

Minutes of a meeting of the Mataura Community Board, held in the Elderly Citizens Centre, McQueen Avenue, Mataura, on Monday 2 May 2022, at 5.30pm.

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

**In attendance** The Governance Manager (Susan Jones), Parks and Recreation Manager (Mr Keith McRobie), 3 Waters Asset Manager (Mr Matt Bayliss), Senior Roading Operations Officer (Mr Murray Hasler) and 34 members of the public in the gallery.

**Apology** Steve Dixon apologised for absence.

---

## 1. CONFIRMATION OF MINUTES

**RESOLVED** on the motion of Linda Sinclair, seconded by Greg Chaffey, **THAT** the minutes of the meeting held on Tuesday 25 January 2022, as circulated, be accepted and signed by the Chairman as a true and complete record.

**RESOLVED** on the motion of Greg Chaffey, seconded by Linda Sinclair, **THAT** the minutes of the meeting held in committee, on Tuesday 25 January 2022, as circulated, be accepted and signed by the Chairman as a true and complete record.

## 2. WATER SUPPLY (SC3203)

Mr Matt Bayliss, 3 Waters Asset Manager was in attendance and addressed the meeting about water supply issues in Mataura. He said in terms of water projects, a lot of work had been done to improve the supply. The Council had considered a proposal to provide water from Gore and have a single treatment plant, however the cost was prohibitive. The Council had undertaken investigative drilling at selected points in Mataura to try and identify an alternative water supply to the Pleura dam. Unfortunately, nothing promising had been found. Design work for the new treatment plant would be undertaken shortly and tenders would then be invited. Part of the upgrade included a new system of biologically activated carbon that would assist with reducing taste and odour issues. The upgrade would also include full replacement of electrical controls and instrumentation, chemical supply, health and safety and general improvements to the plant. Staff were also considering UV treatment and with the other upgrade work, the plant would be compliant with the Drinking Water Standards. UV treatment was an option that could be included in the future.

In response to the Chairman, the Manager said some areas with a limited amount of water had been located during the drilling but it was relatively shallow. None indicated there was sufficient quantity to supply the town. In response to G Chaffey, the Manager recalled the depth of drilling had been about 20 metres.

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

**3. OPTIONS FOR RE-ZONING INDUSTRIAL LAND IN MATAURA THROUGH THE DISTRICT PLAN REVIEW (SC3226)**

A report had been received from the Council's Planning Consultants that provided an update on the Gore District Plan review and information on potential re-zoning of land to industrial within Mataura. A copy of the letter sent to affected residents of the proposal had also been circulated with the agenda.

The Chairman encouraged those in attendance to review the report on the Council's website and familiarise them with the process that would be followed. He had a number of people say that their voice would not count. The Chairman disagreed and said the comments already had an impact with the report provided. He urged those to make positive suggestions as to alternatives and what could happen in Mataura.

He reminded those present that it was not a public meeting and comments could not be invited, but if the community wanted a public meeting, one could be arranged. The Community Board had been advocating to the Council for the process to be made easier for people who wanted to establish a new business in the town. Cr Phillips said the Council had considered what changes would be positive for Mataura. He concurred with the Chairman's comment to review the re-zoning proposal and make submissions. He would advocate on behalf of the community, but cautioned that the review was also about thinking about the future. The District Plan had a 10 year life.

The Chairman read excerpts from the report to inform the meeting about the process that would be followed.

Matthew Lucassen said there had been a lifestyle created in Mataura and residents would not back off. People had put a considerable effort into their properties and the human cost had to be taken into account. The Chairman said careful thought needed to be given to zoning and re-zoning. The existing industrial zone needed to be reviewed and considered for improvement. Cr Phillips was encouraged with the number of people in attendance. There were other letters being sent by the Council about heritage. He said people need to read the information available and make submissions. If there were other options, then people should put those forward also.

A member of the public asked if the Council could make a decision and ignore the views of the community. Cr Phillips said it could, but if people felt strongly about it then they should put their views forward and they would be considered. The

Chairman said people should make their thoughts known now and not wait until submissions were due.

*The majority of the public gallery departed the meeting at 6.01pm, with three members remaining.*

**RECOMMENDED on the motion of Greg Chaffey, seconded by Cr Phillips, THAT the report be received.**

**4. HENDERSON PARK AND WAIMUMU WALKWAY (SC3271)**

A memo had been received from the Parks and Recreation Manager advising that the Facilities Administration Officer had undertaken some research on the reserve status of the area known as Henderson Park. A copy of an aerial photograph had been circulated with the agenda with an area outlined that was gazetted as Recreation Reserve. It would require a formal process through the Department of Conservation, the Council and Maitua community to change the status together with a sound argument for any change being required.

