councillor's Report**

Councillor Perham reported on matters from the District Council table which included;

- SoRDS Southland Regional Development Strategy update
- Long Term Plan workshops
- Council tour in north east area of Council where topics discussed included;
  - Halls - costs vs benefit and underutilized
  - Heritage sites and Museums
  - Community Housing
  - Roothing

The meeting concluded at 6.55pm

CONFIRMED AS A TRUE AND CORRECT  
RECORD AT A MEETING OF THE OHAI  
COMMUNITY DEVELOPMENT AREA  
SUBCOMMITTEE HELD ON TUESDAY, 25  
JULY 2017.

**DATE:**.....

**CHAIRPERSON:**.....