
MINUTES
of the
COMMUNITY SERVICES COMMITTEE MEETING
held
9.30am, Monday, 24 December 2012
at
Tasman Council Chamber, 189 Queen Street, Richmond

Present: Councillor J L Edgar (Chair), Mayor R G Kempthorne, Councillors E J Wilkins, T B King, S G Bryant, B F Dowler, B W Ensor, G A Glover, J L Inglis, C M Maling

In Attendance: Chief Executive (L McKenzie)
Strategic Development Manager (S Edwards)
Reserves Manager (B Wilkes)
Executive Assistant (K Greer)

1 OPENING, WELCOME

Cr Edgar welcomed Councillors and staff, and thanked them for attending at short notice, so close to Christmas.

2 EXTRAORDINARY MEETING

Moved Cr Edgar/Cr Wilkins
CS12-12-1

That the Community Services Committee agrees to waive the standard requirements under the Local Government Act for the giving of notice for this extraordinary meeting of the Committee.

CARRIED

2 APOLOGIES AND LEAVE OF ABSENCE

Moved Cr King/Cr Dowler
CS12-12-2

That apologies for absence from Crs T E Norriss, Z S Mirfin, M L Bouillir and P F Sangster be accepted.

CARRIED

3 DECLARATIONS OF INTEREST

Nil

4 REPORTS OF COMMITTEE

Nil

5 PRESENTATIONS

Nil

6 REPORTS

6.1 Mapua Recreation Reserve - Land adjacent to Mapua Community Hall

Susan Edwards outlined the report and the background to the matter. She noted that the purposes of the report were for the Community Services Committee:

- a) To approve the Mapua Community Hall project; and
- b) To inform the Committee that the Mapua Public Hall Society has lodged a building consent to commence work on upgrading the hall and that it is understood that the community has raised the community contribution of at least 20 percent of the cost of the upgrade work; and
- c) To agree that Council would not allow a structure to be built on the recreation reserve land adjacent to the proposed extensions to the Mapua Community Hall, and request that staff commence the process to review the management plan proposing that a 12 metre “no building zone” be provided for on the Mapua Recreation Reserve adjacent to the hall. This proposal would reflect a commitment by Council to not allow any structure (being improvements which would require a building consent) in this part of the reserve; and
- d) To delegate to the Community Services Committee Chair and the Chief Executive Officer, the authority to approve the allocation of up to \$827,820, being the Council share of the funds for the project, as identified in the Long Term Plan 2012-2022, to the Mapua Public Hall Society Incorporated, subject to being satisfied that the Society has raised at least 20 percent of the project costs from other sources.

Ms Edwards advised that the Society was ready to proceed with the work which was why an urgent decision was needed.

Mayor Kempthorne raised the need for a recommendation to protect Council’s capital funding for the hall, in the event that the Mapua Public Hall Society Inc is wound up or if the hall is sold in the future.

Ms Edwards suggested appropriate wording for an amendment to part 5 of the draft resolution.

The Committee discussed whether Council should be providing funding towards a building on land not owned by Council.

Discussion on the proposal continued and the following issues were raised:

- A firewall would mean that the proposal for the hall to open out onto the reserve would not be able to occur. The firewall would restrict the ability for the hall to be used to service the activities on the reserve and to integrate hall use with the reserve.
- The Reserve Management Plan should be reviewed to propose a 12 metre “no building zone” adjacent to the north-eastern wall of the hall so that the wall does not need to be fire-

rated. This proposed zone is not inconsistent with the existing Reserve Management Plan or the existing and intended use of the affected area. The 12 metre “no building zone” will make it clear for the future that the area is not to be used for buildings due to the north-eastern wall of the hall on the adjacent land not being fire-rated.

- The potential for this matter to be considered as predetermined when the Reserve Management Plan consultation occurs.
- The potential for this approval to set a precedent for private landowners adjacent to reserves to request similar exemptions from fire-rating buildings on their land.
- The urgency for the building work proceeding is that the Society is hoping to get the building work completed by Easter, for the fair.
- A suggestion to provide an interest free loan, rather than a grant to the Society for the hall.
- Whether giving money towards a building which is on land that Council does not own would set a precedent. Advice was given that it would not set a precedent as Council has given money in other situations where it does not own the land, examples being Saxton Field and Trafalgar Centre.
- Council working with the Society rather than building, maintaining and operating facilities itself provides an efficient and effective means to provide the community with needed facilities at a reduced cost to ratepayers.
- Reserves Manager, Beryl Wilkes, advised that the part of the reserve to be covered by the no build zone is low-lying, wet and without services, so it is unlikely that any other buildings would be built there anyway.
- A representative from the Mapua Hall Committee advised that they have raised approximately 30 percent of the cost of the hall upgrade to date from community fundraising, a Lottery Grant and Canterbury Community Trust grant.
- Disappointment was expressed that the Project Manager had not identified that a fire wall was needed. Ms Edwards noted that the resource consent obtained by the Society for the hall in July 2012 noted on the plans that the north-eastern wall of the hall would need to be fire-rated due to the proximity to the boundary of the reserve.
- Council has put a lot of thought into the decision to fund the hall upgrade.
- Concern was expressed that checks on earthquake compliance is done at building stage.

Staff responded to the issues raised. Ms Edwards advised that she has sought legal advice on ways to protect the Council’s interests in the funding provided for the hall upgrade, and that she is expecting to receive that advice early in the New Year.

A division was called for.

**Moved Mayor Kempthorne/Cr Ensor
CS12-12-3**

THAT the Community Services Committee:

- 1) receives the Mapua Recreation Reserve - Land adjacent to Mapua Community Hall Report RCS12-12-01; and**
- 2) approves the proposal for the upgrade of the Mapua Community Hall as outlined in the attached plans in Appendix 3; and**
- 3) confirms that Council will not allow a new structure which would require a building consent to be built within 12 metres of the north-eastern side of the hall; and**
- 4) requests staff to instigate a review of the relevant provisions of the existing Moutere-Waimea Ward Reserves Management Plan proposing that a 12 metre no building zone (meaning that no improvements could be constructed which would require a building consent) be provided for on the Mapua Recreation Reserve adjacent to the Mapua Hall as outlined in the attached plan in Appendix 2 (sheet 55); and**

- 5) delegates to the Community Services Committee Chair and the Chief Executive Officer the authority to approve the allocation of up to \$827,820, being the Council share of the funds for the project, as identified in the Long Term Plan 2012-2022, to the Mapua Public Hall Society Incorporated, subject to being satisfied that the Society has raised at least 20 percent of the project costs from other sources, and that the Council's grant is protected in the event that the Society winds up or takes any other action that may jeopardise the Council's interest in the hall.

| Councillors | For | Against |
|------------------|-----|---------|
| Bryant | ✓ | |
| Dowler | ✓ | |
| Edgar | ✓ | |
| Ensor | ✓ | |
| Glover | ✓ | |
| Inglis | | ✓ |
| Mayor Kempthorne | ✓ | |
| King | ✓ | |
| Maling | ✓ | |
| Wilkins | ✓ | |
| Total: | 9 | 1 |

CARRIED

The meeting concluded at 10.10 am.

Date Confirmed:

Chair: