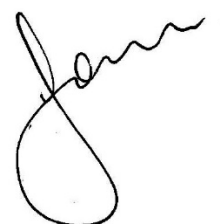


Notice is hereby given that a meeting of the Mataura Community Board will be held in the Mataura Community Centre, McQueen Avenue, Mataura, on Monday 2 May 2022, at 5.30pm



Susan Jones
Governance Manager

28 April 2022

Agenda

1. Confirmation of the report of the ordinary meeting of the Mataura Community Board, held on Monday 28 March 2022.

Pages 1-4
- Confirmation of the minutes of the meeting of the Mataura Community Board held in committee, on Tuesday 28 March 2022 (members only)
2. Mataura water supply

Page 5
3. Options for re-zoning industrial land in Mataura through the District Plan review

Pages 6- 9
4. Henderson Park and Waimumu walkway

Pages 10-11
5. Request for street names to be changed

Pages 12-13
6. Truck parking, Mataura

Pages 14-17

7. Date of next meeting – Monday 20 June 2022, at 5.30pm

RURAL CITY LIVING



Minutes of a meeting of the Mataura Community Board, held in the Elderly Citizens Centre, McQueen Avenue, Mataura, on Monday 28 March 2022, at 5.36pm.

Present	Alan Taylor (Chairman), Linda Sinclair and Greg Chaffey.
In attendance	The Governance Manager (Susan Jones), Parks and Recreation Manager (Mr Keith McRobie), Facilities Administration Officer (Mr Neil Mair) and one member of the public.
Apologies	Cr Phillips, Sue Taylor and Steve Dixon apologised for absence.

The meeting had been rescheduled from Monday 7 March 2022 due to COVID-19 restrictions.

1. CONFIRMATION OF MINUTES

RESOLVED on the motion of Alan Taylor, seconded by Linda Sinclair, 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.

2. EROSION OF RIVER BANK, RIVER STREET, MATAURA (SC3271)

A joint memo had been received from the Parks and Recreation and Roading Asset Managers advising the erosion of the river bank on River Street had been inspected. It was believed the best course of action was to shape the upper portion of the bank and try and establish a stable slope. A post and waratah fence with sheep netting and a single top wire along the top of the bank would be installed. The two sections required were a 35m section near the RSA and another 75m section slightly further sought. Indicative cost for the work was between \$4,200 and \$4,500.

The Parks Manager advised most of the shaping work had been completed and the fence would be completed shortly, however, it would not be a permanent solution. In response to Greg Chaffey, the Manager said the land was owned by Environment Southland.

RECOMMENDED on the motion of Alan Taylor, seconded by Greg Chaffey, THAT the information be received.

3. HENDERSON PARK (SC3271)

A memo had been received from the Parks and Recreation Manager advising that some background research into the issue revealed other than cutting the blue gum trees down and mulching the stumps, no plan had been proposed for tidying the area up. Council staff had spoken with Daiken about tidying up around the site and spreading the mulch piles. Once Daiken had been through, the Council staff would spray the site for weeds and any unwanted gum regrowth.

The area in question was approximately 1.5 hectares and would initially require a planting of about 2,500 plants. The material cost would be in the order of \$25,000. Some planting days with the local primary school and other community groups could be arranged.

Alongside the planting option, there had been a suggestion to extend the Waimumu walkway with the extended track running behind the properties on Main Street through to Albion Street west. Funding for the project may be available from NZTA who had a scheme that supported pedestrian and cycle paths and walkways between roads.

The Parks and Recreation Manager advised the former Roding Asset Manager did not believe NZTA would provide any funding, however, it was a good suggestion to extend the track. In terms of the planting, there was some funding available. The Chairman asked what would benefit the town the most with that area. He was not sure there was a grazing lease but there was nothing coming back to the Council in terms of income as far as he was aware. The Facilities Administration Officer said revenue was received from the horse paddocks. The sheep grazing was not contained in a formal lease document, but was being reviewed. The Chairman asked if the Board could review the future of the land and whether it could be sold or what future leasing options might be. The Officer said it currently was not good land for grazing. The Chairman asked if there was a possibility to increase the size of the Main Street sections. The Parks Manager was not sure if it was reserve land or not and said if it was recreation reserve there was quite a process to go through to have that revoked. The Officer said there were several lots and it would need to be researched. The Chairman asked if it could be looked into and ascertain what the options might be. Ownership and options for the land and potential walkway could be investigated.

