MINUTES OF THE MEETING OF THE OXFORD-OHOKA COMMUNITY BOARD HELD IN THE OHOKA HALL, 490 MILL ROAD, OHOKA ON THURSDAY 4 MAY 2017 AT 7.02PM.

PRESENT
D Nicholl (Chair), M Brown (Deputy Chair), W Doody, J Ensor, S Farrell, J Lynn, and T Robson.

IN ATTENDANCE
S Markham (Manager, Strategy and Engagement), S Nichols (Governance Manager), C Roxburgh (Water Asset Manager), and K Ward (Community Board Advocate).

There were approximately 20 people in the public gallery.

The meeting adjourned at 8.19pm and resumed at 8.21pm.

1 APOLOGIES

Moved M Brown    seconded T Robson
An apology was received and sustained from K Felstead for absence.  CARRIED

2 CONFLICTS OF INTEREST
Nil.

3 CONFIRMATION OF MINUTES

3.1 Minutes of the Oxford-Ohoka Community Board – 6 April 2017

W Doody’s name to be added to the list of those present.

S Farrell tabled an amendment to item 2, she is a member of the Pearson Park Advisory Group not of the Oxford Community Trust as recorded.

Moved J Lynn    seconded W Doody
THAT the Oxford-Ohoka Community Board:

(a) Amends the circulated minutes of the Oxford-Ohoka Community Board, 6 April 2017, as follows:

- Add W Doody to those present.

(b) Confirms the circulated minutes of the Oxford-Ohoka Community Board meeting, held 6 April 2017, as a true and accurate record, subject to the above amendments.  CARRIED

4 MATTERS ARISING

4.1 S Farrell asked about the community feedback during the Draft Annual Plan consultation in regards to Easter Trading. S Markham responded that more than 500 responses were received on this topic with a range of views. The consultation process had been advertised through social media and at the Oxford A&P Show. Pending the outcome of the Council Draft Annual Plan Hearings and deliberations process, a policy will need to be developed and consulted upon during 2018.
4.2. W Doody conveyed her apologies for not attending ANZAC Day services due to unexpected circumstances.

5 DEPUTATIONS AND PRESENTATIONS

5.1. Public Forum

D Nicholl invited the public gallery to ask questions of the Board or to present general concerns or comments.

Water rates

- Christine Docherty, requested clarity about the planned rates increase for Ohoka. D Nicholl advised the forum that he had sought advice from staff and read from a memo (Trim: 170501042387) that outlined matters. The rates increase for Ohoka is primarily due to expenditure on the new water source. Specifically:
  - The loan repayments and interest on the loan for the new source have resulted in a 20% increase within the water rate.
  - Operating costs have increased for the new source resulting in a 30% increase within the water rate.
  - Depreciation has increased with the new water resource, resulting in a 12% increase within the water rate.

C Roxburgh explained the upgrade was necessary to allow for future growth, and achieve compliance of the scheme with the New Zealand Drinking Water Standards.

It had been expected that the majority of the increase in costs would be covered by development contributions collected due to the projected growth on the scheme, as well as from new connections, i.e. there would be more properties to share the costs. Unfortunately, the projected growth has been significantly slower than forecast.

C Roxburgh advised that improvement to water quality had always been necessary and the majority of the work undertaken had to be completed to address those water quality issues. This upgrade, in turn, generated the rates increase. Without the projected growth impacting on how rates have been calculated, the rating impact would have been higher still for existing scheme members.

- Niki Mealings, sought clarification on whether water and sewer/wastewater were separate issues, or did references to the water scheme refer to both. C Roxburgh clarified the terms used, explaining (potable) water and sewer are separate services. For the Ohoka scheme, the proposed water rate was due to the water scheme upgrade. In contrast, there has not been a sewer scheme for the area at all until the recent installation of the reticulated network. Previously all properties had to utilise septic tanks to manage waste.

