



Otorohanga Community Board

# AGENDA

8 May 2014

**4.00pm**

Members of the Otorohanga Community Board

Mr R Prescott  
Mr NS Chetty  
Mrs EM Cowan  
Mrs AC Laws  
Mr PD Tindle  
Mr DR Williams

Meeting Secretary: Miss D Levy (Acting Executive Assistant)

# OTOROHANGA COMMUNITY BOARD

8 May 2014

Notice is hereby given that an ordinary meeting of the Otorohanga Community Board will be held in the Council Chambers, Maniapoto St, Otorohanga on Thursday 8 May 2014 commencing at 4.00pm.

30 April 2014

**DC Clibbery**  
**CHIEF EXECUTIVE**

## AGENDA

**4.30pm**     *Waipa Networks Presentation*

**4.45pm**     *The Lines Company Presentation*

**5.15pm**     *Proposal to Erect Pa Tuna Pou*

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**PRESENT**

**IN ATTENDANCE**

**APOLOGIES**

**ITEMS TO BE CONSIDERED IN GENERAL BUSINESS**

**CONFIRMATION OF MINUTES – 27 MARCH 2014**

**REPORTS**

**Item 28                    WWI MEMORIAL WHITE CROSS PROJECT**

**To:                        Chairman and Members  
                              Otorohanga Community Board**

**From:                    Governance Supervisor**

**Date:                     8 May 2014**

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**Relevant Community Outcomes**

- Provide for the unique history and culture of the District
  - Manage the natural and physical environment in a sustainable manner
- 

**Executive Summary**

The Parks and Reserves Committee request to support the WWI Memorial White Cross Project.

**Staff Recommendation**

It is recommended that:

The Otorohanga Community Board support the WW1 Memorial White Cross Project and that it agree in principle for the white crosses to be placed in the garden in the Burt McKenzie Reserve.

**Report Discussion**

A meeting of the Parks & Reserves Committee with representatives from the Otorohanga Returned and Services Assn. was held today Thursday 3 April 2014 at 2pm in the Council Committee Room.

The purpose of the meeting was to discuss the WW1 Memorial White Cross Project in particular, having an appropriate number of white crosses erected in the garden on the Burt Mc Kenzie Reserve opposite the Memorial Park. It is envisaged minimum cost for both organisations as the RSA is expecting to obtain assistance from the Otorohanga College in making the crosses, and obtaining timber and paint from businesses in town.

Mr Price reported that the garden in the Reserve is already in place and would be a suitable area to install the crosses to avoid these being moved should they be placed in a mowed lawn area. He advised there will be a total of 92 crosses which will be in place for approximately 30 days each ANZAC Day. Mr Gordon said the installation of the 58 WW1 crosses is a priority.

Both Mrs Cowan and Mr Tindle agreed that uniformity of the crosses will speak for themselves and that the project is a fantastic one which will provide benefits to the Community and District.

A video presentation of the Field of Remembrance in Whangarei was presented. It was noted that a public sign was erected in the location of the crosses explaining their presence.

Mrs Cowan felt that with the approval of the Board, such a sign relevant to Otorohanga could be funded by the Board. She also suggested that the Community Facilities Officer contact Mrs Rosemary Davison regarding the placing of the crosses and Mr David Walmsley regarding a suitable sign.

**CA Tutty**  
**GOVERNANCE SUPERVISOR**

**Item 29                    APPLICATION FOR TEMPORARY ROAD CLOSURE - MID-WINTER RUN/WALK PRIZEGIVING**

**To:                        Chairperson and Members  
                             Otorohanga Community Board**

**From:                    Engineering Support Officer**

**Date:                     8 May 2014**

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**Relevant Community Outcomes**

- The Otorohanga District is a safe place to live
  - Ensure services and facilities meet the needs of the Community
  - Foster an involved and engaged Community
  - Recognise the importance of the Districts rural character
- 

**Executive Summary**

An application has been received from Weta Promotions Ltd for the following road closure within the Otorohanga township for the purpose of holding the Prize Giving for the Otorohanga Dental Surgery/Bailey Ingham Limited Mid-Winter Run/Walk and associated events.

**Staff Recommendation**

It is recommended that:

Approval be granted for the following road closure and associated events to be held at the Thirsty Weta, Wahanui Crescent:

**Purpose:**                        Mid-Winter Run/Walk Prize Giving

**Date:**                         Wednesday, 18 June and Thursday, 19 June 2014

**Details of Closure:**        **WAHANUI CRESCENT** – from its intersection with Maniapoto Street to its intersection with Whittington Lane

**Period of Closure:**        12 noon 18 June to 2am 19 June

**Detour:**                        By way of Whittington Lane

With the following conditions imposed:

1. No objections are received from the NZ Police Department, or New Zealand Transport Authority.
  2. Persons will be allowed through in the event of an emergency.
  3. Weta Promotions Limited are to pay for all advertising costs in appropriate newspapers. Public notice advertisements are to be published in the Waitomo News.
  4. Weta Promotions Limited are responsible for obtaining public liability insurance (and paying the cost thereof) to a minimum value of \$2,000,000. This is required to indemnify Council against any damage to property or persons as a result of activities during the road closure period. Council requires that it is held covered under the terms of such policy and accordingly the policy is required to be in both parties' names on the form prescribed by Council.
  5. Weta Promotions Limited are to notify the bus and taxi operators of the closures.
-

6. Weta Promotions Limited is to provide a detailed copy of their Traffic Management Plan to Council. This must comply with New Zealand Transport Agency's Code of Practice for Temporary Traffic Management and will require the services of STMS Level One qualified personnel for preparation of the plan and supervision of setting out and control of all temporary traffic management. The Temporary Traffic Management Plan (TTMP) is to be submitted to Council's Roading Department for approval no later than 10 working days before the closure.
7. Weta Promotions Limited are solely responsible for signposting and policing of the roads to be closed and for the detour route. This includes arranging the delivery, erection and staffing of all road closure barriers and the removal thereof after closures.
8. Signs advising of the road closures are to be erected at the start and end of the closed portions of roads and on each intersecting road two weeks prior to the road closure. All signs are to be removed immediately after the closure. A Weta Promotions Limited representative is to meet with Council Engineering Staff regarding the required signs format, size, location and quantity of signs for approval before they are manufactured and erected.
9. The Weta Promotions Limited are to obtain signatures of businesses affected, confirming notification that the proposal has been received.
10. Any damage to the road surface or roadside furniture shall be made good to the satisfaction of the Otorohanga District Council Roading Manager, at the cost of the applicant.
11. All litter is to be removed from the road reserve prior to re-opening the road.

