



**REPORT OF THE ORDINARY MONTHLY MEETING OF THE OPERATIONS COMMITTEE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 12 SEPTEMBER 2006, AT 4.06 pm.**

**PRESENT** His Worship the Mayor (Mr Tracy Hicks JP) Cr Davis (Chairperson) Crs Bolger, Dore, Harvey, Hellier, McLennan and Sutherland.

**IN ATTENDANCE** The Chief Executive (Mr Steve Parry), the General Manager, District Assets (Mr Neil Jorgensen), Parks and Recreation Manager (Mr Ian Soper), Asset Manager, Utilities (Mr Ross Haslemore) Chief Financial Officer (Mr Doug Walker), Aquatic Services Manager (Kim Peterson), Arts and Heritage Curator (Mr Jim Geddes), District Promotions Manager (Mrs Melissa King), Gore i-SITE Visitor Centre Senior Consultant (Mrs Rose McMillan), Deputy Librarian (Ms Denise George), Environment Southland Councillors (Cr David Falconer and Cr Neil McPhail), Corporate Support Officer (Mrs Jo Waddell) and seven members of the public in the Gallery.

**APOLOGIES** Crs McFadzien, McIntyre, Ogg and Turnbull apologised for absence.

---

**1. OPERATIONS BULLETIN**

The Committee perused the operations bulletin containing reports from the District Promotions Manager, District Arts and Heritage Curator, Deputy Librarian, Aquatic Services Manager, Parks and Recreation Manager, Roading Manager, Civil Defence Officer and the Animal Control Contractor.

**Report of District Promotions Manager (18.18)**

In response to Cr Hellier, the District Promotions Manager said the increase in local visitors was due to travel rather than research.

Cr Hellier was very pleased with the Young Ambassador Tiffany Hiri and her report.

Report of the District Arts and Heritage Curator (23.5)

Cr Davis noted the recent passing of Patric Carey who had been a significant supporter of the Gallery and had generously bequeathed two large paintings by Ralph Hotere.

In response to Cr Davis, the Curator advised the family had been acknowledged.

Report of the Deputy Librarian (25.1)

In response to Cr Davis, the Deputy Librarian said some Sundays had been well received but she hoped it would improve.

In response to Cr Harvey, the Deputy Librarian confirmed the Library would be open for two days between Christmas and New Year from 9:30 am to 6:00 pm.

Report of the Aquatic Services Manager (24.11)

Cr Harvey asked if the Aquatic Services Manager had noticed an increase in revenue due to the increase in patronage.

The Manager said she would need to look into it further, but had noticed more schools were using the facility.

The Chief Executive advised he would prepare a report about the increased patronage and its effect on revenue.

Report of the Parks and Recreation Manager (18.1.2)

In response to Cr Hellier, the Parks and Recreation Manager advised the six monthly audit of playgrounds was part of the Playground Standards and took a more in-depth look at playgrounds.

**RECOMMENDED on the motion of Cr Sutherland, seconded by Cr McLennan, THAT the Operations Bulletin be received.**

2. GORE WATER TOWER (8.34)

A memo had been received from the General Manager, District Assets with regard to the removal of the water tower. It had been decided in June to leave the proposed issue on the table for two months while community feedback was assessed. Over the period of the two months the General Manager had only received a smattering of feedback from the public. He believed the Council needed to make its decision.

Cr Sutherland tabled letters from John Bennett and Dale Garrick and Frank Lynch about the demolition of the former site of the Seddon Memorial Hospital. He asked for speaking rights for Mr Fred Cooper.

**RECOMMENDED on the motion of His Worship, seconded by Cr Bolger, THAT Mr Fred Cooper be granted speaking rights, AND THAT the letters be tabled.**

Cr Davis thought the letters were a separate issue and should be dealt with after a decision had been reached about the water tower.

Mr Fred Cooper spoke of his support in retaining the water tower. He believed that the exposed aggregate was not necessary for the tower to be demolished as the present system was working well. He asked if the engineer who had designed the tower had given it a life expectancy. The present gravity system worked and the proposed inline pressure pumps were not foolproof. He concluded that the system worked and asked that it not be destroyed.

Cr Davis thanked Mr Cooper for his view. She asked the General Manager to comment on how the inline pumps work and the reason for shifting to it.

The General Manager said the inline pressure pumps would help out with the water pressure in the summer months as the current system was not able to supply enough water to keep up with demand during high draw off periods. This meant that during those periods pressure dropped reducing the flow in the system. The pumps would force more water into the system to ensure water pressure remained consistent all year round.

Cr Hellier queried whether the residents with low water pressure at present would experience an increase in pressure.

The General Manager said it would not change the existing pressure, just maintain it.

In response to Cr Hellier, the General Manager replied a stand by power generator was in the water tower in case of power cuts. He added that the tower only held 12 and a half minutes of water supply in the event of power failure. He agreed that the inline pumps needed pressure to work which was provided by the reservoir. He noted the tower had nothing structurally wrong with it today, but his concern was that over time the

exposed steel would corrode and effectively no reinforcing would be left. The coating treatment would alleviate further corrosion.

His Worship did not believe the issue was about the delivery of water, but whether the tower had iconic value in the future.

Cr Davis asked for what reason would the tower be retained.

*The District Promotions Manager, Aquatic Services Manager, Gore I-site Visitor Centre Senior Consultant departed the meeting at 4:44 pm.*

Cr Sutherland tabled the signed petition. The result was 625 signatures for the tower and 44 against. Some of the signatures had added retaining comments about the tower being a icon and the Council needing to clean up the former Seddon Memorial Hospital site rather than making another mess. He believed the tower needed another use and suggested communications. He was aware that keeping it would result in more costs but if it was to be pulled down, he said “*Its on your head, not mine*”.