RECOMMENDED on the motion of Greg Chaffey, seconded by Linda Sinclair, THAT the information be received,

AND THAT staff investigate ownership and options for the land immediately behind Main Street residences at Henderson Park along with the possibility of extending the Waimumu walkway.

4. TULLOCH PARK – NEXT PHASE OF DEVELOPMENT (SC1570)

A memo had been received from the Governance Manager following the Board's request for consideration to be given to progressing the next phase of development at Tulloch Park to include stage 2 and a water feature along with sourcing funding options.

At its March 2021 meeting, the Board had passed the following recommendation:

RECOMMENDED on the motion of S Dixon, seconded by G Chaffey, THAT the zero depth water play area, multi-purpose court and re-purposing the former swimming pool building be bundled together as stage 2 of the Tulloch Park redevelopment plan,

AND THAT Council staff advance funding applications to the Maitava Licensing Trust and Community Trust South.

The extent of re-purposing the pool building needed to be clarified and confirmed in order to submit meaningful funding applications.

At its September 2021 meeting, the Board passed the following recommendation in relation to the swimming pool building:

THAT any work planned for the Maitava pool and building be held in abeyance until a survey is done to investigate what structural and geotechnical work may be required before any stage commences and any issues identified, be considered, when assessing the viability of maintaining the building and the financial costs,

THAT any costs for the building, pool and surrounding area be funded separately from the Building and Management Plan budget,

AND THAT once the investigative work on the building had been completed and received, a joint Council/Community Board Working Party be established to develop a plan to progress the future of the building for presentation to the Community Board and the Council.

A feasibility report on the former swimming pool building had been received and would be considered in committee.

RECOMMENDED on the motion of Greg Chaffey, seconded by Linda Sinclair, THAT the information be received.

5. CONTROL OF CATS – DONATION TO SNAPS (SC2696)

Following a presentation to the Board's January meeting about the work Pauline Tinker and her Snaps organisation did with controlling the cat population in Maitava, a suggestion had been made for a donation of \$500 to be made to the organisation.

RECOMMENDED on the motion of Linda Sinclair, seconded by Greg Chaffey, THAT in recognition of the work undertaken to control the cat population in Matura, a donation of \$500 be made to Snaps,

AND THAT the donation be met from the Board's discretionary account.

6. GENERAL

- Greg Chaffey advised he had approached a local contractor to collect whiteware from the landfill. The Facilities Administration Officer said whiteware removal was under discussion. Greg said Geoff Thacker was happy to collect everything from the landfill. The Officer had spoken with the scrap metal operator but he was not interested in collecting from landfills. He said it would be acceptable for Mr Thacker to collect the whiteware, but it would have to be a one-off arrangement. He asked Mr Thacker to contact him to progress the work.

7. DATE OF NEXT MEETING – Monday 2 May 2022, at 5.30pm

The meeting concluded at 5.56pm

MATAURA COMMUNITY BOARD

MONDAY 2 MAY 2022

2. MATAURA WATER SUPPLY

The Council's 3 Waters Asset Manager, Mr Matt Bayliss will be in attendance at the meeting to discuss water quality and planned works for the Mataura water supply.

3. OPTIONS FOR RE-ZONING INDUSTRIAL LAND IN MATURA THROUGH THE DISTRICT PLAN REVIEW

(Memo from Planning Consultants, The Property Group – 27.04.22)

Purpose

To provide an update on the Gore District Plan review and information on potential re-zoning of land to industrial within Mataura.

Background to the Plan Review

The Council is currently reviewing the District Plan. The draft Plan will align with the National Planning Standards, give effect to relevant National Policy Statements and provide more up to date resource management provisions to shape development within the Gore District.

The stages of the District Plan Review are available on the Council's website but summarised below:

1. Review feedback – the District Plan Review Committee will review feedback on the Spatial Plan and technical work.
2. Develop draft District Plan – workshops with the District Plan Review Committee (including the Council's Iwi partner) and undertaking preliminary targeted stakeholder engagement.
3. Community feedback – the draft District Plan will be released for community feedback.
4. Proposed District Plan – community feedback will be reviewed and taken into consideration, where appropriate.
5. Submissions open – once the proposed plan is signed off, it will be released for public submissions and hearings.

We are currently at step 2. Approximately 95% of the Plan has been drafted and work is currently being undertaken to integrate and align the drafted chapters prior to them being released for community engagement (step 3). At this stage, the first draft is likely to be released for feedback in August 2022 following Committee signoff in July 2022.

Re-zoning of land to industrial

As part of the District Plan Review it is necessary to consider how future growth will be accommodated and provided for within the District. Part of this work involves re-zoning land for residential and business purposes.

Market analysis has been undertaken to inform the amount of land required for industrial activities to meet anticipated demand over the next 20 years. Enabling new industrial activities to establish within the Gore District will have positive benefits for the District as the new industries will provide employment opportunities and a boost to the local economy. The market analysis indicates that across the District approximately 172 ha (Gross) should be further investigated for industrial re-zoning

to enable new industrial activities to establish or for existing industrial activities to expand.

At this stage four different areas within the District have been identified as being potentially suitable for re-zoning to Industrial land, these areas are in Gore North, Gore South, Mataura North and Mataura South. These areas are just options at this stage and no decisions have been made on the exact boundaries or whether the area will be rezoned.

The land identified in North Mataura has been split into two stages with an approximate total of 104 hectares across both stages, the land identified in South Mataura is approximately 127 hectares – refer to Figure 1 below:

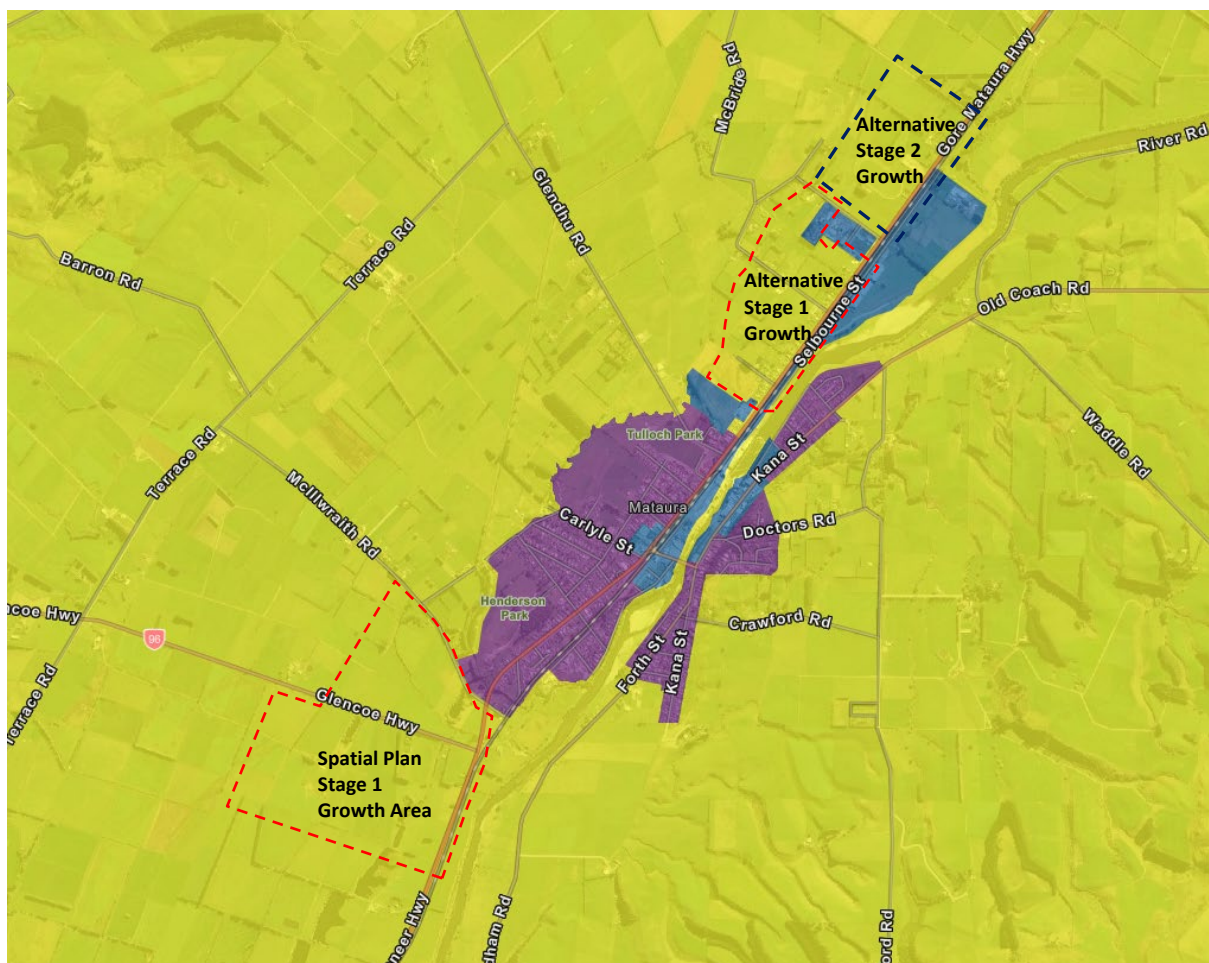


Figure 1 – Options for rezoning of land to Industrial in Mataura (colours indicate current zoning – yellow-rural, purple - residential and blue – industrial)

To identify potential land areas for re-zoning consideration has been given to the 2018 Spatial Plan which provided a very high level overview of growth potential within the District. However, the more recent market analysis undertaken has refined both the growth projections as well as the areas identified for re-zoning.

There are a number of considerations which have been taken into account in identifying these areas as being potentially suitable for re-zoning:

- Access to State Highways.
- Maintaining a compact urban form to avoid urban sprawl and consideration of brownfield sites vs greenfield sites for future development.
- Constraints for development opportunities such as:
 - Flood hazard – including review of the 2020 flood event
 - Land stability such as the presence of old mines in Mataura South.
- Presence of High-Class Soils
- The surrounding environment:
 - Presence of existing industrial activities / zones in the area
 - Effects on sensitive activities such as residential dwellings, schools etc

Current engagement

- ✦ Not all areas which have been identified for potential industrial re-zoning are likely to be required. However, feedback has been specifically sought from landowners within these areas to inform decision making on the suitability of each potential area. A copy of the letters sent to the relevant Mataura landowners is attached. To date a reasonable level of feedback has been received from landowners in North Mataura with more limited feedback received from the landowners in South Mataura. We are keen to hear from as many landowners as possible to ensure we have an accurate picture of landowner opinion. At this stage the feedback from landowners in North Mataura indicates a lack of support for re-zoning and this will be taken into consideration when making recommendations on how to proceed with re-zoning back to the District Plan Review Committee.

As well as landowner engagement we are also engaging with existing, medium - large scale industrial businesses within the District to understand their needs and potential future expansion plans. Again, we are keen to have as much feedback as possible. Advice is also being sought from experts on land stability (particularly around the old mine sites in Mataura South) and engagement is taking place with the Regional Council to inform hazard constraints.

Next steps

A summary of the advice, feedback and information gathered will be presented to the District Plan Review Committee in July. As noted above, the wider community will then have a further opportunity to engage in the broader Plan Review process. This is likely to be in August. Dependent on COVID restrictions there will be opportunities for the community to attend public drop-in sessions where further details of the draft District Plan can be provided and discussed.

RECOMMENDATION

THAT the report be received.