S Markham advised the forum regarding Drinking Water Standards. Central Government had required Local Government to upgrade water schemes to compliant standards promptly since the issues with potable water contamination in Havelock North during 2016. He explained the 3 Waters Rating Supply Review and the role of the 3 Waters Rating Working Party. He highlighted that community consultation would be undertaken later in 2017 and explained how this process would in turn help inform the Council’s Long Term Plan.

- A member of the public asked about treatment of the new source of Ohoka water, in comparison to what was undertaken with the previous source. C Roxburgh assured the gallery of the higher quality of water.
and the secure nature of the new source. He confirmed it was minimally treated with chlorine at a much lower level than the water taken from the previous source. There was general agreement in the gallery that the new water source was providing much more pleasant drinking water.

- Richard Black raised the issue of chlorine in the Mandeville water; the chlorine was strong enough to smell at times. C Roxburgh explained that the dose of chlorine added to water at source is regulated at a consistent level. However, over time chlorine decays. The length of time it takes for water to reach a household will determine the residual effect of chlorine. If water has been in low demand and sitting in the pipes rather than being flushed through quickly, chlorine by-products such as odour can occur. However, chlorine odour and presence in water does not affect health.

The Council’s water unit has responded to concerned residents by testing the water with no negative results. He assured the public present that the water unit would continue to follow up on such concerns as they were raised. C Roxburgh explained Council are required to cover testing costs, however it was currently discretionary due to low volume demand.

W Doody queried whether R Black flushed his pipes before use as recommended by the Council. In her opinion, doing so could help mitigate the effects of chlorine decay.

- Another member of the gallery asked for comment on the hardness of the water. C Roxburgh stated that water hardness was not an issue with the new water source and was well within the continuum of acceptable standards of hardness. Hopefully scheme users were noticing a positive change.

Mandeville/Swannanoa Fire Station

- D Nicholls advised the gallery that he understood their concern regarding the fire station. He then spoke of limitations and context in which the board could comment given the matter was between the Council and Fire Emergency New Zealand (FENZ). However, the Board would still be interested in listening to concerns.

- Ross Kennedy spoke on behalf of the Swannanoa Volunteer Rural Fire Force. He is a member of the brigade’s management committee. He spoke to a letter and plans shared informally with Board Member Ensor about the brigade’s project to construct a new fire station (Trim 170505044856).

The brigade has been utilising a temporary fire station on Mandeville Road for several years. The Council has offered the brigade four possible sites for a new station; an old dump site, two others and a site at Bradley’s Road. The brigade’s “standout” preference is the Bradley’s Road site. However, Council have yet to commit to a new, permanent site for the brigade, pending the Fire and Emergency New Zealand (FENZ) merger of rural and urban fire services. The brigade is finding this delay frustrating.

R Kennedy advised that the community has raised concerns about noise at the proposed new station. There will be no siren attached to the new station as other mobile telecommunication options are utilised.

He also reassured the meeting that there would be no hose drying tower installed to interfere with the skyline and environmental amenity.

Storage of hazardous chemicals (fire retardants) will be undertaken in a limited capacity as regulated.
The Council has allocated $100,000 towards feasibility studies but the station construction will become a responsibility of FENZ. The brigade would like to progress the project by accessing funds for geotechnical testing.

Board Member, J Ensor, queried the land area available. R Kennedy clarified that a sizeable station is required by the brigade, and that there has been some informal consideration that the building could also be extended to accommodate a local base for St Johns Ambulance. They are also considering the likelihood of the current rural fire services being extended, for example to cover vehicle and medical incidents. The Bradleys Road site would accommodate these extra services.

J Ensor requested whether statistical information was available regarding service call outs over the last year. R Kennedy responded there had been 284 call outs, 50% of which were for rural vegetation fires. The remainder were for back up support for structure fires, some motor vehicle incident response, and supporting other stations in Waimakariri and the surrounding areas.

