

MINUTES FOR THE MEETING OF THE OXFORD-OHOKA COMMUNITY BOARD TO BE HELD AT THE WEST EYRETON HALL, 2 EARLYS ROAD, WEST EYRETON ON THURSDAY 8 FEBRUARY 2024 AT 7PM.

PRESENT

T Robson (Chairperson), S Barkle (Deputy Chairperson), M Brown, T Fulton, R Harpur, N Mealings, P Merrifield and M Wilson.

IN ATTENDANCE

G Gerard (General Manager Utilities and Roading), K Simpson (Three Waters Manager), J Recker (Stormwater and Waterways Manager), K Straw (Civil Projects Team Leader), K Howat (Parks and Facilities Team Leader), P Towse (Three Waters Contractor), K Rabe (Governance Advisor) and C Fowler-Jenkins (Governance Support Officer).

There were three members of the public present.

1. APOLOGIES

There were no apologies.

2. PUBLIC FORUM

There were no members of the public present for the public forum.

3. CONFLICTS OF INTEREST

M Brown noted a possible conflict of interest for item 5.2 Washinton Place Update as his property bordered Washington Place.

4. CONFIRMATION OF MINUTES

4.1. Minutes of the Oxford-Ohoka Community Board meeting – 6 December 2023

Moved: M Wilson Seconded: T Fulton

THAT the Oxford-Ohoka Community Board:

- (a) **Confirms** the circulated Minutes of the Oxford-Ohoka Community Board meeting, held on 6 December 2023, as a true and accurate record.

CARRIED

4.2. Matters Arising (From Minutes)

There were no matters arising.

5. DEPUTATIONS AND PRESENTATIONS

5.1. West Eyreton Domain – Natasha O’Loughlin, Tony Brand and Kieran Brand

A Stewart was unable to attend the meeting however three representatives from the Tennis Club were present to discuss the West Eyreton Domain.

N O’Loughlin noted that she was the current president of the West Eyreton Tennis Club. She explained that there were three remaining members on the Committee. The Clubs last meeting was held in 2010, since then the tennis club ceased to operate but had not officially closed. The Club had \$7,000 in its bank account. Past members had enquired what would happen to club’s pavilion which was falling into disrepair. The Club had strong interest from a member of the public who was interested in restoring the pavilion. Some

of the Club's options were to demolish the pavilion, sell it, give it away, vest it to the Council or it could be restored for community use. Another suggestion had was to relocate the pavilion to the West Eyreton Hall grounds to be used for functions.

T Brand noted that they had spent a lot of time there playing tennis and had spent a lot of time fixing the pavilion up. He believed that it would be a shame to see the pavilion disappear from where it was currently located.

T Fulton asked if the Swannanoa Cricket Club would be interested in the pavilion as they had been looking for a standard facility. K Brand commented that it could be an option. She noted that the Club had not looked into the costs to relocate or restore the pavilion.

S Barkle thought that it would be interesting to look into the costs of relocating the pavilion to the domain or the West Eyreton Hall site. She noted it would be nice to keep the heritage in the community.

N Mealings noted that they had mentioned there was a local resident who was interested in refurbishing the building. She queried if that resident wanted to move the pavilion to the West Eyreton Hall Grounds. N O'Loughlin explained that he wanted it to stay where it was. He was happy to do the work and maintenance for free and he wanted it to remain as a tennis club. She noted that he would like to lock it up to stop the school kids going in there and people in the community to have a key to use it when required. The Club thought that it may be better if the Council took it over so that it was looked after going forward.

K Howat noted that this had come to staff's attention through a service request from a resident who wanted to know what was happening with the pavilion. He explained that looking through old Council documents, the Council had gifted the pavilion to the tennis club in 1995 with the agreement that it was the Clubs until they disbanded and then by default it would come back to Council. He noted that the Club had to decide what they wanted to do with the pavilion prior to any decisions being made. The resident had suggested having the pavilion refurbished and having it as a bookable community facility. If that was to happen, they would need to instal a toilet and other facilities.