RURAL CITY LIVING



District Plan Review Future Industrial Zones – Maitaura

29 Bowler Avenue, Gore 9710
PO Box 8, Gore 9740
Phone 03 209 0330
Email info@goredc.govt.nz
www.goredc.govt.nz

Regarding Property at – XX

The Gore District Council is currently reviewing its District Plan to ensure it meets the future needs of our community while protecting the things that make the Gore District a special place.

We are contacting you because your property is currently zoned Rural and has been identified as being within an area being considered for rezoning to Industrial to provide for future business needs. This would enable businesses such as warehousing and engineering operations to establish.

We want to assure you that any decisions made in relation to the zoning of your property will not affect your ability to continue to use your property for its current use. In other words, these decisions will not affect your "existing use rights".

We would like to invite you to provide some initial feedback in respect of re-zoning your property. This feedback will assist with defining future industrial zone areas for inclusion within the draft District Plan, which will then go through a formal consultation process with the wider community.

Please contact Victoria Woodbridge (vwoodbridge@propertygroup.co.nz or 027 210 2600) to set up a time to discuss the implications of rezoning your property through the District Plan review process, or if you have any general queries on this matter.

The Council is required by the Resource Management Act 1991 (RMA) to review its District Plan every 10 years for it to be kept up to date.

You can find out more about the review process and background information on the Council's engagement portal [Let's Talk Gore District \(goredc.govt.nz\)](http://Let's Talk Gore District (goredc.govt.nz)).

Kind regards

A handwritten signature in black ink that reads "Woodbridge".

The Gore District Plan Review Team

PLANNING

SERVICES

4. HENDERSON PARK AND WAIMUMU WALKWAY

(Memo from Parks and Recreation Manager – 26.04.22)

- ✦ The Facilities Administration Officer has carried out some research on the reserve status of the area we know as Henderson Park. The attached PDF shows that the area marked in red is all gazetted as Recreation Reserve and would require a formal process through the DOC, GDC and the Maitua community to change the status. To change the status would require a sound argument being put forward and a neighbour wanting to purchase a small section is unlikely to be viewed favorably.

The other discussion point around extending the Waimumu Walkway through the marked area has some merit, and there may be some NZTA funding out of the GDC footpath allocation or from the Maitua Streetscape development. If the Board is committed to this going ahead quotes will be sought from suitable contractors and provide detail at a future Board meeting.

RECOMMENDATION

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 funding available to assist,

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



Henderson Park Recreation Reserve

Created By: anonymous
 Print Date: 22/04/2022
 Print Time: 3:25 PM
 Scale: 1:3140

Projection:
 NZGD2000 / New Zealand Transverse
 Mercator 2000

Original Sheet Size A4



5. REQUEST FOR STREET NAMES TO BE CHANGED

(Memo from Governance Manager – 27.04.22)

- ✦ Attached is a letter from Matura 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 proposes that Dorset Street be re-named to Nolan Raihania Road and Blampied Street be renamed to Waihape Drive.

RECOMMENDATION

THAT the Board consider and determine the request from the Matura and Districts Marae Charitable Trust.

20th April 2022

Chair Alan Taylor
Mataura Community Board

Re Change of Street Names

Tēnā Koutou Katoa,

Mataura and Districts Charitable Trust representatives met with Mayor Tracey Hicks and CEO Steve Parry in early April regarding the process of changing Dorset Street name to Nolan Raihania Road, and Blampied Street to Waihape Drive.

The background to wanting the street names changed are simply, Nolan Raihania was the driver and first Chair of Mataura and Districts Marae when it opened on 22nd October 1984. It was through his vision that the old dairy factory be utilised for the use of a Marae for the Community and its people.

The background for Blampied Street name changes to Waihape Drive is testament to the current Chair Clifford Waihape who has picked up the challenge to ensure by October 26th, 2024 (tentative opening day) Mataura Marae will be completed, Meeting House (Wharenuī) Dining Halls (Wharekai) Entrance way (Waharoa) Ablutions Block, parking, and landscaping. Approval from both Raihania and Waihape Whanau has been sort and they feel very honoured at the suggestion.

