

Minutes of the meeting of the Mataura Community Board, held at the Mataura Elderly Citizens Centre, McQueen Avenue, Mataura, on Monday 6 March 2023, at 5.34pm.

Present His Worship the Mayor (Mr Ben Bell), Nicky Coats (Chairperson), Laurel Turnbull, Steven Dixon and Cr Neville Phillips.

In attendance Cr Hovell, General Manager Critical Services (Mr Jason Domigan, from 5.37pm), Governance Manager (Susan Jones), Roading Asset Manager (Mr Murray Hasler), Parks and Recreation Manager (Mr Keith McRobie), Facilities Administration Officer (Mr Neil Mair) and four members of the public in the gallery.

Apology Darren Matahiki apologised for absence, accepted on the motion of S Dixon, seconded by L Turnbull.

1. URGENT LATE ITEM – VANDALISM AT TULLOCH PARK (SC3491)

RESOLVED on the motion of N Coats, seconded by S Dixon, **THAT** pursuant to Section 46 A (7) of the Local Government Official Information and Meetings Act 1987, the Mataura Community Board will address the following which requires urgent attention.

Subject

Vandalism at Tulloch and Queen's Parks.

Reason for not being on agenda

Information unavailable at time of agenda being published.

Reason for urgency

To inform the Board and community about recent vandalism incidents.

2. CONFIRMATION OF MINUTES

L Turnbull moved **THAT** the minutes of the ordinary meeting of the Mataura Community Board, held on Monday 30 January 2023, as circulated, be confirmed and signed by the Chairperson as a true and complete record.

Clause 2 – Meeting dates for 2023 (SC3637)

His Worship referred to the Board's meeting on 4 April with the full Council. There needed to be some discussion about the meeting and the date would also need to change to 18 April. The meeting would be combined with the regular Council meeting with Board members having speaking rights but no voting rights. The August meeting with the Council and the Board would be held on 8 August.

Clause 3 – Mataura railway station (SC2563)

L Turnbull advised she had spoken with Colin Smith of the Waimea Plains Railway Trust. The Trust had contacted the Rail Heritage Trust about assistance for the railway station building but had not yet received a response.

Clause 9 – Report from Community Development Officer

S Dixon referred to the pending cessation of funding for the Community Development Officer position held by Gail Poole. He suggested the Board support the continuation of the position. N Coats would write a letter of support. His Worship agreed to write a letter of support also.

Clause 10 - Waimumu Walkway

The Parks and Recreation Manager said he had spoken with Environment Southland and the officer involved was keen to see more happen but the reality was there was no funding available. When the trees had been felled, the cost of doing that work including chipping, had exhausted funds. The Manager supported planting work being carried out but his concern was whatever was done had to also be maintained.

The Chairperson was of the understanding that once the Culling Terrace walkway was completed, then work would commence on Waimumu Walkway. The Manager confirmed that was correct and added there was 20k allocated each year for walkway projects. The Runanga was aware and could supply plants through its connection with the Department of Corrections. The school was also keen to be involved. There was some preparation of the site required before any plantings were done. He thought planting in autumn 2024 would be feasible. He was happy to engage with the school and the Runanga. The Chairperson said it was a positive project for the community.

Clause 10 – Directional signs for RSA and Youth Centre

The Roading Asset Manager advised the signage maintenance contractor had been instructed to instal directional signs for the RSA and Youth Centre. The work would be funded through the Council's existing subsidised traffic services renewal budget and was expected to be completed before the next Board meeting.

Clause 5 – Intersection upgrade – Main Street (SH1)/Bridge Street (SH93) (SC2401)

His Worship advised he had a meeting with an NZTA representative who was going to follow up as to why only half the railway track had been repaired. Nothing had been received back as yet.

Clause 8 – Maitara River bridge cleaning, Bridge Street (SH93), Maitara (SC2783)

His Worship advised NZTA was not mandated to do beautification/cleaning. Its responsibilities were for road safety and it was not in a position to clean the bridge. NZTA did suggest that if contractors were in the vicinity or on site they could be asked to do some cleaning. The fact the Board had offered to assist with cleaning the bridge indicated there could be some interest with co-funding and having a conversation about cleaning NZTA's asset.