P Merrifield noted that the West Eyreton School would prefer to see it removed. K Howat agreed that he when he had spoken with the principal, she indicated that she would prefer its removal.

The Board requested that Council staff work with all stakeholders and any interested community groups to come up with a solution and report back to the Board.

T Fulton believed this was an opportune time to investigate a vision café for West Eyreton given the status and value of this particular building and the conversation it may create about recreational facilities in the area.

5.2. Washington Place – Jason Recker and Pat Towse

J Recker noted that in the July 2022 and 2023 the district experienced significant rainfall events. The Council had received several drainage service requests from the July 2022 flood event from properties on Washington Place, North Eyre Road and Earlys Road. Council staff then prepared an investigation report and found several issues.

He explained that the past year the ephemeral stream was exceeding during the flood event resulting in a breakout in the 1482 North Eyre Road Earlys Road culvert which was undersized and exacerbated flooding issues. Downstream the flow path from the culvert was not well defined and Washington Place itself was situated in a slight depression. From the flood report staff proposed short term works, including maintenance and the replacing of fence crossings. The long term solutions included budgets that had been added to 2025 capital works projects.

To get further information and to understand the issues staff held a public meeting in August 2023 at the West Eyreton Hall and attended a site meeting in November 2023. Since those meetings the flood team had surveyed the ephemeral stream to understand

the lay of the land, the capacity of the channel, the slope of the land. They had also undertaken an analysis of the catchment of Washington Place. Staff were proposing bunding and resizing the Earlys Road culvert. It was expected to start temporary works in March 2024.

R Harpur asked if this would need Council or Environment Canterbury consent to enable the upgrade of the culvert. K Simpson explained that the Council's Roading Department held a consent allowing culvert replacements/maintenance which covered both the upstream and downstream stretch therefore the works could be undertaken with the existing consent. Environment Canterbury was involved from a notification perspective.

T Fulton asked if the channel was the springhead for the Burgess' stream or did Burgess' start at the springhead further down. K Simpson understood that the springhead for Burgess' Stream was east of the Washington Place area.

M Brown asked if option one, for the channelling for the property at 1490 and 1482 and drainage improvements, would still allow for access for vehicles to get to the back paddocks. P Towse noted that they would have to ramp the bunding to make sure that there was access through and there could be dedicated crossing points included in the plan.

M Brown asked if option two would also be considered. P Towse noted that option two was an option at this stage and would need to be worked through with the property owners.

S Barkle asked if the bunding would cause problems in bigger events. P Towse noted that staff were looking at where they situated the bund. In option one it only captured the water coming down the channel which was why staff were looking at option two to bring it further towards the other properties so that it would capture a larger area and stop water from going through that bund.

6. ADJOURNED BUSINESS

Nil.

7. REPORTS

7.1. Kowhai Street Reserve Lighting – K Straw (Civil Projects Team Leader) and K Howat (Parks and Facilities Team Leader)

K Straw spoke to the report noting it was seeking a Board decision on how to proceed with the Kowhai Street Reserve lighting. A budget of \$70,000 was allocated towards lighting the narrow walkway between Main Street and Kowhai Street. Staff had determined that there was insufficient budget to light the whole walkway to the required standard. There was an option to go back to the Council and seek additional funding however the project team questioned the merits of continuing the project given there did not appear to be a history of complaints or requests for lighting in the reserve. Also, there was an on-road walkway with street lighting between Kowhai Street and Main Street. Staff believed that putting an inadequate lighting solution along the walkway was not the right thing to do. Therefore, the recommendation from staff was that the project be dropped, and the budget saved.

T Fulton noted the consideration of the dark sky in Oxford which was included in the report. K Straw noted that the Dark Sky Reserve for Oxford Forest had been approved therefore it was highly likely that Oxford Township would follow. He noted that he had been aware of the lighting plans and had a dark sky compliant plan prepared, which was 90% over and above the current cost of non-compliant lighting.

