

ORDINARY AGENDA

COUNCIL

DATE: Wednesday, 14 October 2009

TIME: 9.15 am

VENUE: Council Chambers
Matamata-Piako District Council
35 Kenrick Street
TE AROHA

MEMBERSHIP – Quorum (6)

Members:

Mayor G W H Vercoe QSM, ED, JP
Cr J E Barnes
Cr S D Gillard JP
Cr C L Greenville JP
Cr M L Gribble
Cr J W Harris
Cr P M Jager
Cr T J M Johnston JP
Cr R J McGrail
Cr G R Stanley
Cr M P Steffert
Cr L M Tisch

Information and recommendations are included in the reports to assist Council in the decision making process and may not constitute Council's decision until considered by Council.

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1 MEETING OPENING

2 PRESENT

MEMBERS PRESENT

OFFICERS PRESENT

IN ATTENDANCE

3 APOLOGIES

MEMBERS APOLOGIES

4 NOTIFICATION OF URGENT BUSINESS

Pursuant to clause 3.7.5 and 3.7.6 of the Standing Orders NZS 9202:2003 and Section 46A (7) of the Local Government Official Information and Meetings Act 1987, the Chairman to enquire from members whether there are any additional items for consideration which qualify as extraordinary or urgent additional business.

5 CONFIRMATION OF MINUTES

Minutes, as circulated, of the Ordinary Meeting of the Matamata Piako District Council, held on 16 September 2009

[Minutes September 16 2009 Council.DOC](#)

DRAFT RESOLUTION

That the Minutes of the Ordinary Meeting of Council held on 16 September 2009 be confirmed and signed as a true and correct record.

6 MINUTES OF TE MANAWHENUA FORUM MO MATAMATA-PIAKO

Minutes, as circulated, of the Ordinary Meeting of the Te Manawhenua Forum Mo Matamata Piako, held on 11 September 2009

[Minutes September 11 2009 Te Manawhenua Forum Mo Matamata Piako.doc](#)

DRAFT RESOLUTION

That the minutes of the Ordinary Meeting of the Te Manawhenua Forum Mo Matamata Piako held on 11 September 2009 be received by Council.

6.1 MATTERS ARISING FROM MINUTES

7 OFFICER REPORTS

7.1 MINUTE SILENCE FOR PETRIA MARTIN

File No: SUP382801
Responsible Officer: D McLeod
Chief Executive Officer
Author: J Payze
Committee Secretary

EXECUTIVE SUMMARY

It is with profound sadness that I advise that Petria Martin – Matamata Sports Centre Team Leader, has been killed by the Tsunami while on holiday in Samoa.

Petria has been with Matamata Piako for 3 ½ years.

Firstly our thoughts must be with her family, including Kristi Bell, her sister who also works with us part time in Customer Services.

The Mayor would like Council to take this opportunity to show our respect with a minute silence and express our condolences to the family.

OFFICER RECOMMENDATION

That Council express their condolences to the Martin family.

7.2 MAYORAL DIARY FOR SEPTEMBER 2009

File No: DEM021606
Attachments: [MAYORAL DIARY for September 2009.doc](#)
Responsible Officer: D McLeod
Chief Executive Officer
Author: G W H Vercoe QSM, ED, JP
Mayor

EXECUTIVE SUMMARY

A copy of the Mayoral Diary for the period 9 September to 6 October 2009 is attached.

POLICY AND BYLAW ISSUES

There are no other Policy or Bylaw issues in relation to this matter.

OFFICER RECOMMENDATION

That the information in the Mayoral Diary for the period 9 September to 6 October 2009 be received.

7.3 COMMUNITY BOARD REPORTS FOR SEPTEMBER 2009

File No: DEM021201
Responsible Officer: D McLeod
Chief Executive Officer
Author: J Payze
Committee Secretary

EXECUTIVE SUMMARY

Representatives of the three community boards to be in attendance to advise Council of items of interest from their meetings.