Both Mayor Tracey Hicks and Steve Parry were positive about the name changes and informed us of the process to write to the Community Board in the first instance. If in agreement, your committee would take this to the Gore Council Meeting for final approval.

With our Marae development heading to the third and final stage, as the “Trust” we are very excited at having a tentative opening date and applications for final funding ready to go. We feel having these names adjacent to the Marae will be an appropriate reminder of the history and commitment of whanau in the Mataura Community.

Please feel free to contact me if you have any concerns and or queries regarding the above. I would be happy to speak to this item and be open to any questions you may have if required.

Noho Ora Mai Kia Koutou Katoa
Nahaku Noa
Nā

Maria Hinewai Pera
On behalf of the Mataura and Districts Marae Charitable Trust

6. TRUCK PARKING, MATAURA

(Report from Senior Roading Operations Officer – 26.04.22)

Purpose

The purpose of this memo is to provide 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 Street and Lodge Street, Matura.

Background

The issue of trucks parking on Coster Park, the large gravel area, on the north side of Bridge Street Matura has been a concern to the Board since the shops east of the Matura Medical Centre were demolished several years ago.

A plan was approved by the Board in 2015 to develop Coster Park which would have as well as beautifying the area would have sent the message to truck drivers that this area was not intended to provide parking for trucks.

- ✦ A copy of the design, which the Board approved for construction and funding via the Coster Fund is attached. The cost estimate, at the time, for the project was \$82,000. For some reason the project did not proceed.

In June 2020, the Roading Manager provided a memo to the Board regarding a potential alternative truck parking area on vacant private land on the corner of Lodge Street and River Street, Matura. At the time, the Manager reported that the owner of the property was amenable to his property being used for this purpose.

Options

Option 1 – status quo

This option will allow trucks to continue to park on the gravel carpark area of Coster Park gaining access from Bridge Street.

Advantages

- No capital cost.
- Keeps options open for future development.

Disadvantages

- Public and Board concerns not addressed.
- Clashes with light traffic parking.
- Potential safety issues – pedestrians, children.
- Potential environmental issues – smell, noise, pollution.

Option 2 – relocate truck parking to 2 Lodge Street. No redevelopment of Coster Park

Advantages

- Addresses public and Board concerns (providing it is used).

- Less cost than development of Coster Park.
- Keeps options open for future development of Coster Park.

Disadvantages

- Potential land cost (lease/purchase?). Availability of land and condition for its use needs to be confirmed with owner.
- Security of tenure.
- Provision of heavy duty vehicle crossings (rough estimate \$10K).
- Reshaping/metalling of property (rough estimate \$10K).
- Regular maintenance grading of property.

Option 3 – Relocate truck parking to 2 Lodge Street and re-develop Coster Park

Advantages

- Addresses public and Board concerns.
- Provides physical measures to deter truck parking.
- Ensures that trucks need to find an alternative home.

Disadvantages

- Potential land cost (Lease/purchase?). Availability of land and condition for its use needs to be confirmed with owner.
- Security of tenure (if leased).
- Provision of heavy duty vehicle crossings (rough estimate \$10K).
- Reshaping/metalling of property (rough estimate \$10K).
- Regular maintenance grading of property.

Recommended action

Option 3 is the recommended option. This option is recommended as it provides a physical environment which is obviously not conducive to truck parking. It also provides an alternative parking area which is in close proximity to the area currently being used. Truck drivers that may only be wanting to park while they use the Bridge Street supermarket will have less distance to walk and will not have to cross the street.

Option 3 also achieves the goals previously set by the Board to improve parking for the Medical Centre, Community Centre and Library while generally smartening up this section of Bridge Street. It also provides the location for a bus shelter to be constructed at a later stage. Funding of the project was previously proposed to come from the Coster Fund administered by the Council. It is recommended that the Coster Fund be used to fund the Coster Park re-development. Funding of the heavy duty vehicle crossings onto the Lodge Street property should be funded from footpath/drainage renewal budgets while the upgrading and lease cost on the Lodge Street property, if any, will need to be funded from the car park budget.

RECOMMENDATION

THAT the report be received,

AND THAT the Board approve

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