T Robson noted he was surprised that it was mentioned there was a lack of community service requests regarding the lack of lighting in the area. This project had been talked about since the subdivision was first built. He noted that at the time there was a lot of

negative feedback regarding the lack of lighting on the footpath. K Straw noted that staff had not received that feedback and if it was the decision of the Board to continue with the project then staff would need to request additional budget from the Council.

T Fulton sought an explanation on how the Council would go about replacing lighting in Oxford township to make provision for dark sky lighting compliance. K Straw explained that all the luminaires he had investigated were dark sky accredited and which cost up to \$3,000 with a 9% premium for installation costs. He believed there was little advantage in delaying the project for a few years as costs would just increase. Council would be replacing any required lighting with new luminaire with dark sky compliant lighting

S Barkle asked if there would be any value in just lighting the narrow path. K Straw noted that there were other sub options however the narrow part of the walkway was only four metres wide therefore you could not have standard light pole which would illuminate neighbouring properties. A standard bollard lighting at 20 metre spacing would be required.

N Mealings understood that this was a long standing project and queried if any consultation had been undertaken with the neighbouring properties. K Straw noted that he had not spoken to the neighbours however a letter drop was carried out. There were rulings in the District Plan regarding light spill, therefore even if the neighbours did not mind staff would be unable to install that type of lighting.

T Robson asked if the option of staging the works had been considered. K Straw noted that staff had not specifically considered staging however as the reserve widened out it would only require two lights in the wide part of the reserve and the standard lighting was cheaper than the bollard option. The bulk of the cost was in the narrow section.

T Robson noted that it was an ongoing issue of the street light deficiencies in Oxford.

Moved: S Barkle Seconded: M Brown

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** Report No. 231213200166.
- (b) **Requests** that the current budget of \$67,618 be retained until the Board submits a request for further funding to the Long Term Plan to enable the implementation of Option One which was to seek additional funding to proceed with a fully compliant lighting design and to include consideration of the Dark Sky initiative.
- (c) **Circulates** this report to Council for their information.

CARRIED

8. CORRESPONDENCE

8.1. Letter to Matt Doocey regarding smokefree legislation.

Trim Ref: 231207196751

Moved: M Brown Seconded: P Merrifield

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the letter to Matt Doocey (Trim. 231207196751).

CARRIED

8.2. **Memorandum on Wolffs Road Bridge – Ken Howat (Parks and Facilities Team Leader)**

K Howat noted that Heritage New Zealand supported the options that were presented in the last report. The only thing they did not support was full demolition.

Moved: T Fulton Seconded: M Brown

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the memorandum on Wolffs Road Bridge (Trim. 240201014747).
- (b) **Submits**, through the Long Term Plan process, to the Council for budget for Option One which was to Disestablish Superstructure of Wolffs Bridge with site clearance and historic signs.

CARRIED

8.3. **Memorandum on Warren Reserve – Ken Howat (Parks and Facilities Team Leader)**

K Howat noted that concerns were raised regarding Council's liability in 2012. In 2014 a report was present to the Oxford Eyre Advisory Board; with four recommendations, all of which were carried out, except the removal of the swimming pool. The purpose of the memorandum was to get feedback from the Board as to what should be done the swimming pool. There were options to either remove the swimming pool or somehow modify it to become a play element.

T Fulton asked if there was still a functioning 'Friends of the School Reserve' group which had originally undertaken to maintain the grounds. K Howat was not aware of one however could look into it further.

S Barkle believed that this was a kid's area and asked if the Council could do this in partnership with the school by getting the kids involved to create ideas. K Howat noted that could be part of a community consultation process to see if there was any interested.

M Brown noted that there had been talk of removing the pool and keeping the steps as a memorial to the pool. He commented that the reserve itself was quite nice and was a great place to go if you wanted a picnic. He did not like the idea of something being completely removed due to the loss of heritage. He liked the idea of converting the pool into a hop scotch type activity for kids. It still spoke to the heritage of the reserve and the school and community.

