

Date: Tuesday 12 December 2023 at 3.30 PM

Venue: Council Chambers, Stratford District Council, 63 Miranda Street, Stratford

### Present

The District Mayor N C Volzke (the Chairman), the Deputy Mayor – M McKay, Councillors: S J Beck, G W Boyde, A M C Dudley, J M S Erwood, A K Harris (*part meeting*), E E Hall, V R Jones, W J Sandford, C M Tongaawhikau and M J Watt.

### In attendance

The Chief Executive – Mr S Hanne, the Director – Assets Mrs V Araba and the Director – Corporate Services – Mrs T Radich, the Director – Environmental Services – Mr B Sutherland, the Director – Community Services – Ms K Whareaitu, the Committee Advisor and Executive Assistant – Mrs E Bishop, the Parks and Reserve Officer – Mrs M McBain (*part meeting*), the Roading Asset Manager – Mr S Bowden, the Projects Manager – Mr S Taylor (*part meeting*), the Community Engagement and Development Lead – Ms A Crane, the Communications Advisor – Mrs S Clarkson, the Property Officer – Mrs S Flight (*part meeting*), the Sustainability Advisor – Ms V Dombroski (*part meeting*), the Communications Manager – Ms G Gibson, the Corporate Accountant – Mrs C Craig, the Community Development Manager – Mr C Julie (*part meeting*), one member of the public and one member of the media (Stratford Press)

#### 1. Welcome

The District Mayor welcomed Elected Members, members of the public, staff and the media to the meeting.

##### 1.1 Opening Karakia D21/40748 Page 8

The opening karakia was read.

##### 1.2 Health and Safety Message D21/26210 Page 9

The District Mayor reiterated the health and safety message and emergency procedures.

#### 2. Apologies

There were no apologies received.

#### 3. Announcements

The Director – Corporate Services reminded councillors about the pecuniary interest register which is required to be published by the end of February 2024. The return for this year will be sent out by the end of December. Elected members can make changes at any time throughout the year. The obligation to keep these current and accurate sits firmly with elected members and not staff.

The District Mayor noted that a late item will be tabled being the minutes from the Sport NZ Rural Travel Fund Committee meeting held on 21 November 2023. In order for these funds to be released to the applicants a resolution by council adopting the recommendation of the committee is required. These minutes were circulated to elected members and no objections to tabling this item were received.

The District Mayor noted that the special meeting of LGNZ was held yesterday. As the presiding member for this council he voted in accordance with the recommendations from the extraordinary meeting last week. The results were as follows:

- Section 1 - Build a new system of government that's fit for purpose *94% for*
- Section 2 - Rebalance the country's tax take between central and local government *98% for*
- Section 3 - Create stronger, more authentic relationships between local government and iwi, hapū and Māori *73% for*
- Section 4 - Align central, regional and local government priorities *93% for*
- Section 5 - Strengthen local democracy and leadership *87% for*

Section 4 did not pass with the required amount of votes, therefore it will not be taken to the government as a recommendation but it will still become LGNZ policy.

#### 4. Declarations of Members Interest

Elected members to declare any real or perceived conflicts of interest relating to items on this agenda. There were no conflicts of interest declared.

#### 5. Attendance Schedule

The attendance schedule for Ordinary and Extraordinary Council meetings was attached.

#### 6. Confirmation of Minutes

##### 6.1 Ordinary Meeting of Council – 14 November 2023

D23/46475 Page 11

#### Recommendation

THAT the minutes of the Ordinary Meeting of Council held on Tuesday 14 November 2023 be confirmed as a true and accurate record.

HARRIS/BECK  
Carried  
CL/23/130

##### 6.1.1 Updated Meeting Schedule

D23/43918 Page 16

The updated meeting schedule is attached with two further amendments required:

#### Recommendation

THAT the amendments to the Meeting Schedule (Item 8) be approved as follows:

- Workshop – 9.00am, Tuesday 23 January 2024
- Audit and Risk Committee Meeting – 12 March 2024 - be amended to correct date of 2.00pm, Tuesday 19 March 2024.

BOYDE/DUDLEY  
Carried  
CL/23/131

- The Deputy Mayor requested the workshop scheduled for 23 January 2023 be changed to start at 9.00am due to the amount of work still required for the Long Term Plan.
- Councillor Hall recalled that moving the Farm and Aerodrome Committee meetings to fall on the same day as other meetings had been discussed at the last meeting. Councillor Boyde noted this clashed

with regional council meetings he attended and the District Mayor noted the pressures this placed on staff preparing multiple reports, agendas and minutes.

