



Otorohanga District Council

AGENDA

19 July 2016

10.00am

Members of the Otorohanga District Council

Mr MM Baxter (Mayor)
Mr RM Johnson
Mrs RA Klos
Mr KM Phillips
Mrs DM Pilkington (Deputy Mayor)
Mr R Prescott
Mr PD Tindle
Mrs AJ Williams

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA DISTRICT COUNCIL

19 JULY 2016

Notice is hereby given that an Ordinary meeting of the Otorohanga District Council will be held in the Council Chambers, 17 Maniapoto Street, Otorohanga on 19 July 2016 commencing at 10am.

13 July 2016

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

IN ATTENDANCE

APOLOGIES

OPENING PRAYER

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES – 21 JUNE 2016

MATTERS ARISING

DECLARATION OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

REPORTS

ITEM 322 PLANNING REPORT FOR APRIL TO JUNE 2016

**To: His Worship the Mayor & Councillors
Otorohanga District Council**

From: Environmental Services Manager

Date: 19 July 2016

Relevant Community Outcomes

- Manage the natural and physical environment in a sustainable manner
 - Protect the special character of our harbours and their catchments
 - Recognise the importance of the Districts rural character
-

Executive Summary

Reporting on Resource Consents granted under Delegated Authority for the period 1 April to 30 June 2016.

Staff Recommendation

It is recommended that:

The Planning Report for April to June 2016 be received.

Report Discussion

During this quarter 26 consents (16 Land Use, 10 Subdivision) were granted under Delegated Authority as set out in the table below. These approvals compare with 11 consents (7 Land Use, 4 Subdivision) granted in the same period last year. There has been very marked increase in consent applications this year. As of 1 July 47 resource applications have been received this year. For the first six months of 2015 only 33 applications were lodged.

Decisions by Ward

	Land Use	Subdivision
Wharepungu	1	1
Kio Kio Korakonui	2	3
Waipa	1	1
Otorohanga	4	1
Kawhia Tihiroa	8	4
Total	16	10

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ENVIRONMENTAL SERVICES MANAGER

Attachments: Resource Consent Decisions

RESOURCE CONSENT DECISIONS - 1/04/16 TO 30/06/16

Land Use

No	Applicant/Location/Proposal	O/S	Decision
160023	MW Rose 13 Haerehuka Street Dwelling that encroaches the 3 metre wide Other Yard	LU PS	GDA 6/04/16
160021	Maniapoto Family Violence Intervention Network Erect Billboards for Promotional Project	LU PS	GDA 12/04/16
160022	J Davies 152 Maukutea Drive, Aotea Build a dwelling within 100 m of an archaeological site	LU PS	GDA 15/04/16
160026	Kawhia Community Projects Trust Inc 141 Jervois Street Pou Maumahara located within the 23m Esplanade Yard setback.	LU PS	GDA 26/04/16
160027	McDonalds Restaurants (NZ) Limited 117 Maniapoto Street Proposed outdoor seating area on Pine Street	LU PS	GDA 27/04/16
160025	L & T Waghorn 748 Mangaorongo Road Build a Dwelling that encroaches the 15m wide Other Yard.	LU PS	GDA 28/04/16
160028	N Turner & C Rush 555 Happy Valley Road Versatile Barn sited within the 15 metre wide Other Yard.	LU PS	GDA 4/05/16
150035	Tait Investment Trust State Highway 31 Kawhia Road Establish a Landfill Site.	LU PS	GDA 6/05/16
160024	Waratah Farms Limited 1035 Ormsby Road Operate an Organic Composting and Vermiculture Facility	LU PS	GDA 18/05/16
160033	SBJ Hudson 990 Te Kawa Road Retrospective application for Carport sited in the front yard	LU PS	GDA 18/05/16
160031	O Wilson & M Salle	LU PS	GDA 19/05/16

7 Sunset Close Retaining wall and Earthworks in the Urban Services Effects Area	LU PS GDA	24/05/16
160030 DA Maddern 71 Cooper Drive Build a garage within the 3 metre wide other yard	LU PS GDA	31/05/16
160038 K Tyler & J Kettle 370 Newman Road Build a garage within the 15 metre wide Other Yard.	LU PS GDA	1/06/16
160034 Andrew Haswell 78 Whawharua Rd Build an implement shed within the 15 metre wide Other Yard.	LU PS GDA	3/06/16
160013 RJ Warburton Family Trust 142 Kaora Street Build a Dwelling within 100 metres of an Archaeological Site	LU PS GDA	23/06/16
160039 J and J Clark 29 Jervois Street Extension to shop	LU PS GDA	
Total for Land Use		16 consents