### **Report Discussion**

This application has been received in time to abide by the objection provisions contained in the Transport (Vehicular Traffic Road Closure) Regulations 1965 ~~but Council can approve this road closure under the Tenth Schedule of the Local Government Act 1974.~~

Weta Promotions Limited is in the process of consulting with affected businesses and in the interest of this well supported community event going ahead, we trust the Community Board will show their support. In support of this event Council staff will prepare the Traffic Management Plan and will supply signage from Council's community road safety signage store, free of charge.

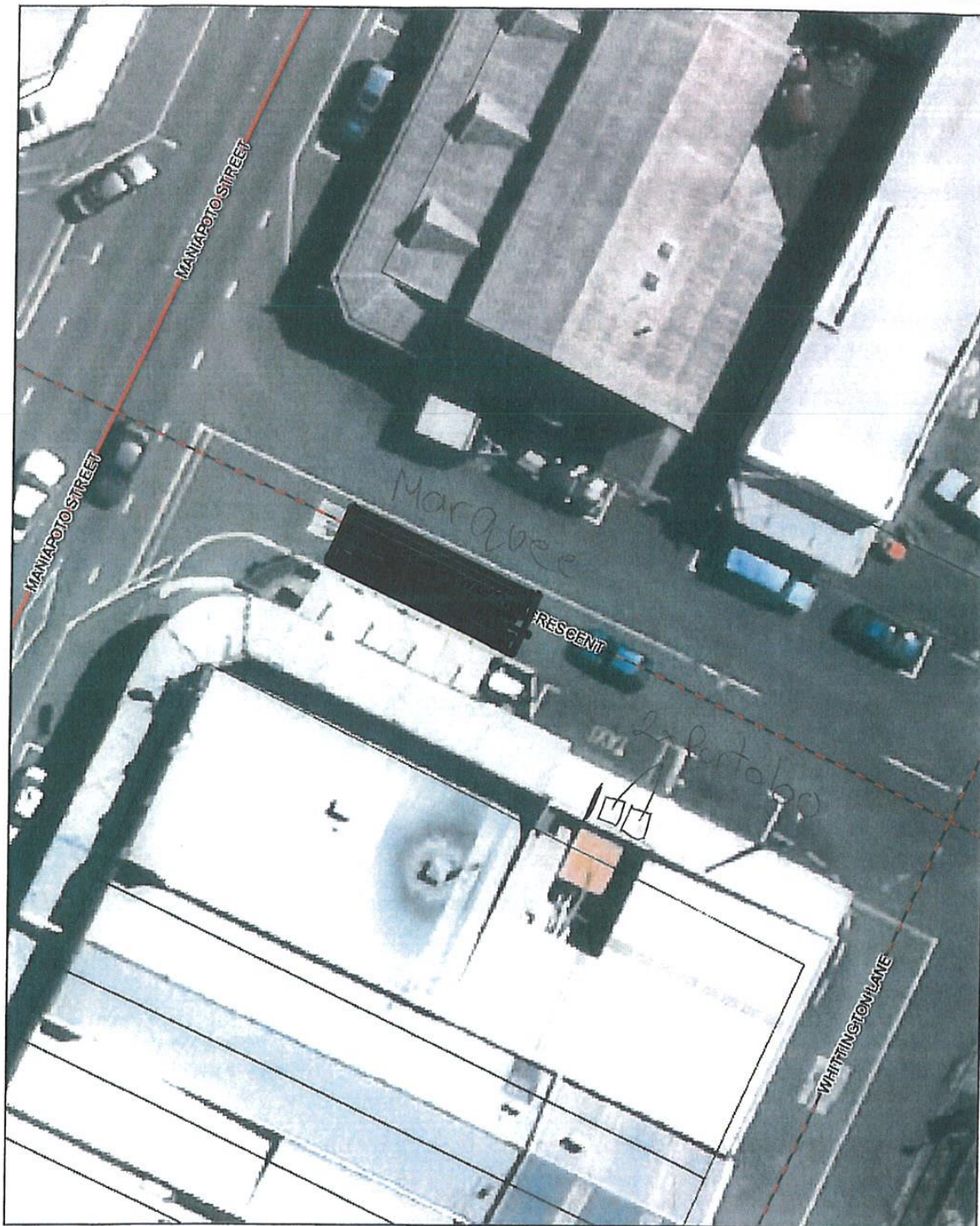
**Robyn Hodges**  
**ENGINEERING SUPPORT OFFICER**

### **Attachments**

- a. Plans of Structure for Mid-Winter Run/Walk Prize Giving

Print Date: Wednesday, 6 June 2012  
Print Time: 10:34:17 a.m.

①



Scale: 1:268

Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000  
Bounds: 5771139.13260073, 1793622.37848523  
5771103.82457529, 1793716.55680557

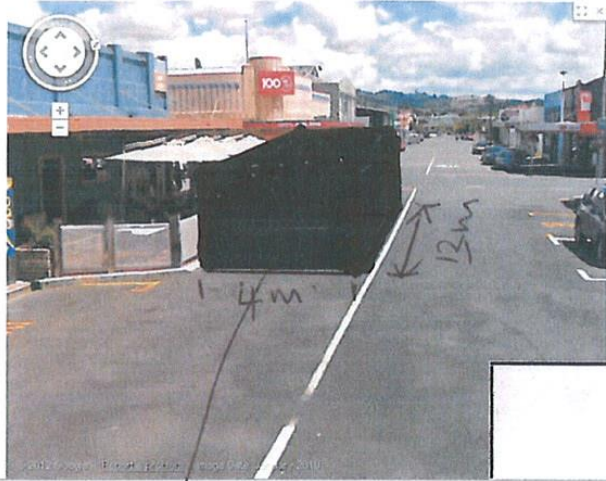
Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED  
The information displayed in the GIS has been taken from Otorohanga District Council's databases and maps.  
It is made available in good faith but its accuracy or completeness is not guaranteed.  
If the information is relied on in support of a resource consent it should be verified independently.





To see all the details that are visible on the screen, use the Print link next to the map.

(2)



Blackened Area is a Double Skinned.  
Easy Up.

Area - Coverage =  
out skin = 13m x 4m.  
Inner  
Easy Up = 12m x 3m.

outer Layer is Mesh Fencing Secured by Concrete  
feet. approx 2.2 m high. covered in Black Lining  
Inner Layer is Commercial Canvas. Mosque  
for Dinning Only.



**Item 30                    WAIPA NETWORKS PRESENTATION**

**To:                        Chairman and Members  
                              Otorohanga Community Board**

**From:                    ACTING EXECUTIVE ASSISTANT**

**Date:                    8 May 2014**

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**Relevant Community Outcomes**

- Ensure services and facilities meet the needs of the Community
- 

**Executive Summary**

Mr Ray Milner will present a briefing on the proposed 110kV line to the Board on behalf Waipa Networks.