6.1.2 Public Forum Notes  
D23/46542 Page 20

The notes from the Public Forum held on Tuesday 14 November 2023 are attached for Council's information.

The Committee Advisor and Executive Assistant undertook to make the following amendments:

- Remove Councillor A M C Dudley from in attendance as she was an apology for that day.

6.2 **Audit and Risk Committee – 21 November 2023**  
D23/47249 Page 22

**Recommendations**

1. THAT the unconfirmed minutes of the Audit and Risk Committee meeting held on Tuesday 21 November 2023 be received.

ERWOOD/McKAY  
Carried  
CL/23/132

2. THAT the recommendations in the minutes of the Audit and Risk Committee meeting held on Tuesday 21 November 2023 be adopted.

VOLZKE/McKAY  
Carried  
CL/23/133

The Chief Executive noted the forecasting assumptions that were received by the Audit and Risk Committee included the three waters not being in council's business. However it is now better to include the three waters in these.

6.3 **Policy and Services Committee – 28 November 2023 (Hearing)**  
D23/48292 Page 30

**Recommendations**

1. THAT the unconfirmed minutes of the Policy and Services Committee, to hear and consider submissions to the draft Beauty Therapy, Tattooing and Skin Piercing Bylaw and Code of Practice, meeting held on Tuesday 28 November 2023 be received.

HALL/DUDLEY  
Carried  
CL/23/134

2. THAT the recommendations in the minutes of the Policy and Services Committee, to hear and consider submissions to the draft Beauty Therapy, Tattooing and Skin Piercing Bylaw and Code of Practice, meeting held on Tuesday 28 November 2023 be adopted.

ERWOOD/WATT  
Carried  
CL/23/135

### Recommendations

1. THAT the unconfirmed minutes of the Policy and Services Committee meeting held on Tuesday 28 November 2023 be received.

VOLZKE/SANDFORD  
Carried  
CL/23/136

2. THAT the recommendations in the minutes of the Policy and Services Committee meeting, excluding resolution 178 (Solid Waste Level of Service Change) on Tuesday 28 November 2023 be adopted.

BOYDE/TONGAAWHIKAU  
Carried  
CL/23/137

3. THAT the committee considers submissions received as part of the public consultation process and decide on Option 1 for the Level of Service for the new solid waste services contract. (Resolution 178)

SANDFORD/WATT  
*3 voted against*  
Carried  
CL/23/138

The Deputy Mayor noted her disappointment on the decision regarding the solid waste kerbside level of service which pushed implementation of the food waste collection to 2027. This was a real chance for council to make some savings and she felt this was a hospital pass to the next council who will not have access to the same savings. The cost of disposing in landfill will not get any cheaper and she requested that officers spend the next three years educating the community on how to reduce solid waste and help people understand that by diverting waste from landfill council can make genuine savings. This needs to be begin now otherwise in 2027 council will be in the same situation but it will be costing more.

The Deputy Mayor and Councillors Hall and Harris voted against the motion.

*The Sustainability Advisor left the meeting at 3.49pm*

### Recommendation

THAT the minutes of the Extraordinary Meeting of Council held on Tuesday 5 December 2023 be confirmed as a true and accurate record.

VOLZKE/JONES  
Carried  
CL/23/139

**6.6 Farm and Aerodrome Committee – 5 December 2023**  
D23/48502 Page 52

**Recommendations**

1. THAT the unconfirmed minutes of the Farm and Aerodrome Committee meeting held on Tuesday 5 December 2023 be received.

VOLZKE/JONES  
Carried  
CL/23/140

2. THAT the recommendations in the minutes of the Farm and Aerodrome Committee meeting held on Tuesday 5 December 2023 be adopted.

BOYDE/BECK  
Carried  
CL/23/141

Councillor Boyde noted the following points:

- The farm and aerodrome have both been performing really well.
- The meeting included discussion around the Long Term Plan projects.
- A workshop was held for a three yearly self review to make sure the committee is fit for purpose.
- The council farm is 2% ahead on a daily basis than last year.

Questions/Points of Clarification:

- It was clarified that the sale of the land on Stanley Road would be decided on by the Policy and Services Committee or the ordinary meeting of council. This was discussed to note there was no objection from the Farm and Aerodrome committee.

**6.7 Tabled Item – Sport NZ Rural Travel Fund Committee – 21 November 2023**  
D23/45280 *Tabled*

**Recommendations**

1. THAT the unconfirmed minutes of the Sport NZ Rural Travel Fund Committee meeting held on Tuesday 21 November 2023 be received.