N Mealings concurred. She commented that it was a school and was there for children. She noted that there had been calls for an improved skate park in Oxford and this could make the coolest hidden skatepark in the country. She asked if an investigation into something like that could be done.

Moved: M Brown Seconded: P Merrifield

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the memorandum on Warren Reserve (Trim. 240123008793).
- (b) **Requests** staff to work with the School and other stakeholders to develop the pool into an interactive play area and to bring a report back to the Board on the results.

CARRIED

8.4. **Memorandum on West Eyreton Domain Tennis Pavilion – Ken Howat (Parks and Facilities Team Leader)**

Please refer to item 5.1 for the discussion of this item.

Moved: N Mealings

Seconded: M Wilson

- (a) **Receives** the memorandum on West Eyreton Domain Tennis Pavilion (Trim. 240201014682).
- (b) **Requests** staff to work with the West Eyreton Tennis Club and other interested parties to investigate a suitable option for the relocation of the Tennis Pavilion and to report back to the Board.

CARRIED

9. **CHAIRPERSON'S REPORT**

9.1. **Chairperson's Report for December 2023 and January 2024**

- The Oxford Dark Sky Accreditation was accepted on 1 February 2024.
- Ashley Gorge Advisory Group elected a new Chair. The Group discussed the Ashley Gorge Family Fun Gala being held on 24 February 2024. Discussion on walking tracks and the counters with the first sample period completed. Trapping was discussed and the need for a recruitment drive.
- Met with representatives from the Oxford Health Centre who provided a feasibility report on their expansion.
- The Oxford Community Trust Food Bank had a new walk in freezer which had been purchased by fundraising. This would enable them to do a lot more with the foodbank. The Christmas Wonderland was a huge success.
- T Robson thanked the Lions Club for the very successful Wings and Wheels event which had a huge turnout.. The event was going from strength to strength.

Moved: N Mealings

Seconded: P Merrifield

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** verbal update from the Oxford-Ohoka Community Board Chairperson.

CARRIED

10. **MATTERS FOR INFORMATION**

- 10.1. Woodend-Sefton Community Board Meeting Minutes 4 December 2023.
- 10.2. Kaiapoi-Tuahiwi Community Board Meeting Minutes 11 December 2023.
- 10.3. Rangiora-Ashley Community Board Meeting Minutes 13 December 2023.
- 10.4. Mandeville Resurgence and Channel Diversion Upgrade Project – Report to Council Long Term Plan Budget Meeting 30 January 2024 – Circulates to the Oxford-Ohoka Community Board.
- 10.5. Draft 2024 Utilities and Roading Management Plans – Report to Council Long Term Plan Budget Meeting 30 January 2024 – Circulated to all Boards.

Moved: M Brown Seconded: S Barkle

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the information in Items.10.1 to 10.5.

CARRIED

11. **MEMBERS' INFORMATION EXCHANGE**

S Barkle

- There were a lot of positive comments about the multiuse footpath with the start of the work. A few people had asked where the path terminated and suggested that it would be great if it ended in the sportsground. She queried if the sports club could look into this when they were working on their bike track so as the path would take cyclists out to the back of Braeburn and be a good connection.
- There had been some complaints and disharmony about boy racers.

M Wilson

- The Waimakariri Health Advisory Group meeting had been deferred to March 2024.

R Harpur

- Good to see that the cycleway was well under construction.
- There was a site meeting at the Mandeville Cemetery with K Howat and a number of community members on Saturday 17 February at 9:30am to get feedback from the community on where staff progressed with the Mandeville Cemetery.
- The Ohoka Rural Drainage Advisory Group meetings had been changed to afternoons and he had difficulty attending due to work commitments.

P Merrifield

- Attended the Golden Bay A&P Show. Talked to some of the Tasman District Council members about road speeds.