**Staff Recommendation**

It is recommended that:

The presentation given by Mr Ray Milner on behalf of Waipa Networks be received.

Prepared by

**D Levy  
ACTING EXECUTIVE ASSISTANT**

**Item 31            THE LINES COMPANY PRESENTATION**

**To:                Chairman and Members  
                     Otorohanga Community Board**

**From:            ACTING EXECUTIVE ASSISTANT**

**Date:             8 May 2014**

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**Relevant Community Outcomes**

- Ensure services and facilities meet the needs of the Community
- 

**Executive Summary**

Mrs Elizabeth Angelsey will give a presentation to the Board on behalf of The Lines Company.

**Staff Recommendation**

It is recommended that:

The presentation given by Mrs Elizabeth Angelsey on behalf of The Lines Company be received.

Prepared by

**D Levy  
ACTING EXECUTIVE ASSISTANT**

**Item 32                    PROPOSAL TO ERECT PA TUNA POU BETWEEN TE KANAWA AND RANGIPARE STREETS**

**To:**                    **Chairman and Members  
Otorohanga Community Board**

**From:**                **Acting Executive Assistant**

**Date:**                **8 May 2014**

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**Relevant Community Outcomes**

- Provide for the unique history and culture of the District
  - Manage the natural and physical environment in a sustainable manner
- 

**Executive Summary**

Mr Rawhiti Moses will give a presentation on the proposal to erect Pou on the traffic island at the intersection of Rangipare Street and Te Kanawa Street.

**Staff Recommendation**

It is recommended that:

That the Otorohanga Community Board approve the erection of a Pa Tuna Pou in the grassed island between Te Kanawa street and Rangipare street in support of the settlement between the Crown and Orahiri A Block Trust.

**Report Discussion**

A submission from the Trustees of the Orahiri A Block is attached.

**ORAHIRI A BLOCK – PA TUNA POU SUBMISSION**

**BACKGROUND**

The Orahiri A Block land has a long history being in Maori ownership up until July 1889 when it was agreed that 2 acres would be ceded for the establishment of a native school in Otorohanga. The land then became surplus to the Crown requirements and vested back into Maori ownership as a recreation ground for Maori in 1939 (see attached Orahiri A Block Historical Report).

In 1963, the Maori Trustees of the Orahiri A Block granted access to the Ministry of Works for the construction of a new road on their land to link into a new bridge across the Waipa River. This new bridge was to replace the one previously destroyed in a flood (old Newspaper Article - 13 03 1963 attached).

Land was also required from the Otorohanga South School and several other private properties for stop banks (soil conservation and river control). As a result of the requirement from the school, land from Orahiri A Block was also fenced into the school (which had been severed by the new road) for playing fields in exchange. At this time the Ministry of Works was acting on behalf of all parties involved in the flood protection and

roading works. Over the next few years, communications centred on the matter of the exchange.

There were four parties involved:

- (i) The Commissioner of Works in connection with the land required for road.
- (ii) The Waikato Valley Authority (Waikato Regional Council) who utilised some of the Orahiri A Block land for exchange with school land lost to flood protection works.
- (iii) Otorohanga District Council who benefited from the flood protection works.
- (iv) The Education Department (as a result of the Otorohanga South School utilising a portion of Orahiri A Block following the loss of school land to the flood protection works).

Negotiations with the Trustees of Orahiri A Block for the acquisition of the land taken for roading and school purposes were protracted. This was mainly because it transpired that the Trustees did not have authority to sell the land (or grant access for road construction) due to the Reservation status of their property under the Maori Affairs Act 1953. The Transport Agency and its predecessors took the lead in negotiations to resolve compensation because the new road and bridge were the catalyst for the requirement of land for the stop bank from the school.

The negotiations dating back to 1962 were completed in 2011 where the acquisition agreement was signed by both the Trustees and the Crown on 29 June 2011. The agreement was then confirmed by the Maori Land Court on 16 September 2011. Compensation of \$225,000.00 plus GST (if any) was paid by the NZ Transport Agency to the Trustees on 5 January 2012.

## **POU CONCEPT**

As part of the agreed settlement package as outlined in (refer Orahiri A Block Executed MOA 29 06 2011 attached) Schedule C – Special Conditions item 10 are set out below;

### ***SCHEDULE C – SPECIAL CONDITIONS***

*10. The crown agrees to in consultation with the Trustee to erect a plaque on the Otorohanga Kawhia road Waipa river bridge structure or another mutually agreeable location commemorating the settlement. The Crown shall unveil the plaque in a ceremony to celebrate the settlement in conjunction with the Trustee and NZTA.*

A meeting was held with Trustees of the Orahiri A Block back in February 2012 to discuss the condition 10 of the Trusts settlement with the crown in regards to a plaque that would commemorate the settlement. The view of the trustees in regards to a plaque on the bridge or any other location was that no one would see the significance of the land that was beneath the road as a plaque on the bridge would not be visible to passing motorist leaving or entering Otorohanga due to the speed environment. After a number of meetings the concept of a Pou was identified as an appropriate equivalent to a plaque and would also

compliment the Lions sign on the opposite side of the road with the Maori language equivalent welcome and goodbye to complete a bilingual entry and exit of SH31.

A meeting of trust beneficiaries was held on Sunday 17 March 2013, at Tokikapu marae, Waitomo, to report on progress to date since the appointment of the current trustees by the Maori Land Court on 16 September 2011, and receipt of the \$225,000 settlement funds on 6 January 2012. The opportunity was also taken to present the concept option of a memorial Pou that was initially developed in July 2012 and preferred by the trustees rather than a memorial plaque on the bridge. After a full discussion the following resolution was passed,

***“To accept the design for the memorial Pou to be erected at Orahiri A Block”***

After various meetings the (see attached design concept) Pou design was agreed and consultation occurred with various interested parties NZTA Network Team, Otorohanga South School, Otorohanga District Council, Otorohanga Community Board and Transfield to gauge support for the Pou and location. All parties indicated that they supportive the proposed location and Pou concept subject to final design and safety criteria met.