VOLZKE/TONGAAWHIKAU  
Carried  
CL/23/142

2. THAT the recommendations in the minutes of the Sport NZ Rural Travel Fund Committee meeting held on Tuesday 21 November 2023 be adopted.

McKAY/DUDLEY  
Carried  
CL/23/143

Councillor Harris noted there had been two applications totalling \$900 as the summer round is usually quite light. Both applications were approved and this leaves just under \$12,000 in the fund for the winter round which is the most contested.

### Recommendations

1. THAT the report be received.

VOLZKE/ERWOOD  
*Carried*  
CL/23/144

2. THAT Council determines to demolish the TSB Pool Complex and return the underlying land to the park, as per option 2.

BOYDE/BECK  
*Division*  
*For 10*  
*Against 1*  
CL/23/145

### Recommended Reason

There is considerable interest from the community as to the future of the former TSB Pool Complex. Option 2 will provide the community an opportunity to decide on the future of this asset.

### Questions/Points of Clarification:

- It was clarified that this cost was just to return the land to grass. There would be further considerations on what to do with the land then but anything further would be an additional cost.
- It was clarified that following demolition it would be filled with just standard fill to return it to a grassed area. It would not be engineered fill.
- The District Mayor noted that part of these considerations included deciding if targeted consultation was required with the community. The Chief Executive clarified that council could make this decision as the facility currently has no purpose and therefore it is not a level of service change. If council proceeds with consultation then it needs to be comfortable with honouring the outcome of the consultation.
- It was clarified that two contractors have quoted this job.
- Councillor Boyde noted he could not see any value in going to the community as it will hold up time and cost money and resources. The report clearly showed all of the issues of the building and he supported option 2.

### Points noted in discussion:

- Councillor Hall felt that if council was to undertake the seismic assessment it would just be the beginning of the costs related to this building. Even with an expression of interest to repurpose the facility she did not foresee any club or organisation having the ability to be interested in, or able to pay for the work that would be required and then they would come back to council. Demolishing the building will provide the opportunity for a clean slate for future generations to use the space.
- Councillor Watt felt this was being done the wrong way around. He felt if council planned someday down the track to put something there then it would have to get diggers to dig out the top soil and put engineered fill in. He thought council should decide what it was doing with the land and then create a building platform or create a grass field.
- The District Mayor noted there was no future proposed for the building and no plan on the horizon for what could be done with that space other than to re-grass and return a park status. There have been suggestions for what could be done with the building but none have gained any momentum. If the public was consulted with then council needed to be genuine and consider it if a fantastic idea is presented that it would be willing to commit to it.

*The Community Development Manager joined the meeting at 4.02pm.  
Councillor Harris and the Parks and Reserves Officer left the meeting at 4.02pm.*

- Councillor Boyde noted that the report shows the building needs to come down. If there was a project it couldn't be done in the current climate, the safest thing to do is turning it back to grass. If the council comes up with something in the future then it can look at that then.
- The Deputy Mayor supported the motion. She could not see the building staying and therefore it would be a cost effective way to do this now. It is a beautiful sheltered area to provide a green space in.
- Councillor Jones noted this only decided what to do with the building and not the timeline. Mr Hanne noted this decision would allow this project to be put in the Long Term Plan and would suggest doing it early as it is currently a financial overhead and risk.
- Councillor Erwood noted he would like to see this go to public consultation. There are some big dreams in the pipeline. He took heed of what was in the report but felt the community should have the opportunity to do something with it. He did not want to spend any extra money in the building. He noted due to the significant damage to fields over winter there could be interest in it being an indoor training facility. He also noted the report was dated in April and wondered why it had taken so long to be brought to council.

*A division was called.*

*Those voting for the motion: Councillors: Beck, Boyde, Dudley, Hall, Jones, Sandford, Tongaawhikau, Watt, the Deputy Mayor and the District Mayor.*

*Those voting against the motion: Councillor Erwood.*

### Recommendations

3. THAT council instruct officers to consult on the TSB Pool Complex demolition as a key issue in the LTP Consultation Document.