The Roading Asset Manager added the graffiti on the sight rails would be painted over the following day. There did not appear to be any on the roadside of the sight rail; it was all on the footpath side. The Council maintained the footpath and the graffiti would be painted over. The Chairperson noted there was some graffiti on the road side of the sight rail.

Clause 10 – Safety rail

The Roading Asset Manager advised McDonough Contracting had a new section of safety rail being manufactured to replace a damaged section between the Bridge Street and Carlyle Street intersections with Main Street. It would be installed once available. Responsibility for the cost was still to be determined and either the Council or NZTA would be funding it.

The motion was seconded by Cr Phillips, was put and it was carried.

3. CHALLENGES TO MATAURA CENTENNIAL POOL OPENING (SC0871)

A report had been received from the Aquatic Services Manager outlining background information about the Maitara Centennial Pool and the challenges the Council would face to get it to a public and operational condition.

The Maitara Centennial Pool had been closed in 2017. The decision had not been made lightly and came after consultation with the community and considering the operational costs, condition and issues with the facility.

At the time, the pool usage was extremely low. Outside of school lessons and Aqua classes, a busy public session had been around five–six users. The Maitara pool was at a point where issues were starting to cause operational challenges, such as:

- The smell that was caused through the slinkies being cleaned out and the wash down at Alliance would permeate through the entire complex.
- The filtration system was ageing and in need of a decision around upgrading, including the need to increase the size of the filter and to separate the toddlers pool from the main pool system as both were linked.
- The roof structure was degrading.
- The heating system had many issues with the boiler.

- The chlorination system needed upgrading to a newer system such as a chlorine generator, due to its age and handler requirements for bottle change overs.
- Staff struggled to find pipe issues in the pool circulation system.
- All usable pumps had been removed from the facility and used in other water schemes.

In the last year, a structural report on the building structure had been undertaken to ascertain building safety. The rating came in at 12% of New Building Standard (NBS) which was well below the minimum standard for a public building requirement of 67%, NBS.

The reality was that the pool needed to be re-built from the ground including all infrastructure and for the building itself to be compliant and safe for the community to use. This would come at a significant cost. There may be other alternative options and developments to be considered for the community. The Board was encouraged to keep an open mind to other opportunities and partnerships that could be developed for other water space opportunities, such as with the Mataura school.

The financial impact to reopen the Mataura Centennial Pool had not formally been investigated, however a rough guide from other projects would suggest that getting the building and pools up to a safe level for community use would be in excess of \$5 million.

There were also requirements that must be met to be a Pool Safe pool which was the national standard to operate a public swimming pool in New Zealand. This covered staffing, water quality and operational procedures etc.

L Turnbull said the community needed to be informed of why the pool could not be re-opened.

N Coats read the following statement about how the Board felt about a pool and what it wanted the public to be aware of:

With all avenues around repairing and bringing the Centennial Pool up to the structural building safety standards and the costs involved, the challenges around the old and dated chlorination system and heating requirements and with discussions with the possibility of the development of a new community pool fit for purpose in partnership with other community organisations and groups, the Board requests that this information be publicly made via an information pamphlet letterbox drop and a drop in consultation session open to the public with the plans for stage 2 of Tulloch Park designs including skatepark, zero depth water park, a full, all weather basketball court and shaded areas and renovations to the tennis clubrooms to be of further use to the public to be able to hire out for hospitality events, coffee shop/kiosk and upgraded cameras with full 360 views of Tulloch Park to deter future vandalism. And the Board request that the Council arrange for the demolition and removal of the current Centennial Pool and associated infrastructure excluding the front change rooms,

office, and toilets and power boards that can be refurbished for use with the new designs for Tulloch Park. This to be undertaken at the Council's expense not from the allocated funds for stage 2.

The Board wanted the community to have a pool and it would try to get one established.

The General Manager Critical Services said the recommendation needed to be to the point. The Council would be aware of the statement as it would be included in the minutes.

Lisa King addressed the meeting and said the front of the pool was an RSA memorial and should be preserved. Her work was in a lot of areas and all had a pool. Some did not have a river. She had been on the river bank looking for children who had been lost. It was extremely emotional. The last time, it took two weeks to find the body. She used to travel to Gore to go aqua jogging which was a financial drain. The children went to the river. They could not learn to swim in the river. Swimming classes in Gore were for six weeks. It was not enough and they had to practice. They could not practice in the river. Parents did not have time to take their children to Gore. A survey had been promised by the Council and no-one had received a survey or a letter in the mailbox. If it had been done, she would like to see the results. Tokanui, Edendale, Wyndham had pools for their children's safety. A person had offered to help run the pool if he could instal a laundromat beside it but it had been turned down by the Council.