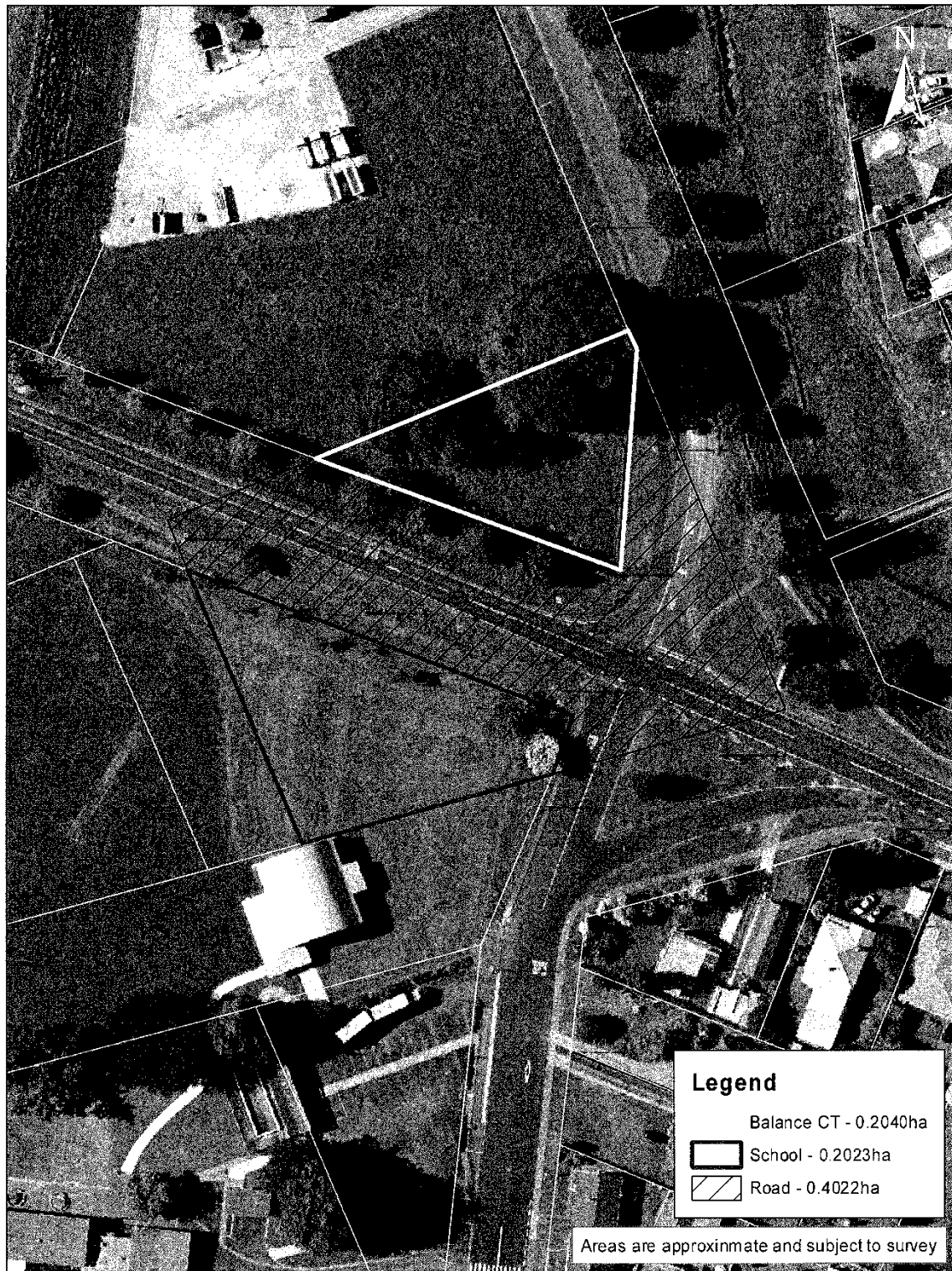
The design of the Pou is based on and symbolises a “Pa Tuna” or eel weir/trap which were common along the Waipa River and its tributaries. Pa Tuna were vital for the supply of tuna for all Maori communities and therefore the pa-tuna design is of particular relevance and significance to local Maori.

Confirmation of the Pou design was agreed by the trustees on 6 June 2013 and funding confirmed by NZTA in February 2014.

Transfield have reviewed the final design and safety criteria to meet their requirements and this is reflected in the location Photo 3 (Photos - Proposed Pou Location attached) that was selected from the various sites originally proposed by Transfield as meeting their installation criteria.