The other discussion point about extending the Waimumu Walkway had some merit and there may be funding available through NZTA and the Council's footpath allocation or from the Maitua beautification account.

The Senior Rooding Operations Officer had had preliminary discussions with NZTA and its initial reaction was not particularly optimistic, but it was worth discussing a potential extension again once designs and costs were known. It appeared the main impediment to funding was it was unlikely that there would be a significant safety improvement by re-routing the footpath behind the houses. Currently, the pedestrians came out onto the Main Street, but there was a formed footpath with kerb and channel. There would need to be some solid justification to justify applying for funding.

Cr Phillips asked if the walkway came out at a different access point, a cycle lane could be painted alongside the footpath. The Officer said the garden plots may be an issue, but it could be a possibility.

The Chairman said it would be worth following up about new plantings on the walkway to replace the trees that had been removed by Environment Southland.

**RECOMMENDED on the motion of Sue Taylor, seconded by Linda Sinclair, THAT the Board request staff to instigate an extension of the Waimumu Walkway, obtain quotes from suitable contractors and ascertain whether there may be NZTA or any other funding available to assist,**

**THAT consideration to amending the access point to the Waimumu walkway and inclusion of a cycle lane be undertaken,**

**AND THAT a further report be provided to the next Community Board meeting.**

**5. REQUEST FOR STREET NAMES TO BE CHANGED (SC2617)**

A memo had been received from the Governance Manager together with a letter from the Mataura and Districts Marae Charitable Trust following a meeting by representatives with His Worship the Mayor and the Chief Executive in early April regarding the process of changing street names. The Trust had proposed that Dorset Street be renamed to Nolan Raihania Road and Blampied Street be renamed to Waihape Drive.

The Chairman was keen to ensure that there was no disrespect to the original street names and suggested there be enquiries made about the origin before making a decision.

**RECOMMENDED on the motion of Alan Taylor, seconded by Linda Sinclair, THAT the Board make enquiries about the origin of naming Dorset Street and Blampied Street before making a decision.**

**6. TRUCK PARKING, MATAURA (SC2893)**

A memo had been received from the Senior Roading Operations Officer providing an update to the Board regarding its request to investigate the diversion of truck parking from Coster Park to a vacant section on the corner of River and Lodge Streets, Mataura. The issue of trucks parking on Coster Park, on the north side of Bridge Street, Mataura had been a concern to the Board since the shops east of the Mataura Medical Centre were demolished several years ago. A copy of a design that had been approved by the Board in 2015 to develop Coster Park had been circulated with the agenda.

The Roading Asset Manager had reported to the Board in June 2020 about a potential alternative truck parking area on vacant private land on the corner of Lodge and River Streets, Mataura. At that time, the owner of the land was amenable to the property being used for that purpose.

Three options had been provided for the Board's consideration. These were:

1. status quo;
2. relocating truck parking to 2 Lodge Street with no redevelopment of Coster Park and;
3. relocating truck parking to 2 Lodge Street and redeveloping Coster Park.

The Officer advised he had had discussions with the land owner. The main part of the discussion was whether the owner was still amenable to the use of his section for truck parking as an alternative to parking at Coster Park. The landowner had confirmed he was willing to consider it. No terms or conditions had been discussed. There would

be some infrastructure changes required include one or two heavy duty crossings into the section. He thought the cost of that work would lie with the Council or the Community Board. The landowner was in attendance at the meeting and said the use of his land was still an option.

The Chairman said truck parking needed reviewed for safety reasons. Cr Phillips said the overflow of trucks that parked at the Falls Hotel needed to have somewhere else to go. Having an alternative location available needed to be pursued and the area proposed in Lodge Street was still central. The Chairman noted there were often trucks parked outside residences around the town which may not change.

Cr Phillips recalled discussions some years ago about a campervan disposal point being installed near Coster Park. The opportunity to install a point should also be taken when Coster Park was upgraded.

**RECOMMENDED on the motion of Greg Chaffey, seconded by , THAT the report be received,**

**AND THAT the Board approve**

- 1. the construction of the proposed Coster Park rest area, parking and installation of a waste disposal point for campervans, to be funded from the Coster Fund;**
- 2. hold discussions with the owner of 2 Lodge Street to confirm the land was still available for use for truck parking and the condition for its use; and**
- 3. providing 2 Lodge Street was still available and on acceptable conditions, the upgrading of the site and provision of up to two heavy duty vehicle crossings.**

#### 7. GENERAL

- The Parks and Recreation Manager advised the proposed location for one of the entrance signs at the southern end of the town needed more engineering work to enable the sign to be erected. He proposed the location of the sign be moved slightly. The site had not been tested but once it had been cleared, the plinth would be manufactured. The Board concurred with the new site.

#### 8. DATE OF NEXT MEETING – Monday 20 June 2022, at 5.30pm

The meeting concluded at 6.30pm