J Ensor then asked if lifestyle blocks were a challenge from the brigade’s perspective. R Kennedy acknowledged that some people moving onto lifestyle blocks in the Waimakariri tended to be less knowledgeable about fire risk management and the nature of the winds in the area. Education was an integral part of their brigade’s work. Anecdotally an increase in dumped and burned cars in the district’s riverbeds had been observed.

D Nicholl thanked R Kennedy and highlighted that the FENZ merger occurs on 1 July 2017.

North Eyre Road

- Members of the public gallery, Robyn Kennedy, Ross Kennedy and Grant Stalker, spoke of traffic safety, speed and management concerns regarding the Logan Road/McHughes/No.10 Road/North Eyre Road intersection; particularly highlighting concerns about an unsealed section of North Eyre Road.

Development of the Mandeville Sports Club (MSC) meant all clubs on site had increased activity. The entranceway to MSC on North Eyre Road could now be considered a main entrance, and the volume of vehicles such as horse floats accessing the Eyreton Pony Club and Western Riding Club were creating problems with this portion of the North Eyre Road. Regular events at these clubs meant residents anecdotally observed approximately thirty vehicles per hour using the North Eyre Road entrance and road, but big events and weekends saw these movements rise to an anecdotally estimated one hundred vehicle movements per hour.

In addition, developments in the local area, such as the Braeburn subdivision, were also having an impact on the use of North Eyre Road, as locals used it for walking, driving and riding/leading horses. The road width was narrow so if there were two cars approaching each other, one often mounted the grass verge to continue passing, potentially endangering non-vehicular users of the road.

Local residents had made a submission to the Council at the time of subdivision development of Mandeville and Braeburn. Road sealing had been part of that submission’s recommendations. The members of the public queried whether:

- The section of road could be sealed?
- A speed limit could be imposed?
the entrance to MSC could be improved?

- The carriageway and road width could be reviewed?

- Options for nuisance dust management could be considered?

W Doody, the Council Portfolio holder for Community Facilities, requested the speakers forward their comments to her by email for her to feed through to the MSC and the Council.

G Stalker requested further clarification on when the unsealed portion of North Eyre Road would be sealed. The unsealed section is between sealed sections.

S Farrell queried the length of the unsealed portion. G Stalker estimated it was about 800m. He was concerned about why development contributions for sealing had only been applied to limited sections of the road, and asked what the thresholds were for sealing the remaining portion. He commented that as a resident of approximately twenty years the vehicular movements recorded at the time he had settled on his property had been perceived as eighty vehicle movements per day. Observations over twenty years occupancy suggested to him the old measure was no longer accurate.

D Nicholl advised the gallery that the Board would be receiving a staff workshop on roading matters in their community area later in June. The comments raised about North Eyre Road would be discussed with staff for feedback to the Board at that meeting.

**Rural Activities**

- C Docherty raised concerns around rural activities on lifestyle blocks. A 10 acre block classed as rural by the District Plan; meant that her property was similarly classed to a farm, with the same rules of land use. She requested clarification around what protections are in place to protect lifestyle blocks from development and land use activities such as residential building, quarrying, and burning of green waste.

The last was a particular problem in her opinion, causing the environmental nuisance of smoke throughout most of the year. She queried if it was possible to restrict the rural fire burning season.

S Markham responded advising rural burning is an Environment Canterbury (ECan) issue. He described the activity of the District Development Strategy (DDS) and how this could involve higher level engagement regarding rural land use. He highlighted there would be another opportunity for consultation and public engagement regarding the DDS about June/July 2017. There had already been lots of conversations around what is rural, what is more rural-residential, and boundaries of activity.

Another, more specific avenue for considering land use is the upcoming District Plan Review (DPR). This would determine regulation of land use following on from the higher level DDS, and the rules to be enforced to give that regulation effect. As with the DDS, broad advertising of this process will be undertaken district wide.