**SUPPORTIING DOCUMENTATION**

1. Orahiri A Block Plan
2. Approved Front and Back Pou Pa Tuna Concept Design Nov 2013
3. Photos - Proposed Pou Location

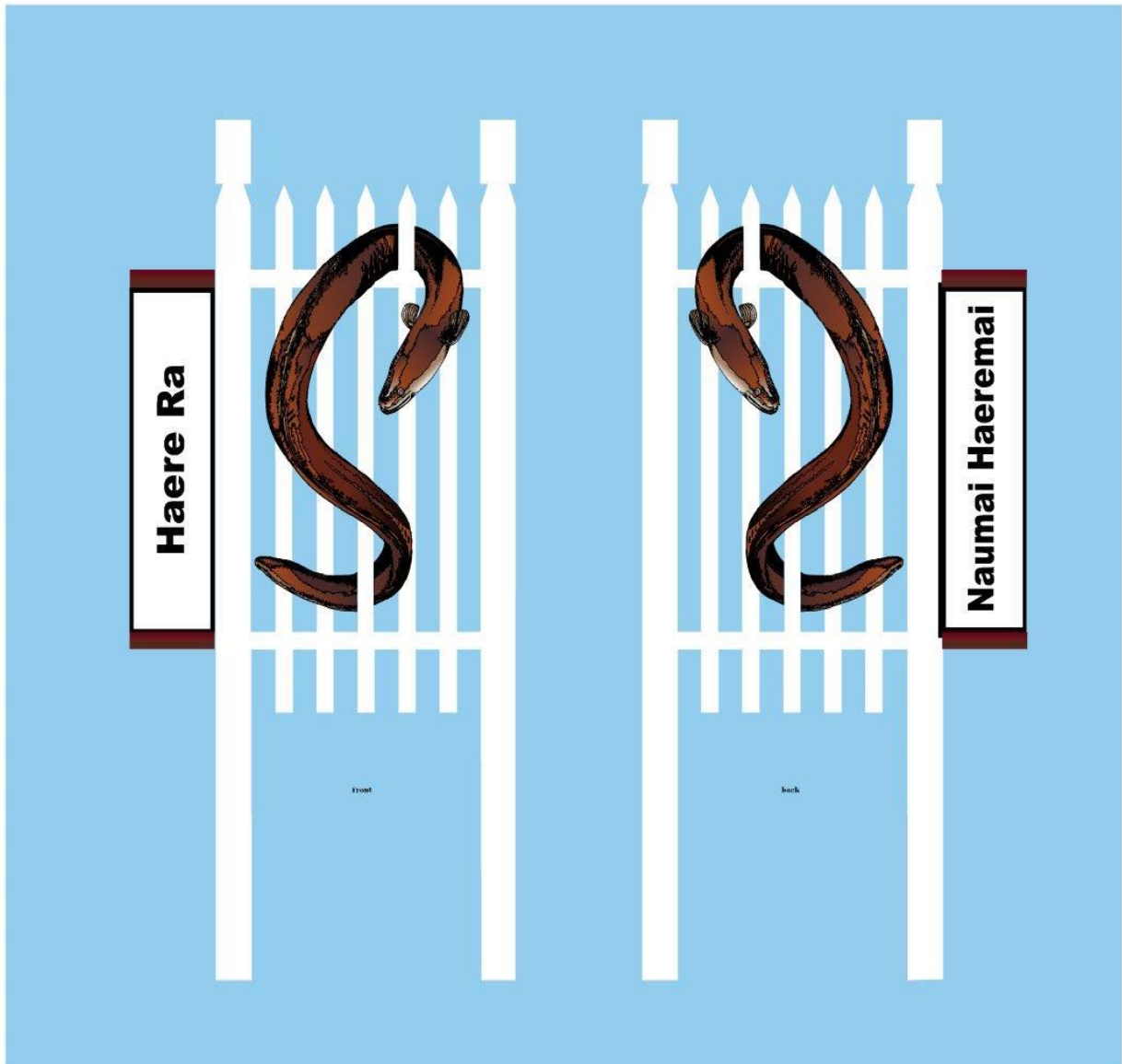


A4 Scale 1:1,000



## Orahiri A Block

Updated 14/02/11





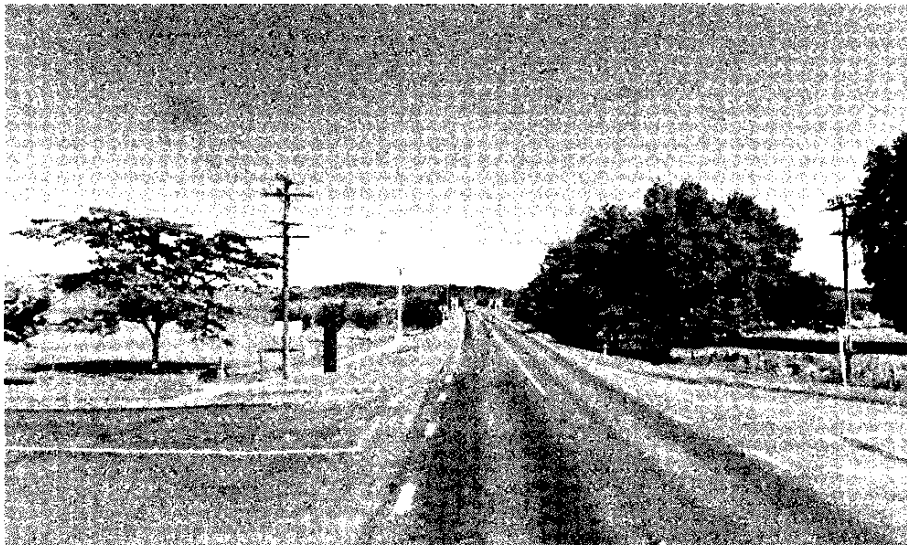


Photo 1: Proposed location of the two larger pou.

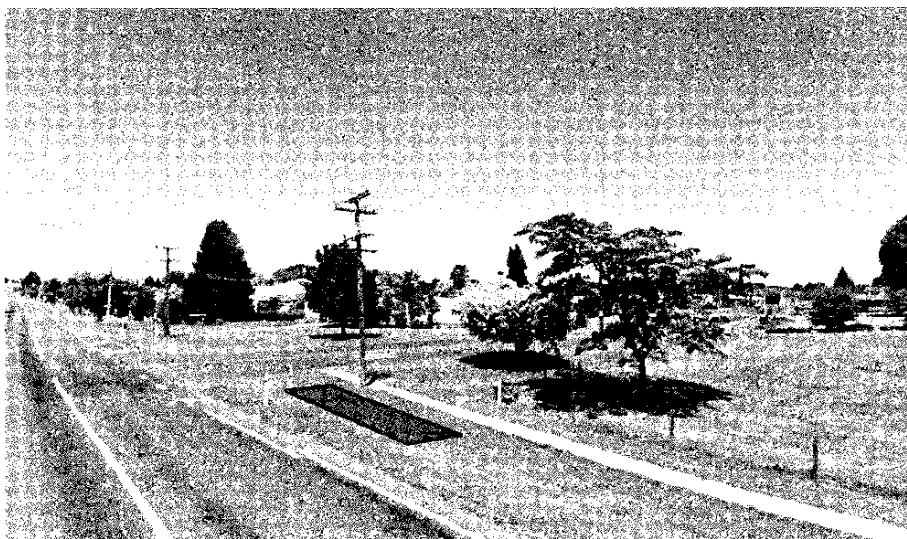


Photo 2: Proposed location of southern large pou.