Morrinsville Community Board

Matamata Community Board

Te Aroha Community Board

POLICY AND BYLAW ISSUES

There are no other Policy or Bylaw issues in relation to this matter.

OFFICER RECOMMENDATION

That the Community Board Reports for September 2009 be received.

7.4 2008/09 ANNUAL REPORT

File No: SUP160403
Responsible Officer: D McLeod
Chief Executive Officer
Author: S Brain
Policy Planner

EXECUTIVE SUMMARY

Our 2008/09 audit has been completed and Sue Bethell from Audit New Zealand will be present to confirm a clear audit opinion and will be available to answer any questions.

The final version of the report and summary will be circulated separately.

Council in accordance with the Local Government Act 2002 is required to adopt the Annual Report by 31 October 2009.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

LONG-TERM COUNCIL COMMUNITY PLAN (LTCCP)

The Annual Report reports to the community on the LTCCP/Annual Plan which provides for Council's contribution to the community wellbeing's and outcomes. This is the last Annual Report that will be based on the 2006-16 LTCCP, next years Annual Report (2009/2010) will be based on new performance measures identified in the 2009-19 LTCCP.

COMMUNICATION AND CONSULTATION ISSUES

The Annual Report must be available within one month of its adoption. The Summary must also be circulated and will be circulated as a letter drop.

OFFICER RECOMMENDATION

That Council adopt the 2008/09 Annual Report subject to a signed Audit clearance.

7.5 DOCUMENTS EXECUTED UNDER COUNCIL SEAL - SEPTEMBER 2009

File No: REG140801
Attachments: [Documents executed under Council Seal - September 2009.doc](#)
Responsible Officer: D Bellamy
Environmental Services Manager
Author: M Hawthorne
Legal Advisor

EXECUTIVE SUMMARY

The Schedule of documents executed under Council Seal is attached.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

OFFICER RECOMMENDATION

That the schedule of documents executed under Council Seal be approved.

7.6 RELATED PARTIES DECLARATION

File No: SUP160403
Attachments: [Related Party memo-keep for recurring yearly reportFABS.doc](#)
Responsible Officer: M Te Wiata
Community and Support Services Manager
Author: D Anglesey
Finance & Business Services Manager

EXECUTIVE SUMMARY

NZ International Accounting Standard (NZ IAS 24) Related Parties extends the previous definition of what makes up a related party relationship and requires an annual declaration from key management personnel.

Key personnel are defined to include both top level management and others in executive or governance roles such as Councillors.

BACKGROUND

The 2007 Annual Report was Matamata-Piako District Councils first set of financial statements complying with the New Zealand equivalents to the International Financial Reporting Standards (NZ IFRS).

Note 24, Related Parties disclosure has been extended to comply with the new accounting standards.

POLICY ISSUES

There are no Policy implications in relation to this matter.

OFFICER RECOMMENDATION

That the Mayor and Councillors complete the Related Party Disclosure Confirmation attached and return to the author through the Committee Secretary.

7.7 TE AROHA MINERAL SPA - COMPLIANCE WITH RECOMMENDED GUIDELINES FOR SOLO BATHING

File No: PO514/1012P
Responsible Officer: D Bellamy
Environmental Services Manager
Author: M Hawthorne
Legal Advisor

EXECUTIVE SUMMARY

Council requested a legal opinion be obtained with regard to Council's liability as per the Aquatic Facility Guidelines 2007. A legal opinion will be tabled and circulated separately.

Reference on this matter should be made to the report in the Corporate and Operations Agenda for the meeting held 30 September 2009.

POLICY AND BYLAW ISSUES

There are no issues.

SIGNIFICANCE POLICY

This issue is not considered significant in terms of Council's Significance Policy.

OFFICER RECOMMENDATION

That the information regarding compliance with the Aquatic Facility Guidelines 2007 for solo bathing at the Te Aroha Mineral Spas be received.