R Kennedy requested greater specificity regarding regulation of the building code and its monitoring processes. S Markham emphasised that although the Council is concerned about air quality, ECan is the regulatory authority relating to air quality.

A member of the gallery briefly stated that in her opinion, the majority of residents were happy with the status quo, and she would not wish the Board to think a minority present were representative of all residing on lifestyle blocks.
Another member of the public sought clarification of time frames and processes. S Markham clarified that the draft DDS document will be opened for consultation approximately June-July 2017, and would be presented to the Council for adoption about October 2017. The DPR process would commence later this year into 2018, with community engagement programmed to be undertaken approximately mid-2019.

A member of the public enquired if, given the time line, could a moratorium be placed on deciding contentious issues until the DPR process was completed. S Markham explained that documents relating to specific DPR chapters will be released at different times depending on where the programme of work fell. As rural land use is currently topical, it will be covered early in the process. The Council was required by law to process all received applications within a specified time.

**Flooding**

- R Kennedy queried whether the Council had produced a report revising flooding hazards in Ohoka since the Silverstream subdivision had been developed. D Nicholl responded, explaining he was the Board’s representative on the Ohoka Drainage Advisory Group. He spoke of computer modelling and a small increase in flood risk had been identified. However, providing the culverts at Silverstream were built as designed, no additional flooding hazard in Ohoka was anticipated. He also emphasised that Ohoka was elevated above the Silverstream road development. D Nicholl elaborated that unusual weather events are likely to cause flooding despite any mitigation undertaken. For example, the 2014 floods were a 1:200 year flooding event.

**Ohoka Domain and Mill Road verges**

- N Mealings queried a rumour that shingle would be spread over the grass verges adjacent to the Ohoka Domain along Mill Road. She had been in contact with K Stevenson, Roading Manager, to discuss the possibility of utilising a ground stabilisation mat. It was her understanding that this suggestion had been forwarded to the Council’s Green Space team/unit to be considered as part of their design work for the Domain. N Mealings also asked about the plans to remediate the Ohoka Pavilion. She requested clarification regarding timelines for this work.

- Another member of the public queried whether any remedial work was also planned for the grass verge on Mill Road opposite the Anglican Church.

  W Doody responded that she had been discussing these matters with staff and J Lynn earlier in the day. She provided a brief update based on that conversation. J Lynn also spoke to the Annual Plan submissions and had raised the same concerns. Green Space staff will be asked to clarify the status of these projects for local residents.

  C Docherty asked if residents would have an opportunity to view and feedback on the landscape plans for Ohoka Domain.

  D Nicholl explained that Green Space staff will develop a concept plan for public consultation. This would be brought before the Board for comment, then consultation material would be released for public comment, prior to any final decisions.
Moved S Farrell seconded T Robson

**THAT** the meeting of the Oxford-Ohoka Community Board be adjourned at 8.19pm to enable the public gallery to leave. The meeting resumed at 8.21pm.  

CARRIED

6 **ADJOURNED BUSINESS**

Nil.

7 **REPORTS**


D Nicholl spoke of presenting the Board's submission to the Council hearing, supported by S Farrell. He had highlighted a number of points in the submission and questions had been asked by Councillors to seek further information in regards to some items.

Moved J Lynn seconded T Robson

**THAT** the Oxford-Ohoka Community Board:

(a) Receives report No. 170327029788.

(b) Retrospectively Ratifies the Board’s submission to the Waimakariri District Council regarding the Waimakariri District Council Draft Annual Plan 2017/2018 (Trim No.170407034373).

CARRIED

S Farrell thought it was a good submission, and well-coordinated by staff.

S Nichols clarified the next steps in the Annual Plan process.

8 **CORRESPONDENCE**

Nil.

9 **CHAIRPERSON’S REPORT**

9.1 **Chairperson’s Report for March – April 2017**

Moved S Farrell seconded J Ensor

**THAT** the Oxford-Ohoka Community Board:

(a) Receives report No. 170427040965.