Subdivision

No	Applicant/Location/Proposal	O/S	Decision
160017	Coull Farms Limited 18 Haurua Road Create one additional rural lot	SB PS GDA	6/04/16
160020	John Clark Contracting Ltd Kio Kio Station Road Create one additional rural lot	SB PS GDA	6/04/16
160018	Geryha Limited 485 Te Tahu Road Change the Conditions and Extend the Timeframe of RM100058	SB PS GDA	4/05/16
160029	Housing New Zealand Corporation 56 Phillips Avenue S348 Application for ROW over Lots 5 , 6 DP 27430	SB ARL GDA	4/05/16
160032	RW & D Vincent 144 Seafund Road Create one additional lot	SB PS GDA	30/05/16
160035	RM & JD Fitzgerald 783 Ngahape Road Create one additional lot	SB PS GDA	31/05/16
160036	Brent Pevreal Trustees Ltd 14 Te Kawa Road Boundary Relocation	SB PS GDA	16/06/16
160040	JT Porima and LC Morris-Porima 5155 State Highway 31 Kawhia Road Boundary Relocation	SB PS GDA	22/06/16
160041	Allan Harnett Farms Ltd 399 Lurman Road Boundary Relocation	SB PS GDA	30/06/16
160042	ME and WS Graham 94 Tapuae Road Boundary Relocation	SB ARL GDA	30/06/16
Total for Subdivision			10 consents

Grand Total **26 consents listed**

ITEM 323 DISTRICT BUILDING CONTROL OFFICERS REPORT FOR APRIL TO JUNE 2016

**To: His Worship the Mayor & Councillors
Otorohanga District Council**

From: District Building Control Officer

Date: 19 July 2016

Relevant Community Outcomes

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

Executive Summary

A report on building control statistics covering the period from 1 April to 30 June 2016.

Staff Recommendation

It is recommended that:

The District Building Control Officer's report for the period 1 April to 30 June 2016 be received.

Report Discussion

Building Consents Issued from 1 April to 30 June 2016

Type of Work	2016	\$Value of Work	2015	\$Value of Work
Dwellings	8	1,791,000	11	2,349,000
Other Residential Alterations, Garages, Fireplaces	49	1,027,547	27	326,400
Farm Buildings Dairy Sheds, Barns, Sheds	15	484,183	23	1,837,499
Commercial, Education Infrastructure	4	1,731,500	4	563,000
Demolition	3	21,500	0	
Total consents issued	79	5,055,730	65	4,275,899
Applications received	72	4,025,191	61	4,568,142
CCC's Issued	89		54	

G Phillips
DISTRICT BUILDING CONTROL OFFICER

Attachment: Building Consents Issued
Summary of Building Consents Issued for 1/04/16 to 30/06/16