T Fulton

- Council Long Term Plan Budget Meetings – good discussions held. Valuable to have had that discussion with Council staff before it came to the Long Term Plan for consideration.
- North Canterbury Neighborhood Support Meeting – there had been an increase in people joining Gets Ready after the recent fires.
- Had concerns about fire risk and fiscal aspects in communications into Lees Valley and the Okuku. Visiting both places over the last few months he had received feedback from the community in Lees Valley not just about the state of the roads, but also about their communications. There had been some improvement, but some residents were still not confident they could contact someone during an emergency.
- Thanked emergency services and the Council after the recent fires in the district.
- Rooster nuisance in Oxford, noise, smell, and pollution.
- There was an email complaint regarding a car wreckers on South Eyre Road.
- Plan Change 31, Council was considering its position.

N Mealings

- Greater Christchurch Partnership Housing Action Plan was endorsed by the Greater Christchurch Partnership Committee to be brought to the individual member councils (Waimakariri District Council, Selwyn District Council, Christchurch City Council, Environment Canterbury) at the 8 December 2023 meeting which was then endorsed by Waimakariri District Council at its 7 February 2024 meeting. This included investigations into various planning tools trust structures and the better use of public land to produce better outcomes for addressing housing needs. It would be able to be used outside of

the Greater Christchurch area, such as Oxford for example, if desired. This would be a welcome strategy for community service providers who had all noted urgent housing needs.

- Social Services Waimakariri Hui demand for food parcels in the lead up to Christmas was very high, and at the same time food supply to Satisfy Food Rescue had diminished.
- Mark H. from Pegasus Health worked with seven general practices, three of which had closed their books. He reported that the 24 hour service would hopefully return in February or March 2024. Service was paused due to staffing issues, such as nurse losses due to Te Whatu Ora changes. He also noted that the Waimakariri would need two new general practices in the future if it was to keep up with growth and demographic changes if the current system stayed the same.
- The Citizens Advice Bureau reported that their immigration, legal and tenancy clinics were well attended, but they were on the hunt for new volunteers as they were only able to open from 9-4pm three days per week due to loss of volunteer's post-pandemic. They were hoping to roll out a mobile service for rural areas this year which would be good for our ward.
- Community and Recreation Committee Meeting – the Committee considered a request by the Oxford Health and Fitness Centre regarding their proposed extension and agreed to loan the money to the Oxford Health Trust in the event that their application to the Rata Foundation for loan funding fails. They had an excellent history of paying back their loans, so Council were comfortable with offering them help if needed. (note: no rates impact- self funding).
- Community Wellbeing North Canterbury Trust board meeting. Recruitment was underway for new trustees to replace two who retired in 2023. They were planning on holding a golf tournament fundraiser on March 14th but have decided the timing wasn't right and have deferred until further notice.
- Council held several workshops on Long Term Plan from various departments to work out the way forward for the proposed Long Term Plan budgets at the end of 2023, culminating in two days of Budget Meetings on the 30-31 January 2024 to ready the Long Term Plan to go out for consultation. Started at 19% for next year and cut to 8.9% (reducing in subsequent years) pending the outcome of consultation.
- Waimakariri District Council was named the winner of the '2023 Solver or the Year' award by SnapSendSolve, which was a real honor as it was judged based on the feedback of Snap Send Solve users themselves. Great endorsement of our customer services team and our staff out there 'doing the doing'!
- There will be a free mobile stop smoking clinic coming to the Pearson Pavilion, Oxford Monday 4th March 2024 from 10am-2pm put on by Te Whatu Ora/Health New Zealand where people can get free patches, gum, and lozenges, and get free tailored programmes and ongoing support from a Quit Coach, as well as Carbon Monoxide levels tested. Great opportunity for anyone wanting to quit.
- Waimakariri Youth Council was recruiting new members at present for their 2024 intake.
- Mayor's Taskforce For Jobs was holding classes to help people learn the road rules to help them get their learners licenses in a five session clinic starting 20 February at the Kaiapoi Ruataniwha Civic Centre/ Library.