VOLZKE/JONES  
 Division  
 For  
 Against  
 Lost  
CL/23/146

### Consultation

- The District Mayor noted this was the opportunity to consult with the community on this matter. Mr Hanne noted that given funding was dependent on the Long Term Plan there would already be an element of consultation, however this was to decide whether the item was directly consulted on or not.
- It was clarified there had been no decisions made what would happen to the old pool complex when the new aquatic centre had opened.
- Councillor Jones noted he would be voting to not consult. Councillors are put here to make a decision and have made the decision for it to go. Councillors do not know the cost to repair it nor the cost to building something new, so he was going with his vote that it does need to go.
- Councillor Erwood noted it was not going anywhere, it has been empty for a year. There is potentially someone who may want to take over the whole thing and do the repairs. Someone may be able to do something with it but noted he would fully support it if the community said pull it down.
- Councillor Tongaawhikau noted the reason the pool had been shifted was because the building was a problem in the first place. He understood someone may want to use it but who would it fall back on if there were problems? Public consultation is important but in this case councillors have made a decision and although it is an asset it is a liability as well.

*The Community Development Manager left the meeting at 4.18pm.*

- Councillor Hall noted she was going to vote against this motion. One reason was the safety of the facility, although she understood legislatively there was 25 years to do something but it is still a risk and the longer it sits there the more of a liability it becomes. She didn't want to say not to consult as she believes consultation is a good thing but she was concerned in this instance it would be misleading

when council has clearly gone through a long process to build a new facility as the old one was not fit for purpose or safe. There is a lot of information on the costs to demolish and costs to keep it, if council goes out for consultation there might be feedback that does not have that information in mind. Councillors are here to make decisions on behalf of the community and she has faith in their ability to do that.

- Councillor Watt supported going out for consultation. Not because he wants to see it stay or anything else built there he just wanted to make sure if it is demolished and left as dirt and someone has a good idea to do something then council would have to pull out all the fill and put metal in there to have a good building platform. It might cost a certain amount of money to demolish it but it will cost a whole lot more to dig it back up and put engineered fill in at a later date.
- Councillor Boyde noted he would not be supporting the motion. Councillors are elected for a purpose. There is a good report and going out for consultation doesn't make any sense as there has been plenty of opportunity for people to come up with good ideas.
- The District Mayor noted his concern that council would need to spend \$60,000 just to find out the condition of the building. He did not think there would be any member of the public or a club willing to pay \$60,000 just to find out if the building could be repurposed and brought up to standard. To fairly consult he felt council would have to spend that money to get that report first to be able to tell council and the public what condition it is in. There is no insulation, it leaks and it is a purpose built building so he could not see an easy use for it. The option of leaving it there is not an option. He also noted as a park some ideas may not be permissible to go in there.

*A division was called.*

*Those voting for the motion: Councillors: Erwood, Sandford and Watt*

*Those voting against the motion: Councillor Beck, Boyde, Dudley, Hall, Jones, Tongaawhikau, the Deputy Mayor and the District Mayor.*

## 8. Decision Report – Future of Prospero Place

D23/47509 Page 70

### Recommendations

1. THAT the report be received.

VOLZKE/SANDFORD  
Carried  
CL/23/147

2. THAT Council approves to progress the proposed Prospero Place concept plan Northeast Plaza only (as shown in Appendix 1) as per Option 3.

BECK/BOYDE  
1 against  
Carried  
CL/23/148

### Recommended Reason

Providing a decision on the preferred option will guide Officers to progress this project, once negotiations for the purchase of the green space in Prospero Place.

The Projects Manager noted the following points:

- This is the concept plan that was shown to council in 2022 and was displayed at the 2022 A&P Show.
- This report seeks council's approval to adopt the concept plan to progress to the next stage. The options include doing the whole thing, doing nothing or focusing on one area.



Questions/Points of Clarification:

- Councillor Sandford noted he thoroughly supported this project and was keen to get it going. However he did note that these maps were very difficult to view on the ipads.
- Mr Hanne clarified that these were conceptual drawings and this resolution was about approving moving to the design stage.
- The Deputy Mayor noted this was taking council to the next stage if it takes over that space and asked where the negotiations for this were at? It was clarified that the current owner was still to complete the required work but that there was only one steel beam left to go up. A sales and purchase agreement has been presented but is subject to completing the required work which is why neither party have signed it as yet. The District Mayor thought council should progress with the planning stage.
- Councillor Jones asked what the next step was if council approved the concept plan? Mr Taylor clarified that this allowed officers to proceed with the final design work with would provide pricings to put in the Long Term Plan budgets and will be brought back to council for final approval.
- Councillor Beck noted he supported progressing with option 3 as the public has waited long enough and there has been a lot of work done on this already.