Diane Callahan spoke to the meeting. She was a resident and a member of the Lions Club. She had heard the building was to be demolished and the pipes were corroded. Was that correct? The Aquatic Services Manager said as soon as the pipes had been looked at, the entire base and inner tank was needing to be replaced. The filtration system was old and needed replacement. The cost to get it back to where it needed to be for the safety of the community was significant. He had as much pride and passion in Mataura as anyone else. In response to Diane who asked if Board members had said they were going to save the pool before the elections, L Turnbull said she had, but did not realise what the costs were likely to be to get the pool going. Diane said helping people to keep fit through aqua jogging was an easy effort for people.

N Coats said if there was a pool at the school it would be community funded through fundraising and lottery grants. It would cost 500k just to strengthen the walls of the existing building. Dunedin City was looking at re-opening 12 pools around Dunedin. Unfortunately, the current pool was not viable.

Lisa King said during lockdown, central Government created a new law that if there was a place of work that employed under 20 full time staff and was a single level, that earthquake strengthening was not required. She realised the pool was a public place, but it could help. N Coats said the Board had tried to engage with the Marae. Lisa added she had asked Rio Tinto for assistance that perhaps that could be followed up.

RECOMMENDED on the motion of L Turnbull, seconded by Cr Phillips, THAT the report be received,

THAT with the exception of the front change rooms, office, toilets and power boards, the Board request the Council to fund the demolition and removal of the remainder of the Mataura Centennial Pool and associated infrastructure,

THAT the Council outline why it was not viable to re-open the pool via a pamphlet drop to Mataura residents,

AND THAT the Council hold a drop in session with plans for stage 2 of the Tulloch Park development.

4. STATE HIGHWAY ONE WELCOME SIGNS (SC2696)

A report had been received from the Roding Asset Manager advising that Seddon's had completed fabrication of the molds for the welcome signs. These had been delivered to Balcrom in Balclutha who were currently constructing the internal reinforcing steel and the concrete signs. The concrete would take approximately four weeks to cure after pouring.

The Roding Asset Manager confirmed since he had written the report he had received notification from Seddon's about cost fluctuations for the work. The original costings had been done in 2021. The fluctuations were within the project budget and appeared to be quite reasonable in terms of the increased costs that the Council was facing from other contractors. He recommended that the cost fluctuations, amounting to about \$4,800 be accepted. Seddon's had also asked for a progress payment for Balcrom which was a reasonable request. In response to S Dixon, the Manager said the final approval for the signs had not been given until mid-2022. He did not believe the delay was all down to Seddon's.

In response to N Coats, the Manager said it was likely the signs would be ready for installation about the end of March.

RECOMMENDED on the motion of S Dixon, seconded by L Turnbull, THAT the report be received.

5. KEYSTORE REST AREA DEVELOPMENT (COSTER PARK) (SC0613)

A memo had been received from the Roding Asset Manager following an informal discussion at the Board's recent workshop regarding the Mataura Concept Plan provided by McCulloch Architects to a previous Board in 2014.

The Manager said at the site visit held recently, an informal plan had been presented by Board member Darren Matahiki. It had been shared with Board members and seemed to capture the aspirations of the Board. The next step would be to

recommend to the Council that a technical review of the plan be undertaken, including ensuring adequate space was available for turning points.

Cr Hovell asked if a project like that was able to be implemented without going through the Annual Plan or Long Term Plan (LTP). The General Manager Critical Services said the costs needed to be known before determining how it could be funded. His Worship noted the project was not in the Long Term Plan.

RECOMMENDED on the motion of L Turnbull, seconded by S Dixon, THAT the concept plan drafted by Darren Matahiki for the proposed Coster Park be explored further with estimated costing being sought.

6. TRUCK PARKING, MATAURA (SC2893)

A report had been received from the Roding Asset Manager providing an update on the Board's request to investigate an alternative area for trucks to park rather than at the Keystores rest area (Coster Park).