M Brown

- Hosted Council staff at his property regarding the flooding issues in Washington Place. It was nice to see progress being made.
- Visited the sunflower fields in South Eyre Road. They were very busy. All the money was going towards charities.
- Issued a few Snap, Send, Solves. One regarding the ongoing issues with the Number Two Well and the maintenance of the grounds. The other was regarding lots of underage children riding their motorbikes and three wheelers on the walking and cycling track. Speeding as fast as between 40km/h – 50km/h. These vehicles were unwarranted and unregistered. There were concerns raised by residents. He met with P Daley from Council and noted that the speed limit in West Eyreton had been reduced to 80km/h however people were not abiding by that.

- Oxford Promotions Action Committee Annual General Meeting would be held in March 2024.

12. CONSULTATION PROJECTS

12.1. Community Development

Consultation closes Friday 16 February 2024

<https://letstalk.waimakariri.govt.nz/community-development>

12.2. Oxford Off-Leash Dog Exercise Area

Consultation closes Sunday 18 February 2024.

<https://letstalk.waimakariri.govt.nz/oxford-off-leash-dog-exercise-area>

The Board noted the consultation projects.

13. BOARD FUNDING UPDATE

13.1. Board Discretionary Grant

Balance as at 31 January 2024: \$2,276.00.

13.2. General Landscaping Fund

Balance as at 31 January 2024: \$13,680.

The Board noted the funding update.

14. MEDIA ITEMS

15. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

Section 48, Local Government Official Information and Meetings Act 1987.

In accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act (or sections 6, 7 or 9 of the Official Information Act 1982, as the case may be), it is moved:

Moved: T Robson

Seconded: M Brown

1. That the public is excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Item No.	Subject	Reason for excluding the public	Grounds for excluding the public-
15.1	Objection to Plan Change 31 Endorsement	Good reason to withhold exists under section 7	To maintain the effective conduct of public affairs through the protection of such members, officers, employees and persons from improper pressure or harassment, and to maintain legal professional privilege as per LGOIMA Section 7(2)(f)(ii) and (g).

CARRIED

CLOSED MEETING

Resolution to resume in Open Meeting

Moved: T Robson Seconded: P Merrifield

THAT open meeting resumes and the business discussed within the public excluded remains public excluded, however the recommendation for item 15.1 be made public.

CARRIED

The public excluded portion of the meeting commenced at 9.19pm and concluded at 9.42pm.

OPEN MEETING

15.1 Objection to Plan Change 31 Endorsement – S Nichols (Governance Manager)

Moved: M Brown Seconded: M Wilson

THAT the Oxford - Ohoka Community Board:

- (a) **Receives** Report No. 240118007017.
- (b) **Notes** funding for legal services would be post funded from the Council legal budget.
- (c) **Approves** actively participating in opposition to the appeal process of Private Plan Change 31 submitted by Rolleston Industrial Developments Ltd (Mill Road, Ohoka Development), that is currently being appealed by the consent applicant.
- (d) **Engages** the services of law firm Cavell Leitch, and specifically appoints Andrew Schulte to advise and advocate the Board's position, in conjunction with the Board Chair in relation to objecting against the Plan Change 31 through the Appeal process and the District Plan.
- (e) **Approves** that the report, discussions and minutes remain Public Excluded for reasons of to maintain the effective conduct of public affairs through the protection of such members, officers, employees and persons from improper pressure or harassment, and to maintain legal professional privilege as per LGOIMA Section 7(2)(f)(ii) and (g).
- (f) **Approves** the recommendations becoming public, however the discussion, report, and minutes remain Public Excluded.

CARRIED

16. QUESTIONS UNDER STANDING ORDERS

There were no questions.

17. URGENT GENERAL BUSINESS UNDER STANDING ORDERS

There was no urgent general business.

NEXT MEETING

The next meeting of the Oxford-Ohoka Community Board is scheduled for 7pm, Wednesday 6 March 2024 at the Ohoka Community Hall.

THERE BEING NO FURTHER BUSINESS THE MEETING CONCLUDED AT 9.42pm.

Workshop

- *Members Forum*



Chairperson

6 March 2024

Date