7.8 DRAFT BAY OF PLENTY CONSERVATION MANAGEMENT STRATEGY

File No: SUP 3604C01
Attachments: [Dept Conservation.pdf](#)
Responsible Officer: D McLeod
Chief Executive Officer
Author: P Rolfe
Community Development Manager

EXECUTIVE SUMMARY

Council may recall that they had an input into the Draft Bay of Plenty Conservation Management Strategy 2008 – 2018.

We are advised that the Bay of Plenty Conservancy has now been amalgamated with the East Coast Conservancy to form the East Coast Bay of Plenty Conservancy.

As a result the Draft Management Strategy has been withdrawn and the existing Strategy that is in place will still be effective.

A copy of the letter is attached for your information.

STATUTORY ISSUES

The Strategies prepared by the Department need to be taken into account as part of the development of Councils own policy through the District Plan.

POLICY AND BYLAW ISSUES

There are no issues as the strategy that is in place already exists.

OFFICER RECOMMENDATION

That the information informing of the withdrawal of the Draft Bay of Plenty Conservation Management Strategy and the formation of the new East Coast Bay of Plenty Conservancy be received.

7.9 PROPOSED PLAN CHANGE 16 - DISTRICT PLAN

File No: RMR200616B
Attachments: [PPC 16 ECT Consent.pdf](#)
Responsible Officer: D McLeod
Chief Executive Officer
Author: P Rolfe
Community Development Manager

EXECUTIVE SUMMARY

Council considered the proposed plan change to rezone land from Kaitiaki (Conservation) to the rural zone and vice versa to compliment the practice that was being undertaken on the Dearlove property.

Council's decision was subject to a covenant being put in place whereby significant areas of land in bush are to be protected in perpetuity.

An appeal was lodged with the Environment Court by Environmental Futures Inc on the basis that some of the areas that were excluded from the Kaitiaki (Conservation) zone should be retained within the zone due to the significance of the areas.

Mediation was held through the Environment Court and as a result a resolution was found whereby it was agreed by all parties that the zone be amended so that it runs through the Dearlove property as per the attached plan. These areas are still being fenced and covenanted.

STATUTORY ISSUES

The finalisation of the statutory process will now be put in place so that this becomes part of the Operative District Plan.

LONG TERM COUNCIL COMMUNITY PLAN

COUNCIL ACTIVITIES

Community Development

Community Development has a focus on economic, social, environmental and cultural well being and includes activities such as Democracy, District Plan, the Long Term Council Community Plan and generally increasing community input into Council decision making. Improving representation in Council's decision making and finding other ways to improve the process of democracy in our district is important.

- *District Plan*
 - *Land and Development*
 - *Natural Environment and Heritage*
 - *Natural Hazards*

COMMUNITY OUTCOMES

The following community outcomes are contributed towards through this process:

OFFICER RECOMMENDATION

That the information on the Consent Order from the Environment Court between Council and Environmental Futures Inc be received.

7.10 PROPOSAL FOR A TE AROHA COMMUNITY SPORT AND EVENTS CENTRE

File No: CFA460801
Responsible Officer: G Ridley
Infrastructure Manager
Author: S Fabish
Community Facilities Manager

EXECUTIVE SUMMARY

Stanley Avenue School gave a presentation to Council to discuss a proposal for a Community Sport and Events Centre in Te Aroha. Council requested further information be provided from Matamata-Piako District Council staff prior to a decision being made.

This information will be circulated separately.

OFFICER RECOMMENDATION

That the information regarding the Proposal for a Te Aroha Community and Events Centre be received.

7.11 HINUERA RUGBY AND SPORTS - LAND PURCHASE

File No: 05321/142.00
Responsible Officer: D Bellamy
Environmental Services Manager
Author: D Bellamy
Environmental Services Manager

EXECUTIVE SUMMARY

Hinuera Rugby and Sports (Inc) (The Club) owns a sports facility off State Highway 29 at Hinuera. Part of the property, containing the No 1 rugby field and carpark was leased from an adjoining owner Cashmere Farms Ltd. The owner decided to sell the land and the Club has had to purchase the property rather than have it fall into 'foreign hands'. The land is essential for the Clubs ongoing activities.