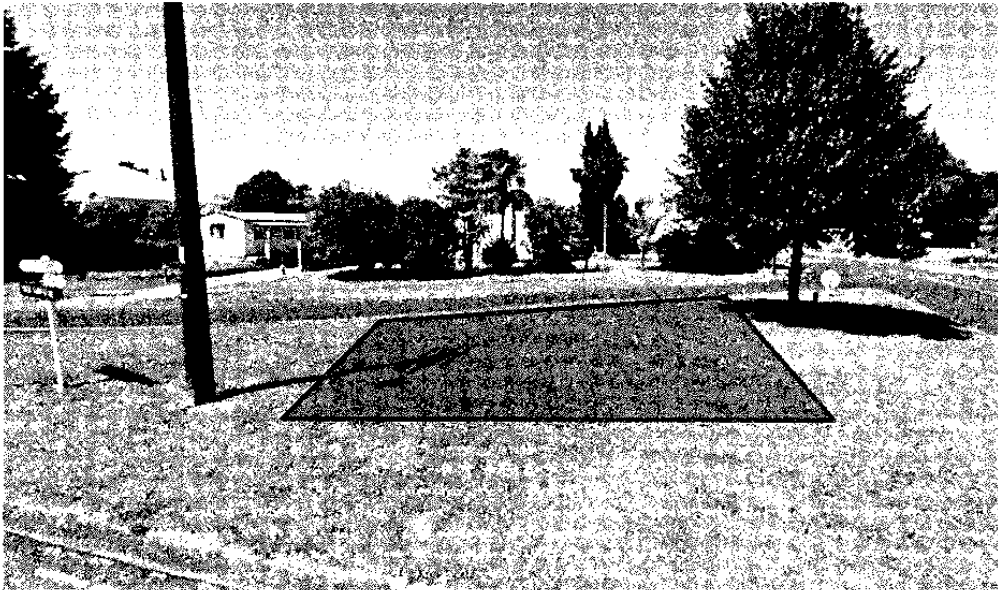
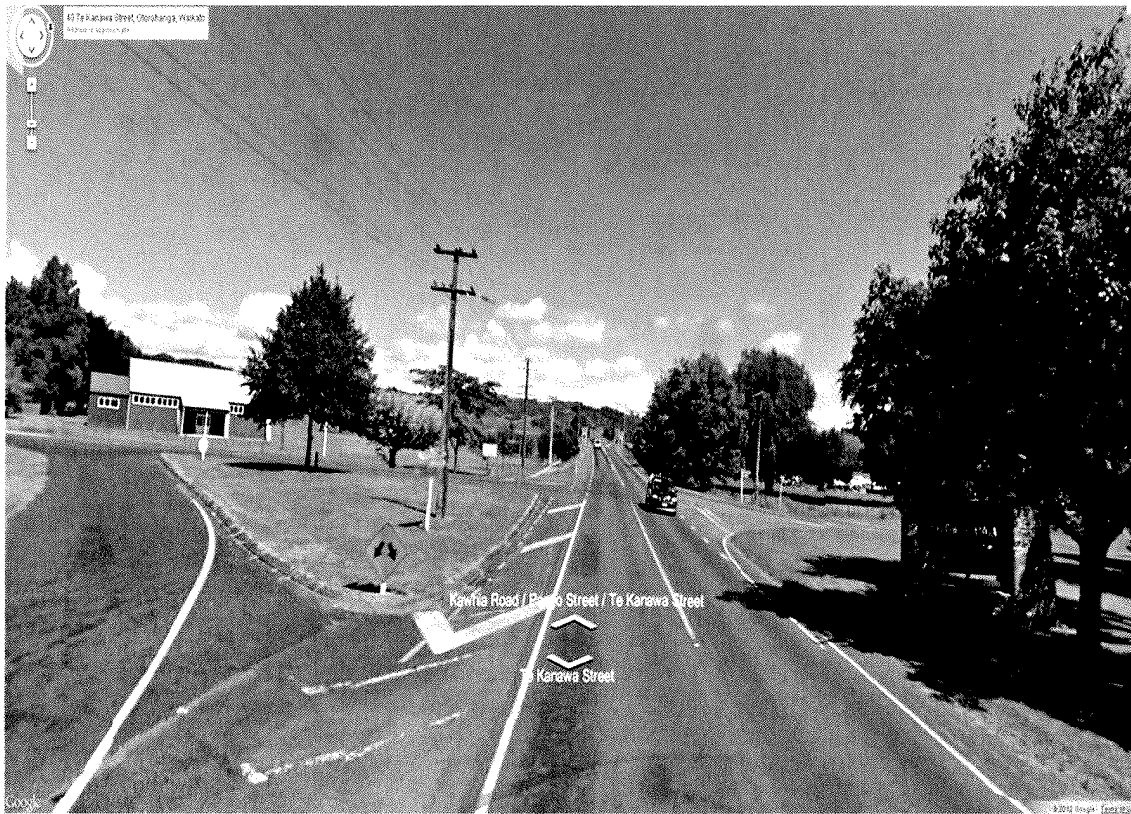


Photo 3: Proposed location for plaque and three smaller pou.



Photo 4: Proposed location of northern large pou.



**Location: Preferred Pa Tuna Pou Location corner Te Kanawa street and Rangipare street**

Prepared by

**D Levy**  
**ACTING EXECUTIVE ASSISTANT**

**Item 33                    TE KANAWA STREET STORM WATER PROJECT REVIEW**

**To:                        Chairman and Members  
                              Otorohanga Community Board**

**From:                    Engineering Manager**

**Date:                    8 May 2014**

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**Relevant Community Outcomes**

- The Otorohanga District is a safe place to live
  - Ensure services and facilities meet the needs of the Community
- 

**Executive Summary**

An Otorohanga Councillor has questioned whether the proposed full council funding of works to pipe a storm water drain running through a private property on Te Kanawa Street is appropriate. This report reviews the basis of the proposed project.

**Staff Recommendation**

It is recommended that:

The previously indicated full council funding of works to pipe the open storm water drain running through the private property at 16 Te Kanawa Street is confirmed and the project proceeds.

**Report Discussion**

At a recent Council meeting an Otorohanga Councillor raised a question regarding whether Council should, as was previously proposed, be piping a section of storm water drain that runs through a private residential property at 16 Te Kanawa Street without seeking a financial contribution towards the cost of the works from the property owner.

This is considered a valid question, despite the fact that the undertaking of this work on this fully funded basis, with a budget estimate of \$20,000 was considered to have been approved by the Otorohanga Community Board through its estimates process for the 2013/14 financial year.

Council has a policy on contributions to storm water works, a copy of which is attached. This policy sets guidelines in respect of the degree of council financial contribution that may be made in respect of works to the public storm water system that occur on private properties.

The criteria that are considered in determining the level of such subsidy are prevention of flooding, control of safety hazards, health issues and other general community benefits.

In most cases the applicable level of subsidy, if any, for storm water works on private properties is modest.

There are however a few cases where full (100%) subsidy may be applicable. One of these is where there is a critical safety hazard. The works at 16 Te Kanawa Street are considered to fall into that category.

**Background**

The proposal to pipe the open storm water drain running through 16 Te Kanawa Street arose from a complaint made in 2008 (by a person at another address) that this section of open

drain was a dumping ground for rubbish and was a hazard in respect of health and children's safety.

It was at that time considered that the situation at this property was unusual, and warranted remedy. As can be seen from the photograph below a short (19m metre long) section of large open drain runs through the property, leaving an area of almost 200 m<sup>2</sup> either occupied by the drain or almost completely separated from the house by it.



At the time when the complaint was made in 2008 the area around the drain and behind it was in a much poorer state than when the above aerial photographs were taken in 2011, and was completely overgrown with weeds. Between 2008 and 2011 the residents of the property appear to have effectively improved and maintained the area, but the area has now reverted to a similar poor condition to what was there in 2008, as shown in the photographs on the following page.

This lack of maintenance, combined with the fact that there are no fences separating it from the footpath on Rangitahi Street (since the southern corner of the property at 2 Rangitahi Street is also unfenced) could give the impression that it is public rather than private land. In its currently state this area is very unsightly for the well-maintained neighbouring properties.