CARRIED

10 **MATTERS FOR INFORMATION**

10.1 **Woodend-Sefton Community Board meeting minutes – 10 April 2017**  
(Trim No. 170308022656)

10.2 **Rangiora-Ashley Community Board meeting minutes – 12 April 2017**  
(Trim No. 170406033836)

10.3 **Customer Satisfaction Survey 2016 – Satisfaction with Overall Performance** – Report to Council – 4 April 2017   
(Trim No. 170323028678)

10.4 **Customer Satisfaction Survey 2016 Reports** – Report to Utilities and Roading Committee – 18 April 2017   
(Trim No. 170331031643)
10.5 **Oxford Rural Number 1 Water Supply New Source: Recommendation for New Bore Location** – Report to Utilities and Roading Committee – 18 April 2017 (Trim No. 170330031230)

10.6 **Closure of Stock Water Race R1-A in Eyrewell Forest Area** – Report to Utilities and Roading Committee – 18 April 2017 (Trim No. 170201009287)

**Item 10.3**

J Lynn commented on the Customer Satisfaction Survey. He had observed the response rates from the Board’s community area is one of the highest ‘no opinion’ response. This could be a challenge for the Board going forward, to encourage greater community engagement.

S Markham responded. Some people will have no knowledge of, or genuinely no opinion on, Council business. The approximate 80% return rate is considered very good. The return number gives an overarching opinion of general concerns across the district; ward level breakdown can be less informative.

S Farrell queried who the survey targeted. S Markham stated the process involved a deliberate random selection across the district, with intensive staff follow-up to try and ensure a response. A good response from across the district in turn helped staff have confidence in the survey.

D Nicholl asked what the percentage of households surveyed was. S Markham explained that statistically 400 responses were required to ensure a +/- error rate of <5%. The process is complex; even with very large national surveys only 1,000 responses were required to get the same margin of error. The usefulness of the survey responses is very much to do with the random selection process.

Moved J Ensor   seconded T Robson

**THAT** the Oxford-Ohoka Community Board receives the information in items 10.1-10.6.

**CARRIED**

**11 MEMBERS’ INFORMATION EXCHANGE**

**11.1 T Robson**

- It was an honour to attend the Oxford ANZAC Day Service.
- Repair of the Bay Road, Oxford, footpaths: was concerned with the approach contractors working there were taking to traffic management, and health and safety. He has taken photos and notes, and advised Council staff.
- Youth Council: there was discussion about the DDS community meeting hosted by the Board. Youth attendees expressed to T Robson that they felt discouraged from inputting into the Strategy as other participants had questioned the value of their presence, not being ratepayers. To challenge that view of the other participants at the time felt disrespectful in turn to them.
- Attended his first Ashley Gorge Advisory Group meeting as Board representative. The cabin project has been declined for funding by Rata Foundation, so the group has applied to the Council as part of the Annual Plan. The Group had also discussed planting to assist mitigating erosion issues.

**11.2 J Lynn**

- Acknowledged the numbers present for the Ohoka ANZAC commemoration.
• Presented the Ohoka Residents’ Association submission to the Annual Plan Hearings.
• Attended a number of meetings and events for elected members including:
  o  A planting day at Swannanoa.
  o  The DDS meeting in Oxford hosted by the Board.
• Met with C Sargison, Manager of Community and Recreation, about the relocation of the Gatekeeper’s Cottage. A report has been prepared by OPUS, and is to be reviewed by the Ohoka Domain Advisory Group. J Lynn discussed the next steps of the project. J Ensor queried the general content of OPUS’ report. J Lynn advised the building is sound. The largest relocation costs will be relating to services. There will be no cost to the community for this project, all costs will be paid from fundraising and grant applications.
• Will be attending the upcoming 2017 New Zealand Community Boards Conference in Methven.