The Club has now approached the Council for assistance towards the cost of purchasing the land.

BACKGROUND

The Club was formed, as it is known today, in 1924 and moved to its current location in 1962. Continual improvements have been made to the facilities over the years and about 13 years ago a further rugby field was developed on 1.3924 hectares of land leased from an adjoining neighbour. Development included levelling the field and installing drainage, creating an embankment, field lighting and car parking.

The Club has 450 playing and non-playing members plus 140 juniors. The grounds are also used by the Hinuera Primary School, other rugby organisations such as the Matamata College 1st XV, Corinthians Rugby Club and the Waikato Rugby Union utilising the lighting for night training and for Waikato representative games including the Bowers Cup, Gwynne Shield and Waikato Rugby Union trials.

The grounds are also used from time to time for non rugby uses such as dog clubs and caravan clubs during weekends in the summer.

The rugby grounds are located immediately adjacent to the Hinuera primary School, Hinuera Tennis Club and the Hinuera bowling Club creating a precinct of sporting facilities.

ISSUES

Cashmere Farms Ltd property

The Club purchased this property on 25 September 2009 for \$240,000 (plus GST). The Club has borrowed \$100,000 and the vendor has agreed to leave in \$90,000 interest free for three (3) years from the acquisition date.

The Club has now approached council for assistance with meeting the outstanding debt and proposed the following options:

An independent current valuation of the property is \$220,000.

Option A

Council grant \$120,000 to the Club who would maintain the ownership of the land

Option B

- (i) The 1.3924 ha block be on sold to the Council as a Reserve with Council paying, by way of grant to the Club, one-half sum of the purchase price (\$120,000). This is therefore a \$1 for \$1 basis, with the Club to be responsible for one-half of the purchase price.
- (ii) The land be transferred to Council as Reserve land; and
- (iii) The land be leased (in perpetuity) to the Club rent free and free of rates; and
- (iv) The Club retain ownership of its balance land and buildings.

Hinuera Tennis Club

The Hinuera Tennis Club (now defunct) owns, through Trustees under a Declaration of Trust, a freehold site comprising 6,823m² adjoining the above land, the Hinuera Primary School and the Bowling Club.

The defunct Club through its 'unofficial patron' has offered this land to the Hinuera Rugby and Sports (Inc) at no charge and the Club has indicated that subject to procedural issues this proposal is likely to proceed.

It is proposed that the Tennis Club land could be utilised for netball/tennis and other hard court and/or grass court activities by the Primary School under a long term licence from the Club. This land also supplies the water source for the Club and houses the Hinuera Playcentre who currently has free use of a portion of the land. The opportunity to extend the recreational base would be offered to the general community.

The Club has proposed that the land and courts could be a three-way partnership between the Club, Council and Board of Trustees with either the Club or Council owning the land. A long term lease or licence could then be entered into allowing the School and community uninterrupted access with cost sharing proposals for development and ongoing maintenance costs.

Existing Recreational Facilities within the Area

Hinuera Township is approximately 7.5 Kilometres south of Matamata and contains the only active reserves in the southern part of the District. Council also owns other reserve land at Te Poi but other than the Tennis courts this land is not currently used for active recreation.

The Matamata Township contains four active reserves. Matamata Domain, Pohlen Park and Swap Park are owned by Council. The draft Reserve Management Plans for these reserves identifies them as suitable for sporting activities. Bedford Park, a privately owned active reserve is also located in Matamata.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

LONG TERM COUNCIL COMMUNITY PLAN

COUNCIL ACTIVITIES

Community Facilities

Community Facilities are Council activities focused on recreational and cultural opportunities in the district. Previously, much of the work we have done in this area has been around the provision of services and assets, such as the libraries, swimming pools, parks and reserves and other public amenities. In the future, Council will be looking to see how it can enhance the provision of these services to the community through the forming of partnerships with other regional and national organisations focused on social and cultural wellbeing.