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

In June 2020, the Board was advised a potential alternative truck parking area could be available on vacant private land on the corner of Lodge Street and River Street, Mataura. The owner of the property was amenable it being used for that purpose.

More recent information regarding trucks parking on Coster Park indicated that the issue was a consequence of the Daikin MDF plant no longer allowing the logging trucks, which supplied the plant, to park on the access road into the plant as they had previously. The trucks that parked overnight at Coster Park were predominantly logging trucks whose drivers were domiciled in Mataura or close by. Visiting drivers generally parked at The Falls Hotel where they were accommodated.

The Manager advised his comment that trucks parking on Coster Park as a result of Daiken no longer allowing logging trucks to part on the access road was not quite correct. It was not visiting drivers as they tended to stay at the Falls Hotel which reinforced it was local drivers parking at Coster Park. He added the issue was not necessarily being driven by the trucking companies, but rather by individual drivers.

In response to L Turnbull, the Manager said the issue was whether the Board should be providing parking for trucks. He suggested the trucking companies who had trucks parked at Coster Park should be notified and if necessary, asked to find an alternative parking space. L Turnbull said it was mainly D T King trucks that parked at Coster Park. The Manager said a proposal to turn a particular property into a truck park had been considered by the previous Board but he was not aware there had been appropriate investigation undertaken.

RECOMMENDED on the motion of N Coats, seconded by L Turnbull, THAT the report be received,

THAT the Board confirm it will not be responsible for providing truck parking on public land,

AND THAT the Board request the Council to include a provision in the Roading Bylaw, currently being reviewed, prohibiting the overnight parking of trucks at Coster Park and on residential streets in Mataura.

In response to the Facilities Administration Officer asking about whether the Lodge Street property would be purchased, N Coats said the Board had an alternative suggestion and would like caravan parking to be available on the site. The Officer said the owner was prepared to put it on the market if the Council was not interested.

7. VANDALISM AT TULLOCH AND QUEEN'S PARKS (SC3491)

A memo had been tabled from the Parks and Recreation Manager updating the Board on the vandalism that had occurred at Tulloch and Queen's Parks. There seemed to be an ongoing issue with vandalism around those two reserves with broken windows on the grandstand, broken windows at the swimming pool complex, broken windows and doors at the tennis pavilion and a slashed basket swing at the playground at Tulloch Park. The rope fence had also been slashed and a street sign knocked over in the bike park at Queen's Park.

The cumulative cost was concerning. Replacing the glass on the grandstand with perspex in March 2022 had been \$3,668. A purchase order for essentially the same thing had been signed off the previous week and was likely to cost more. The replacement basket swing would cost \$2,610 plus staff time to instal.

The Manager said a small minority of the population was causing the majority of the damage. In November 2021, there had been broken windows on the grandstand, in March 2022 there were more broken windows, some of which had been replaced with perspex and the latest incident involved glass and perspex windows being broken. It was very frustrating and the costs were becoming significant. There were seven basket swings in the District and the one that had the most use was at the Eccles Street playground. The basket swing at Tulloch Park had been slashed and destroyed.

S Dixon said there was a camera at Tulloch Park. It needed to be moved to monitor activity. The Manager said there were some cameras in Mataura but the technology was quite dated. S Dixon said it was only by surveillance that the offenders would be caught.

RECOMMENDED on the motion of S Dixon, seconded by L Turnbull, THAT the information be received and noted.

The Roding Asset Manager suggested making the community aware of the ongoing costs of the damage being incurred. His Worship said if security was increased before the Tulloch Park development was completed it would be an investment for the future. The Facilities Administration Officer said the Council spent more on vandalised toilets in Mataura than anywhere else in the District. There was an issue in Mataura particularly with Tulloch and Queen's Parks. The tennis pavilion was also a frequent target. S Dixon said ratepayers in Mataura should be made aware of the vandalism and the costs.

N Coats asked how the Board got the information out to the community. The General Manager Critical Services said Southland District advertised acts of vandalism on its Facebook page along with the costs of repairing the damage. He was not sure if it achieved anything, but it could help.

N Coats said there was no vandalism at the Bunker and the patrons felt a sense of ownership. She thought if parents knew their children were vandalising and it was costing the ratepayers, they would discipline them.

The meeting concluded at 7.03pm