Cr Hellier queried whether Cr Sutherland had included signatures from out of town people.

Cr Sutherland replied he had.

Cr Hellier said the signatures could include children.

Cr Sutherland said he had looked at the majority percentage who were in favour of saving the tower.

Cr Hellier said the people who had signed would not know the costs involved in retaining the tower.

Cr Sutherland asked Cr Hellier if he was suggesting he had been deceitful.

Cr Hellier said he was not suggesting that, but believed people would not know what it would cost.

Cr McLennan said he was obliged to take the most cost effective option on the ratepayers’ behalf. He asked what it would cost to demolish if it was left for another eight years.

Cr Dore agreed with Cr McLennan and said the cost had doubled since the issue was first raised in 1997. He felt the ratepayers were already suffering with rates increases and if the tower was left for another 30 years, it could cost a fortune.

Cr Harvey noted that the two sections adjacent to the tower were empty at present but future demolition would be made difficult once building had started. He said the tower was a landmark, but not in the heritage sense.

Cr Bolger said it was interesting to hear from Mr Cooper, but he was satisfied that the water tower had served its purpose as a water facility and it was no longer of sufficient capacity to serve the area. He added that the tower was not a remarkable building to look at but he disagreed with the removal of it resulting in a deficit of \$160,000. He was in favour of option three - to leave the tower to be removed at a later time.

Cr Davis asked how the deficit would be funded.

The General Manager said the deficit would be funded from depreciation which would not affect the rates, just cashflow.

Cr McLennan asked if depreciation was spent on areas it was depreciated from, would the money be better spent on improving water pipes? He said money from depreciation needed to be spent wisely.

The General Manager responded that depreciation could only be spent on the asset it had originated from.

In response to Cr Sutherland, the General Manager confirmed depreciation could be used to repair the tower.

His Worship said he did not have an emotional attachment to the tower, however, he believed the Council needed to take cognisance of the buildings it had pulled down in the past and he was comfortable with option three.

Cr Hellier was concerned about spending money on the tower now when it may not have any use in the future. He did not want to see ratepayers money wasted now or in the future.

Cr Davis asked if it could be a historical building.

The Arts and Heritage Curator said there were two categories to determine historical value. Firstly, whether it had special heritage significance and secondly whether it was a good specimen of that type of building. He added that the tower had not been mentioned when the Register of Historical Buildings had been prepared. He thought that it may not be considered historical even in 100 years time.

The General Manager said leaving the demolition a few years should only increase the cost by inflation and future technology could maintain it better.

In response to Cr Davis, the General Manager said not a lot of extra decay had occurred since 1997.

His Worship said option three allowed for removal at the same time as the reservoir project in 2013.

Cr Dore said obviously 600 people in Gore would be happy to pay the costs to retain the tower.

Cr Hellier believed they would not be aware of the costs involved.

The Chief Executive said the choices were reasonably stark, in fact only two choices - keep it or remove it. He could not see the purpose in leaving it for ten years.

His Worship said it would give time for options to evolve.

Cr Bolger could see no merit in rehabilitating the tower and suggested that it would be in the same state in twenty years. Was this the most pressing priority in the District's water and sewerage process?

Cr Harvey queried whether anything had been done for continued preservation of the tower since 1997. He believed that if the tower was left, the Council was just putting it off.

In response to Cr Davis, the General Manager said the coating was expected to last ten years but it might be a lesser cost to maintain, however, it would still involve continual maintenance.

**RECOMMENDED on the motion of Cr McLennan, seconded by Cr Hellier, THAT the Council approve the removal of the water tower with an additional \$160,000 to be funded from deficit depreciation in the 2006/07 year.**

Mr Brian Bennett spoke of the continual maintenance and costs needed for inline pressure pumps.

The General Manager disagreed that the pumps would cause issues, however, he could research it further as other Districts already used the system.

**The recommendation was put and it was carried with one abstention.**

Cr Davis referred to the letters tabled about the former Seddon Memorial Hospital site and noted that the Council did not in fact own it which was a common misconception amongst the public.

His Worship said the Council would not want to make a decision before the result of the Code of Conduct Review Board enquiry had been completed. He appreciated concerns but it needed to be put on hold.

**RECOMMENDED on the motion of Cr Hellier, seconded by Cr Sutherland, THAT the letters be tabled.**

3. RIVER TERRACE RESERVE VANDALISM (18.11.3.1)

A memo had been received from the Roding Manager and Parks and Recreation Manager with regard to damage being done to the verge on a section of the river bank on the eastern side of the Mataura River from the Gore bridge to and including Walnut Grove. The Roding Manager had approached Environment Southland who was supportive of the installation of signs warning drivers not to damage the river bank verge. However, he believed it was necessary to educate the public and the Police would be requested to continue enforcement in the area.

*The Arts and Heritage Curator departed the meeting at 5:17 pm.*

Cr Davis said some Councillors had met at the site prior to the meeting.

A letter received from Ernie and Joy MacManus had been tabled.

Cr Hellier apologised for his absence at the site earlier, however, on previous occasions when he had visited it, there had been problems with rubbish being dumped.

Cr Dore felt the meeting had gone very well and he was surprised to discover that barriers could be used. He asked the Parks and Recreation Manager to provide a report and recommendations at the Council meeting.

**RECOMMENDED on the motion of Cr Dore, seconded by Cr Harvey, THAT a report and recommendations be provided at the September Council meeting with regard to the vandalism occurring on a section of River Terrace.**

Cr McLennan said he would like the report to have positive recommendations of what would happen at the site within the law.

Cr Falconer said he would like to be kept in the loop. He did not want to see access closed off.

**RECOMMENDED on the motion of Cr McLennan, seconded by Cr Dore, THAT the information be received.**

The meeting concluded at 5:22 pm.