11.3  S Farrell
• Supported T Robson’s comments on the Bay Road works, and elaborated further from her own observations.
• Attended a number of meetings and events for elected members including:
  o  A planting day at Swannanoa; the enthusiasm of the children was heartening to observe
  o  The DDS meeting in Oxford: was disappointed in the number of public attending, and consequently the meeting failed to be a true representation of community concerns in her opinion.

11.4  W Doody
• Spoke in her role as Councillor and to her portfolios:
  o  Some submissions to Council Annual Plan Hearings were very relevant to the Board’s community area.
  o  The Oxford Service Centre is scheduled to be complete and handed back to Council staff for fit-out 3 August 2017.
  o  The levelling of Pearson Park Oval has commenced. Once complete pressure will be eased on other playing fields.
  o  Mainpower Oval is scheduled to host a number of important cricket games next season, crowd capacity of up to 2,000 are being planned for.
  o  Rangiora Airfield designation and Plan change: the noise contour is focus of discussion for future-proofing expansion of the town in relation to the airfield. Consultants are being contracted to assist. J Ensor commented the airfield served well for the post Hurunui/Kaikoura earthquake flights. W Doody responded that Rangiora Airfield continued to be a busy airfield, with continuing growth in interest for use. This is why the noise issue is being addressed currently.
  o  Eastern Sewer: the proposed works and budget has been brought forward.

11.5  M Brown
• Spoke of the crowds at the Cust and West Eyreton ANZAC commemorations. He also had a conversation with the principal of West Eyreton School.
• Fords: When will the Eyre River fords reopen? They have been closed since the flooding. They will be very difficult to navigate since the floods and will require remediation prior to reopening.
11.6  J Ensor

- Attended a number of meetings and events for elected members including those where he is the appointed Board Representative:
  - Mandeville Sports Club (MSC): discussions around community meeting venue options.
  - Christchurch International Airport Liaison Committee: will bring a report relating to the airport to the next meeting, awaiting additional information.
  - Eyreton Pony Club: have submitted a design to Green Space for the grant of Landscaping monies, and which also includes the Board Discretionary grant for the fence to protect learner riders.
  - D Nicholl confirmed the Board’s September meeting will be held at MSC.

12  CONSULTATION PROJECTS

12.1  Kaiapoi River Rehabilitation

12.2  Woodend Beach Speed Limits Review

S Farrell asked about the community feedback during the Draft Annual Plan consultation in regards to Easter Trading. S Markham responded that more than 500 responses were received on this topic with a range of views. The consultation process had been advertised through social media and at the Oxford A&P Show. Pending the outcome of the Council Draft Annual Plan Hearings and deliberations process, a policy will need to be developed and consulted upon during 2018.

The Board noted the Consultation Projects.

13  REGENERATION PROJECTS

13.1  Town Centre, Oxford

13.2  New Arterial Road, Kaiapoi

The Board noted the Regeneration Projects.

14  BOARD FUNDING UPDATE

14.1  Board Discretionary Grant

Balance as at 28 April 2017: $633.25.

14.2  General Landscaping Budget

Balance as at 28 April 2017: $4,450.

The Board noted the balances.

15  MEDIA ITEMS

Nil.

16  QUESTIONS UNDER STANDING ORDERS

There were no questions under Standing Orders.
URGENT GENERAL BUSINESS UNDER STANDING ORDERS

There was no urgent general business under Standing Orders.

NEXT MEETING

The next meeting of the Oxford-Ohoka Community Board is scheduled for 7pm, Thursday 8 June 2017 at the West Eyreton Hall.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS CLOSED AT 9.01PM.

CONFIRMED

_________________  _____________________
Chairperson            Date
Workshop - 9.02-9.46pm

1. **Members’ Forum**
   General discussion on issues raised in previous meetings.

2. Board reflections on first six months of electoral term and planning ahead to end of 2017.
   General Board reflection on first six months in elected office included:
   - Open forums.
   - Capital contributions.
   - Aspirations each Board member has regarding their community area and/or work of the Board for the next six months.