- *Parks and Reserves*
 - *Identify opportunities for improvement and implications of those improvements.*

FOUR WELL-BEINGS

Providing venues for sporting activities contributes to social wellbeing by encouraging people to interact as a community. In addition sporting activities contribute to the health and wellbeing of people.

COMMUNITY OUTCOMES

- Belonging to our Community
 - 1.1 Doing Things Together
 - 1.5 Recreation and Arts
- Healthy Air, Water, Land: Healthy People
 - 4.2 Healthy People

SIGNIFICANCE POLICY

Council will need to determine if giving a grant or the acquisition of land from a special fund would be significant. In making that decision the following matters may need to be considered.

- This proposal has not been considered through the LTCCP process.
- The giving of a grant could be seen as having a high degree of public interest but it may be considered that a grant at the level proposed by the Club is not significant.
- The acquisition of land could be considered as the conversion of cash to an asset and therefore not significant.
- The giving of a grant or acquisition of land is unlikely to have a financial impact on Council's ability to carry out its activities

COMMUNICATION AND CONSULTATION ISSUES

Consultation on this issue has only been carried out with members of Hinuera Rugby and Sports (Inc).

FINANCIAL IMPLICATIONS

There are no current resources allocated. If Council decides to assist the Club in the purchase of this property it will need to fund it from either the Reserves Contribution Fund or some other unrestricted Reserve Fund. If the Reserves Contribution Fund is used then the land will need to be designated as a reserve.

The Reserve Contribution Fund has \$2.2 million available funds whilst the unrestricted special purpose funds have the following balances, Surplus Property Reserve \$735,000 or Council Subdivision Reserve Matamata \$1.17 million.

OPTIONS

Option 1

Do nothing – The Club has purchased the property with a substantial loan and if Council does not assist in the purchase then the Club will need to meet this commitment

Option 2

Council makes a grant to the Club either towards payment of the current loan or the vendors finance of \$90,000 due in three years. This option would assist the Club in meeting the cost of the required land and in doing so would help to improve the sporting facilities in the southern part of the District, however if the Club was to be wound up or dissolved then any residual assets, including Council's grant, would be disposed of in accordance with the Clubs constitution. That is *'for the benefit of Hinuera and in particular for other amateur sporting bodies that provide facilities in the area'*.

Option 3

Council purchases the lot from the Club to be funded by either;

- The Reserve Contributions Fund and held as a reserve, or
- An Unrestricted Reserve Fund and held as an unrestricted freehold title.

This option would assist the Club in meeting the cost of the required land and in doing so would help to improve the sporting facilities in the southern part of the District. If the purchase of the land was funded by the Reserve Contribution Fund then the land would need to be designated reserve which would create difficulties in disposing of the land at a later date if the Club was to be wound up.

Funding from an unrestricted reserve fund would enable Council to dispose of the land at any future time that it was no longer required for sporting purposes and was surplus to its requirements.

Council's ownership of the land may give rise to requests for further ongoing maintenance or property costs which have not been budgeted. If Council was to adopt option 3 then a lease could be negotiated to require the Club to meet all costs.

OFFICER RECOMMENDATION

That:

- 1. if Council wishes to assist Hinuera Rugby and Sports (Inc) it is recommended that it negotiates to purchase Lot 1 DP 306756 funded from the Council Subdivision Reserve Matamata (88565) and leases the property back to the Club.**
- 2. if Council assists the Hinuera Rugby and Sports (Inc) through either a grant towards or purchase of the property then it determines if the matter is significant and if further consultation is required.**

7.12 MARK MADILL FARM MACHINERY DISPLAY SHED EXTENSION

File No: 05320/117.00
Responsible Officer: G Ridley
Infrastructure Manager
Author: R Marshall
Community Facilities Planning Officer

EXECUTIVE SUMMARY

The Matamata Historical Society wish to enlarge the existing Mark Madill Farm Machinery Display Shed from 360 sq. m. to 650 sq. m. This is to provide space for the preservation and display of the Museum's farm machinery collection so as to enhance the educational experience of visitors to the museum.