Applicant	Location	Project	Value
PA Christian 10,000	41 Ash Tce	Change of Use - Convert Garage	
E Sylvian	2 Cruden Avenue	Demolish Carport	500
W & J Dalziel	134 Hanning Road	Residential dwelling	420,000
Nick Heppenstall Drafting	55 Haerehuka St	Alterations and addition to dwelling	150,000
Pratts Plumbing	1291 Wharepuhunga Rd	Kent Kiwi Rad Woodfire	4,000
Kawhia Community Projects	Omimiti Reserve	Installation of carved Pou	40,000
Cricklewood Farms Ltd	Te Kanawa St	Upgrade extend service station	1,650,000
Te Kuiti & Otorohanga Plumbing	122 Otoru Road	Installation of new woodfire	4,000
Versatile Homes & Building	65A Ormsby Road	Double garage	130,670
Agbuild Ltd	105 Bush Road	Stable block	45,000
Otorohanga Plumbing & Gas	404 Te Raumauku Road	Installation of new woodfire	4,000
Pratts Plumbing	237 Maniapoto St	Kent fireplace	5,000
GB Hartman	18 Spicer Road	Installation of wood burner.	4,000
Nick Heppenstall Drafting	13 Haerehuka Street	Three bedroom house	376,000
Latitude Homes	992 Te Kawa Road	Residential Dwelling	227,000
Broomfield Construction	2035 Waipapa Road	Three bedroom dwelling	180,000
ZB Homes Ltd	54B Turongo Street	Three bedroom dwelling	199,000
ZB Homes Ltd	7 Sunset Close	Three bedroom dwelling	199,000
Millin and Blake Building	3 Puketarata Road	Relocate 2nd hand dwelling	110,000
Waikato Hunt	661 Ngaroma Road	Marquee for event	1,500
Hurley Farm Ltd	492 Mangaorongo Road	4 Bay Lean-To Farm Shed	23,900
Stihl Shop Te Awamutu	74 Turoto Road	Install Firenzo fireplace	5,000
Goldpine Barns	162 Wharepuhunga Rd	Garage and storage barn	60,000
Mark Lewis Plumbing	137 Ellis Road	Install new woodburner	5,000
RL & J Ramsey	1160 Wharepuhunga Rd	Relocate building to new site	5,000
Mudford Farms Ltd	1891 Otorohanga Road	Calf Shed	51,750
Juno Ngaroma Farm Ltd	230 Tolley Road	Farm shed	26,625
Nick Heppenstall Drafting	235 Old Te Kuiti Road	Addition to existing house	10,000
Pratts Plumbing	461 Rangiatea Road	Woodsman Inbuilt fireplace	5,000
Versatile Homes & Building	121 Main North Road	Garage	12,999
C Stevenson	112 Bayley Road	Install woodburner	4,846
J Rothery	49 Phillips Avenue	Installation of new wood fire.	4,000
Murray Bell Builders Ltd	71 Mountain View Rd	Replace existing retaining wall	6,000
MN Sandy	85 Hanning Road	Adding two bays to existing shed	12,500
Nick Heppenstall Drafting	131 Honikiwi Road	Relocation of house 4 bedroom	80,000
Singleton and Hansen	1061 Harbour Road	Install inbuilt fireplace	4,000
HCL Construction	71 Cooper Drive	Garage	34,000
Pratts Plumbing	114 Wall Road	Installing Woodsman fireplace	4,000
NJ & J Collins Family Trust	86 Haerehuka Street	Carport	10,000
DK & B Philip	63 Main North Road	Installation of new woodfire	10,000
Williams Family Trust	18 Huiputea Drive	Demolition of bakery building	20,000
MJ Bell	144 Ouruwhero Road	Install a Marshall Heating unit	20,000
MF Wilson	3414 State Highway 31	Implement shed	10,000
Te Timatanga Property Mgmnt	318 Rosamond Terrace	Removal of Block F(Hall)	1000
OM Levy	72 Old Te Kuiti Road	Masport fireplace	4,000
Skyline Buildings Hamilton	160 Ormsby Road	Erect carport	5,937
Te Kuiti & Otorohanga Plumbing	598 Mangaorongo Rd	Installation of new woodfire	4,000
D F McPhee	52 Puketawai Road	Install free standing fire	3,700
Te Kuiti & Otorohanga Plumbing	689 Otewa Road	Installation of Woodfire	4,000
TH Fare Jnr	1043 Ngahape Road	Install a Masport fireplace	5,000
JA & MM Roberts	111 Ellis Road	New Swimming Pool	48,000
AJ Haswell	78 Whawharua Road	Implement Shed	39,000
LR Holland-Shaw	646 Bayley Road	Woodburner fireplace	4,000
BP Draper	11 Hillcrest Avenue	Addition of ensuite	8,000
Mark Lewis Plumbing & Gas	1 Frederick Street	Install new wood burner	5,000
B Doig	99 Te Kawa Road	New Log Fire	4,000
Waikato Construction Mgmnt	826 Wharepuhunga Rd	Calf shed	65,000
IW & A Bain	602 State Highway 3	Lean to barn	11,000
Skyline Buildings Hamilton	370 Newman Road	Garage	28,094
KM Queenin	734 Mangaorongo Rd	Metro fireplace	2,300
Pinenui Farms Ltd	222 Lethbridge Road	Install Freestanding Fireplace	4,000
Ross & Janine Dockery	5155 State Highway 31	New Fire Place	4,000
J & J Clark Ltd	29 Jervois Street	Alteration to shop	40,000
Stihl Shop	687 Mangawhio Road	Firenzo fireplace	4,000
O'Neill Engineering Limited	Otewa Road	4 Bay gable Shed	46,000

Shane Smith Builders Ltd	398 State Highway 3	Four Bay Implement Shed	50,000
Duck Rock Farm 2015 Ltd	368 370 Bayley Road	Install a woodburner	4,000
Te Kuiti & Otorohanga Plumbing	130 Hikurangi Road	Install new Woodfire	5,000
Pratts Plumbing	37 Haerehuka Street	Kent Inbuilt Woodburner	5,000
GM & A Mclvor	1099 Ngahape Road,	Extend kitchen and dining area	300,000
Te Kuiti & Otorohanga Plumbing	30 Turongo Street	Installation of Woodfire	4,000
Te Kuiti & Otorohanga Plumbing	61 Barber Road	Installation woodburner and wetback	5,000
PB Griffin	759 Puketarata Road	Archgola Shelter	13,408
Singleton and Hansen	46 Te Rauamo Road	Metro Fireplace	4,000
Woolley Farm Ltd	117 Mangamahoe Road	Goldpine 5 bay shed	25,000
Woolley Farm Ltd	117 Mangamahoe Road	Metro fireplace	4,000
Mark Lewis Plumbing & Gas	179 Mangaorongo Road	Install fireplace	5,000
LA Walker	152 Mangati Road	Woodburner fireplace	3,000
MJ Barrie & KA Flay	136 Cooper Drive	Kent fire place	5,000