The area around the drain is sunken relative to the surrounding properties. The top of the concrete wall shown on the previous photograph indicates the general surface level in that area, and the invert (bottom) of the drain is more than 3 metres below this level.

The open drain connects to 750mm diameter storm water pipes on either side, which drain a large catchment that includes much of the central area of Otorohanga. The drains upstream are also completely piped, the only significant exception being a length of relatively small capacity open drain between lengths of 200mm or 300mm diameter pipe at the back of sections off the northern end of Turongo Steet near to Kakamutu Road.



Why this small section of large drain at 16 Te Kanawa Street was not piped at the same time as the upstream and downstream sections (presumably at Council's cost) seems very odd. A house has been on that site for many years.

It is considered that having such a short section of large capacity open drain flowing through a central location in a residential property constitutes a significant safety hazard that could be viewed as critical. The drain's catchment includes large impervious areas and the flow in the drain can therefore potentially increase very quickly during a rain event. A child entering the drain could easily be swept into the downstream pipes with tragic consequences.

Whilst the same drain is not piped downstream of Rangitahi Street, it is believed that the situation there is rather different, as the drain is generally on the edge of residential properties rather than running through them, and there are no sections of piped drain downstream into which a person could easily be swept.

As such the likelihood and consequences of a person entering the flooded drain are likely to be less severe.

These factors led to the piping of the drain at 16 Te Kanawa Street being reflected in budget estimates following the receipt of the complaint in 2008, though the project was at that time scheduled for completion in later years, because there were already a number of other storm water improvement projects identified as having priority.

The passing of time has however seen the Te Kanawa Street project rise to the top of the list of such works, and the Board approved its completion as part of the budget estimates for the 2013/14 year.



## **Funding Issues**

Because of the perceived critical safety hazard associated with the drain it has always been envisaged that Council would fund the piping of the drain, but without full infilling of the surrounding depression in the section (for which in the order of 600 cubic metres of fill would be required), because the latter is a matter of aesthetics and property improvement rather than safety.

It is recognised that Council's policy requires that the works take the form of the cheapest available solution to issues that exist, and that in this case it might be argued that this could take the form of putting a safety grate over the downstream pipe inlet.

This is however not considered to provide a completely satisfactory solution to the issues that exist at this site, as the peak water flows through this drain are potentially so large, and the cost of such a proper grate installation (which should ideally be both downstream and upstream, with associated wing-wall structures) would not be inexpensive, and could also create an potential point of water obstruction if material built up against these grates.

If it is accepted that the cheapest effective solution is piping the drain but it is not accepted that this is being done in response to a critical safety issue, then the guideline subsidy proportions in the policy would be applicable.

As a non-critical safety hazard rather than flooding risk, the guideline subsidy proportion is not more than 25%, and the likely cost to the property owner of piping the drain and associated landscaping (including importation of fill) would probably be in the order of \$20,000 after subsidy.

The extent to which this work would enable improvement or development of the property that would result in an increase in property value should also be considered.

In this case it is believed that the potential increase in value would be relatively small, for the following reasons:

- The proposed council funded work does not include infilling of the area surrounding the drain to bring it up to a similar level to that of the surrounding sections, and without this filling (which the property owner would have to pay for, with a probable cost in the order of \$10,000) the area will continue to have limited value.
- Even if the drain were to be piped and the depression around it filled, permission would still not be granted to build significant structures over it, and the position of the drain will therefore continue to prevent subdivision or any other substantial development.

As such the potential value added by piping the drain would be significantly less than the cost to the property owner, even with a 25% subsidy.

It is therefore believed that granting a full subsidy for the works is probably the only means by which this section of drain will ever be piped.

## **Further Actions**

Because of the concern expressed by Council the process to undertake the piping of this drain has been halted. Tenderers have been advised that delays will occur and that the conduct of the works is now in question.

Should the Board decide against full funding of the works an approach could be made to the property owner to ascertain their willingness to make a defined financial contribution, perhaps at the 75% level as indicated by the policy for non-critical safety hazards, but as stated previously it seems very unlikely that the owner would do so.

The Board should also consider that to make a decision against the full funding of this project would set an extremely high threshold for other future situations to be considered as

'critical safety hazards' that would in effect mean that there are never likely to be any such fully funded works in the community.

**Dave Clibbery**  
**ENGINEERING MANAGER**

### **Attachments**

Copy of Policy for Contributions to Storm Water Works



## **POLICY FOR CONTRIBUTION TO STORMWATER WORKS**

### **PURPOSE**

To define, where appropriate, the extent to which Council will subsidise work on the public storm water drainage system in Otorohanga that is requested by a property owner or owners (the applicant/s). Such work may include modification of open drains, installation or upgrading of pipes, manholes, catch pits, sumps, inspection chambers or intake/outlet screens.

### **GENERAL OBJECTIVE**

That the degree to which Council shares the cost of storm water drainage works requested by a property owner with that property owner should reflect the extent to which such works are likely to benefit the general community.

Such benefits to the general community are primarily in terms of drainage system performance, safety and associated health issues, but in some cases they may also be in respect of reduced environmental impact or improved amenity value, aesthetics and/or property improvement.

### **RELEVANT LAW**

The provisions of the Local Government Act 1974 (Part XXVI) relating to storm water, and in particular sections 447 and 451, are relevant to this policy.

### **SCOPE**

This policy shall apply only to works on the public storm water drainage system in Otorohanga that are requested by a property owner or owners. The proposed works may be located on the property owned by the applicant, Council, and/or other consenting parties.

A storm water drain will in general be considered to be a public drain if there is clear evidence that one or more of the following is true :-

- a. The drain was constructed at public expense by Council.
- b. The control and maintenance of the drain has been taken over by Council.
- c. The drain in question is downstream of an acknowledged public drain.
- d. Council has previously approved stormwater connections to the drain.

- e. The function of the drain is in the general interest of the community as opposed to a particular private benefit of an individual or household.

## **BENEFIT CRITERIA**

To be considered for subsidy, the proposed work shall in all cases be to a design and standard of construction approved by Council, and will satisfy one or more of the following five criteria in respect of the expected benefits resulting from this work:-

- It will effectively address a potential flooding problem that is considered by Council to pose a significant threat of damage to property in its existing state of development;
- It will effectively address health or safety issues that are considered by Council to have real and immediate potential for harm;
- It will make a significant positive contribution to the ability of Council to effectively maintain the existing storm water system;
- It shall provide significant other benefits for the general community that may include substantially enhanced aesthetics, amenity value or overall drainage system performance in terms of either capacity or environmental impact;
- It enables property improvement where it is considered that such improvement has benefits for the broader community.