The Society has raised one third of the funding for the project. They are applying to the Lotteries Board for the remaining two thirds of the cost. As well as requiring one third of the funding to have been raised, the Lotteries Board requires the Matamata Historical Society to provide a statement from Council stating that they have delegated authority to carry out the project and to apply for and spend a Lottery grant, and that the Council has authority to supervise the project.

BACKGROUND

The Project

To enlarge the existing Mark Madill Farm Machinery Display Shed from 360 sq. m. to 650 sq. m., to provide space for the preservation and display of the Museum's farm machinery collection so as to enhance the educational experience of visitors to the museum.

The building

The extension will be a standard farm shed construction matching the existing shed with steel framing and corrugated steel cladding.

Interior structures and fittings. These will be of timber, including a walkway with handrails, screens and partitions which can be used for visual effect and to support photo murals, text panels etc. The work will be carried out by volunteer labour under the direction of qualified tradesmen from the Society's members.

Displays and interpretation: A concept plan for the arrangement of displays and exhibits has been prepared by Chris Currie, Museums Consultant, of Rotorua.

Quotes for the work have been obtained as follows:

- Site preparation - - Ron Arnott. Contractor, Matamata.
- Shed construction – Shed Boss, Matamata
- Timber for interior fittings – Matamata Timber and Hardware
- Photo-murals, text panels etc – Matamata Motor Trimmers
- Electrical work – Electrico, Matamata
- Audio-visual units – Dick Smith Ltd, Matamata

Supervision: Matamata-Piako District Council staff will undertake supervision of the project.

Compliance with Reserve Management Plan: The Management Plan allows for an extension to the Madiill Shed in the form of a lean-to. The project also proposes an extension of one bay at the east end of the shed. This does not conflict with the integrity of the Plan.

Cost of Project: \$90,000.00 (reduced from first estimate of \$140,000 to meet financial constraints). The Society is confident they can achieve an outstanding result for this amount. The use of volunteer labour under the direction of qualified tradesmen among the Society's members will give significant cost savings.

Funding:

- Donations from public appeal 14,868.00 (Incl \$2000 promised by Lions and Kiwanis)
- Historical Society contribution 10,000.00
- Proceeds of Historical Soc. Book fair 6,000.00
- Total funds in hand \$30,868.00

Application to Lotteries Environment and Heritage

The Lotteries Board requires applicants to have raised one third of the funding for the project. Applications close on 13 November 2009.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

DELEGATED AUTHORITY

The Matamata Historical Society requires a statement from Council stating that the Matamata Historical Society has the delegated authority to carry out the project and to apply for and spend a Lottery grant, and that the Council has the authority to supervise the project.

LONG TERM COUNCIL COMMUNITY PLAN

COUNCIL ACTIVITIES

Community Facilities

Community Facilities are Council activities focused on recreational and cultural opportunities in the district. Previously, much of the work we have done in this area has been around the provision of services and assets, such as the libraries, swimming pools, parks and reserves and other public amenities. In the future, Council will be looking to see how it can enhance the provision of these services to the community through the forming of partnerships with other regional and national organisations focused on social and cultural wellbeing.

- *Recreation and Culture*
 - *Identify opportunities for improvement and subsequent implications of those improvements*

FOUR WELL-BEINGS

Firth Tower Reserve and Museum contributes to the well-beings; particularly cultural wellbeing by providing a venue for people to learn about local history and heritage. It

attracts visitors to the district and provides an opportunity for people to socialise, therefore also contributing to economic and social wellbeing.

COMMUNITY OUTCOMES

- Belonging to our Community
- Economic Development: Prosperity
- Heritage: Our past
- Pride and Justice

SIGNIFICANCE POLICY

This issue is not considered significant in terms of Council's Significance Policy.

FINANCIAL IMPLICATIONS

No financial resource impact. The Matamata Historical Society has raised one thirds of the funds (\$30,868) and are applying to the Lotteries Board for the remaining funding.