Points noted in discussion:

- Councillor Boyde agreed that he could not see the concept plan in the ipad but noted that this was about a design coming back to council. He has seen in the submissions over the years that one concern everyone has is the state of the main street and this will be a fantastic project. He was glad to see it finally moving forward although he appreciated the Deputy Mayor's concerns about making sure it can move forward.
- Councillor Hall noted she supported progressing with this. She noted it was hard to give good feedback as it was difficult to understand what she was looking at in the ipad and felt these sorts of plans needed to be provided in paper form in the future.
- Councillor Jones asked why council would not just proceed with all of these plans now? Mr Hanne clarified there is the option to proceed with all of them but there would only be a small benefit for a proportionally larger cost. The north east will take 5-10 years to complete and it may need to spill over into the adjacent area. Doing it in bits will also be useful to determine what is working well in the area and to move into different dynamics if required.
- The Deputy Mayor asked at what point would officers say this is not going to proceed as planned? Mr Hanne noted someone would be engaged to work on this project in the new year. If the sale was not successful then officers would try and repurpose the design back into the space council does have. The Deputy Mayor noted she would be voting against the motion as she did not have the confidence that council was ready to move forward with this.
- The Deputy Mayor voted against the motion.

*The Property Officer left the meeting at 4.43pm.*

### Recommendations

1. THAT the report be received.

VOLZKE/ERWOOD  
Carried  
CL/23/149

2. THAT pursuant to Section 342(1) (b) in accordance with Schedule 10 clause 11(e) of the Local Government Act 1974, approval is given that the Stratford District Council closes the following roads on Friday 23 February 2024, between the hours of 7.00am and 3.00pm for the purpose of the 2024 Americarna event.

- SH3 Broadway between Seyton Street and Fenton Street.
- Regan Street between Miranda Street and Juliet Street between the hours of 9am to 3:00pm
- Miranda Street between the Seyton Street and Fenton Street.

3. THAT the Council approves the alternative routes detailed below:

- **Southbound traffic** – Left into Seyton Street, right into Juliet St, left onto Fenton Street to return to SH3 at the southern roundabout.
- **Northbound traffic** – Left onto Fenton St, right into Portia St to Seyton St, right onto Seyton St to rejoin SH3 at Seyton St/SH3 intersection.

ERWOOD/BECK  
Carried  
CL/23/150

### Recommended Reason

For the Stratford Business Association to host Americarna, it is necessary to close the roads listed above for safety reasons and for the participants to exhibit their vehicles via a static display. The proposed road closures require formal endorsement by a Council resolution.

The Roading Asset Manager noted the following points:

- This layout has changed from the last Americarna as last year part of Broadway South from the Southern round-a-bout to Celia Street was closed as well but this didn't work very well. So it is confined to Broadway North from the southern round-a-bout to Seyton Street with any spill over being Miranda Street to Seyton Street.
- To reduce costs the traffic management plan will have southbound traffic turning left at Seyton Street and back on Broadway at the southern round-a-bout. North bound traffic will turn left at the southern round-a-bout onto Fenton Street and then back onto the highway at Seyton Street.

Questions/Points of Clarification:

- Councillor Boyde noted he was a big supporter of Americarna but questioned the economic benefit for it following feedback from business owners that they don't enjoy the event at all. He asked if it had to be on the main street? It was clarified that this was a Stratford Business Association event. Councillor Sandford noted that the event had bypassed Stratford when they were told they would only be allowed on Miranda and Portia Streets. Councillor Boyde asked at what cost to ratepayers? The District Mayor noted the decision was whether to approve the road closure and approve the alternative route.

*The Roading Asset Manager and the Projects Manager left the meeting at 4.49pm.*

## 10. Public Forum Response

**Speaker:** Lauree Jones

**Topic:** Enviro Schools

**Response:**

Acknowledge and thank for presentation. Support in principle only.

## 11. Questions

- Councillor Beck asked if council was going to allow a referendum to decide what way council goes with the three waters to remain as status quo or go to a Taranaki entity? The District Mayor clarified that at this stage the law was unchanged and Stratford was heading towards a regional entity that commences operation in April 2025. The government has said they will repeal that so it is fair to say that what is in place will go, however it is unknown what is going and what, if anything, will replace it. He would be surprised if councils were not consulted with during this process and any referendum or public consultation will depend on that outcome. He made it very clear that council has never made the decision to form a water entity as the decision had been made for us.

## 12. Closing Karakia

D21/40748 Page 90

The closing karakia was read.

*The meeting closed at 4.52pm*

N C Volzke  
**Chairman**

Confirmed this 13<sup>th</sup> day of February 2024.

N C Volzke  
**District Mayor**