Furthermore the work will not:-

- Be required to remedy a storm water related problem which makes any property substantially unsuitable for its current or intended use, and which should have been readily apparent to the owner of that property at the time of purchase or change of use; or
- Be a solution that would be expected to result in the existing problem being replaced by a problem of similar severity at a new location; or
- Significantly reduce the ability of the existing storm water drainage system to accommodate ( through controlled flow and planned retention ) a rainfall event of critical duration with a 20 year return period based upon the current and foreseeable future development of the relevant catchment(s); or
- Be work that is required to remedy previous unauthorised work on public storm water drains that has been carried out by, or with the approval of, the current owner of the property on which such work has occurred; or
- Take a form that is significantly more costly than another, equally effective means of achieving the same objectives; or
- Be likely to have the effect of imposing on Council additional liabilities and responsibilities for maintenance that are of such an extent as to be considered unacceptable.

It should be noted that compliance with the conditions above enables subsidy of the work in question to be considered. This compliance should not however be taken as necessarily representing a firm commitment on the part of Council to undertake or subsidize such work.

## **SUBSIDY PROPORTION GUIDELINES**

The following are presented as guidelines as to the proportion of the total cost of the work that will be paid for by Council, providing that the applicant(s) pays the balance of the total

cost. The 'cost of the work' in all cases refers to the cost of the least expensive solution that will, in the opinion of Council, achieve the required objectives.

The proportion of the cost of the work that will be subsidised by Council is to be the higher of the applicable individual subsidy proportions in respect of flooding, safety, health and other general community benefits that are listed in the following sections.

A subsidy in respect of particular work will only be awarded once, regardless of the number of applications received for that work. In cases where there are multiple applications for common work, Council may attempt to make arrangements whereby the unsubsidised cost of the work is shared amongst the applicants.

In all cases the interpretation and application of these guidelines shall be at the discretion of Council.

## **1. Prevention of Flooding**

Though there is no legal obligation to do so, it is the objective of Council to progressively develop the public storm water drainage system so that it can accommodate a rainfall event of critical duration with a 10 year return period without any significant flood damage resulting to permitted structures.

Council may therefore provide a subsidy towards the cost of works on the storm water drainage system that are indicated (by Council engineering staff or a reputable consultant) to improve the performance of the system up to this level of service. The subsidy proportions will be as follows:-

- In general - 50% of the cost of the work;
- Where it can be clearly established that the flooding problem has resulted entirely from previous modifications of the storm water drainage system undertaken by Council, or with the approval of Council – 100% of the cost of the work.

## **2. Control of Safety Hazards**

The primary safety hazards associated with the storm water drainage system are considered to be those of drowning, or as a result of a person entering storm water pipes. These hazards are of greatest significance in respect to children.

Storm water works may therefore qualify for a subsidy in respect of safety where the site in question is freely accessed by children, and one or more of the following is true:-

- There are, for prolonged periods outside of rainfall events, areas of significant extent where there is standing water with a depth in excess of 300mm;
- There is an open drain which connects directly to a storm water pipe with a diameter of 600mm or more;
- There is an unobstructed entrance to a storm water pipe with a diameter of 400mm or more.

In general, Council will provide a subsidy of not more than 25% of cost of the work required to address a potential safety hazard.

Council will however fully fund (100% of cost of the work) measures required to adequately address safety hazards that are considered by Council to be of a critical nature.

It is again stressed that the 'cost of the work' in all cases refers to the cost of the cheapest available solution that will achieve the required objectives. For example the subsidy amount in relation to safety hazards associated with the entrance to a large diameter storm water pipe may be based upon the cost of constructing a grating over the pipe entrance, rather than piping the entire adjacent open drain.

### **3. Health Issues**

Potential health issues, associated with permanently flowing open drains or ponds, located on residential or school properties may qualify for a subsidy of not more than 10% of the cost of works (typically piping of drains) that will mitigate such risks to health.

### **4. Other General Community Benefits**

It is recognised that works on the storm water drainage system on private property may in some cases provide other benefits to the general community. For the purpose of subsidy, such works are considered to fall into three categories :-

- Works that provide improvements in respect of amenity value, aesthetics and/or property development may together qualify for a subsidy of not more than 10% of the cost of works;
- Works that significantly contribute to the ability of Council to effectively maintain the existing storm water system may qualify for a subsidy of up to 100% of the cost of works;
- Works that are likely to result in a substantial improvement of the overall performance of the drainage system ( in terms of categories 1 to 3 or in terms of environmental impact ) outside of the property or properties owned by the applicant(s) may qualify for a subsidy of up to 100% of the cost of works.

## **APPLICATION**

Applications to Council for subsidy of stormwater drainage works should take the form of a letter addressed to :-

Engineering Manager  
Otorohanga District Council  
PO Box 11  
Otorohanga 3940

This letter should contain:-

- The name, address and phone number of the applicant;
- A description of the nature and location of the perceived problem(s);
- A description of the nature and location of the remedial works that are envisaged;
- An explanation of why it is believed that these remedial works will satisfy the Benefit Criteria contained in this policy.

Applications should be made not later than the end of January for work that is to be undertaken during the next financial year. Subsidy of storm water drainage works will in all cases be dependent on the availability and prioritisation of funding, as determined by the Otorohanga Community Board.

Questions relating to this policy should be directed to Council's Engineering Manager on (07) 873 8199.



**Item 34            OCB MATTERS REFERRED 27 MARCH 2014**

**To:                Chairman and Members  
                     Otorohanga District Council**

**From:            Governance Supervisor**

**Date:             8 May 2014**

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**Executive Summary**

**1.            MRS COWAN**

13 February 2013

- i.      To have discussions with representatives of the Beattie Home Rose Show Committee to ascertain if they would be interested in carrying out the Annual Community Garden Competition.

**2.            MR CHETTY**

13 February 2014

- i.      To provide Members with information in support of establishing a City/Community sister relationship with a similar Community in an Asian country.

**3.            CHIEF EXECUTIVE**

12 September 2013

- i.      To re-present, at a public meeting, the Flood Management Presentation in conjunction with Mr Bill Vant's presentation on water quality and the health of rivers.

**4.            ENGINEERING MANAGER**

27 March 2014

- i.      To incorporate as part of Council's Long Term Plan a 'Level of Service' survey, to obtain public feedback on the provision of a Toilet Facility at the Reg Brett Reserve.

**5.            GOVERNANCE SUPERVISOR**

27 March 2014

- i.      To arrange a meeting with Representatives of the Otorohanga RSA to consider the WWI Memorial White Cross Project.

**CA Tutty**  
**GOVERNANCE SUPERVISOR**

**GENERAL**