OFFICER RECOMMENDATION

That Council gives the Matamata Historical Society delegated authority to carry out the Mark Madill Shed enlargement (subject to all funds being raised) and that Council support the application for a Lottery grant.

7.13 TE AROHA BOAT RAMP TOILETS

File No: CFA100401
Responsible Officer: G Ridley
Infrastructure Manager
Author: R Marshall
Community Facilities Planning Officer

EXECUTIVE SUMMARY

The Te Aroha Boat Ramp toilet block was extensively damaged by vandals in July 2009. This report will discuss the option of reinstating the toilet block to its pre-existing state and the option of demolishing the toilet block and turning the area into grass lawn.

BACKGROUND

The vandalism attack coincided with a strong storm on the evening of Saturday 11 July. The vandals attempted to unscrew the coloursteel roofing and flashings but gave up, probably due to the extreme wind. The interior of both male and female toilets had been damaged extensively. Stainless steel hand basins and wall mounting brackets had been taken off the walls. The vandals also attempted to remove the stainless steel toilet pans, which had only been refastened a week or so prior after another incident. The stainless steel urinal flush cistern and copper flush pipe had also been targeted.

In addition, spray paint tagging was carried out extensively over all surfaces and the water supply to the basins was cut open to allow water to flow profusely through the toilet and out the door.

Council's Property Maintenance Officer was informed of the vandalism early on the Sunday morning. He arranged for the water supply to be closed off and the facility to be made safe. This included securing the loosened roofing sheets and preventing access into the facility.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

SIGNIFICANCE POLICY

This issue is not considered significant in terms of Council's Significance Policy.

OPTIONS

Option One – Reinstate the Facility to it's pre-existing state

The total minimum expenditure required to reinstate the facility to its existing state is \$8,100. **However**, the existing standard (prior to the vandalism attack) is inadequate and non compliant under Standard NZS 4241:1999 'Public Toilets'.

The following are areas in which the existing toilets did not meet the standard or the New Zealand Building Code for Public Toilets:

- No facilities for the disabled.
- Hand drying facilities should be required where a wash-hand basin is provided.

- Some dimensions are below standard.
- The facility is not lit artificially and is not safe for users at all times of the day. They cannot be locked off when darkness falls.
- The toilets cannot be locked up if there is a sanitary problem or water loss to toilet cisterns.
- Construction and fittings are not vandal resistant, making it a target for taggers and vandals.

Option Two – Demolish the existing toilet block and reinstate the area back into grass lawn

A quote has been received from Kaimai Valley Services to undertake this option. The total cost quoted was \$4,960.

The following points should be noted in support of this option:

- There is another toilet block located approximately 350 metres away on Lawrence Avenue. It is unique to have two separate toilet blocks in such close proximity.
- An upgrade of the men's section of the Lawrence Avenue toilets is being undertaken during 2009/10.
- The Boat Ramp toilets have historically had more money spent on them to remove tagging and repair vandalism than to have programmed maintenance carried out.
- Recent Sanitary Services Assessment for Matamata-Piako public toilets identified the Boat Ramp toilets to have one of the worst performance ratings (criteria for assessments include hygiene, safety/security, accessibility, convenience and privacy).

FINANCIAL IMPLICATIONS

The cost to reinstate the facility to its existing state is \$8,100. The cost to demolish the facility and reinstate the area to lawn is \$4,960. The second option would have financial benefits as it would eliminate the need for cleaning and maintenance expenditure. In addition there would no longer be a need to spend money addressing the ongoing vandalism. Vandalism expenditure at the Boat Ramp toilets has ranged from \$1260 to \$3810 per annum for the period of 2006 – 2009.

OFFICER RECOMMENDATION

That the existing toilet block at the Boat Ramp site is demolished and the area reinstated to grass lawn (Option Two).

- 8 URGENT ADDITIONAL BUSINESS**
- 9 EXCLUSION FROM THE PUBLIC**
- 10 CLOSURE**