ITEM 324 ENVIRONMENTAL HEALTH OFFICER/LIQUOR LICENSING INSPECTOR'S REPORT FOR APRIL TO JUNE 2016

To: His Worship the Mayor and Councillors
Otorohanga District Council

From: Environmental Health Officer / Licensing Inspector

Date: 19 July 2016

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Ensure services and facilities meet the needs of the Community
 - Promote the local economy and opportunities for sustainable economic development
 - Manage the natural and physical environment in a sustainable manner
-

Executive Summary

The Environmental Health Officer and Licensing Inspector's report for the period April to June 2016.

Staff Recommendation

It is recommended that:

The Environmental Health Officer and Licensing Inspector's report for April to June 2016 be received.

Report Discussion

Sale and Supply of Alcohol Act 2012

I undertook a local alcohol policy presentation at the Kawhia Sports Club on 13 April 2016. The morning seminar was organised by Club Champs, an initiative of the Waikato District Health Board to assist clubs undertake the sale of alcohol in a safe manner. The seminar was attended by clubs in Otorohanga and Waitomo District areas and the local police officer. The invitation was also extended to off and on licence holders in Kawhia and was well attended by the various operators from the township. There were also presentations from NZ Fire Service and the Waikato District Health Board.

A quarterly collaboration meeting took place between Otorohanga District Council, Waitomo District Council, NZ Police, NZ Fire and Waikato District Health Board on 25 May 2016 at Te Kuiti Hospital.

This meeting satisfies the requirements of s.295 Sale and Supply of Alcohol Act 2012 under which agencies have a duty to collaborate. Discussions included issues around enforcement, clarification of requirements and interpretation of the Act. Neither the police nor the health board raised any concerns regarding licenced premises operating in the Otorohanga District.

The police and the health board undertook a controlled purchase operation on 24 June 2016. It was once again pleasing to see that the minors were refused service at the four off licences in Otorohanga. There have been no complaints this quarter regarding alcohol licensed premises.

Liquor Licensing Statistics

• On Licences	New	1
	Renewals	1
• Off Licences	New	0
	Renewals	0
• Club Licences	New	0
	Renewals	2
• Managers certificates	New	1
	Renewals	3
• Special licences		9
• Temporary Licences		2

The Health Act 1956

Food

The new Food Act 2014 is now in force and the first tranche of businesses have now transitioned to the requirements of the new Act.

The initial audits have developed into mentoring sessions with the new operators as they begin to understand their responsibilities and expectations around the new Act.

It is appreciated that this is a steep learning curve for everyone involved and the time taken to mentor will ultimately help them with compliance in the long term.

Businesses previously registered under the Food Hygiene Regulations 1974 will continue to do so until it is time for them to transition. The various transition dates are set out by the Ministry of Primary Industries and operators have been advised of these deadlines.

There has been one food complaint received by a customer experiencing illness after allegedly consuming food from a local eatery. The operator was advised however the complaint could not be substantiated and no further action was taken. A further two complaints were received regarding hygiene conditions in two cafes in the town. The operators were advised and undertook immediate action to rectify the situation.

There was a complaint regarding public and staff toilets at an out of town food business. The complaint was substantiated, photographs taken and the operator advised. As this was an additional visit over and above his routine inspections, the operator was invoiced for the compliance visit.

Public Health

There were no public health complaints received this quarter.

Infectious Diseases

There was no infectious disease notification received from the health board this quarter.



Mary Fernandez

ENVIRONMENTAL HEALTH OFFICER / LICENSING INSPECTOR

ITEM 325 ANIMAL CONTROL OFFICERS REPORT FOR APRIL TO JUNE 2016

To: His Worship the Mayor & Councillors
Otorohanga District Council

From: Environmental Services Manager

Date: 19 July 2016

Relevant Community Outcomes

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

Executive Summary

A report from the Environmental Services Manager on Dog and Animal Control activities in the District for the period April to June 2016.

Staff Recommendation

It is recommended that:

The Environmental Services Manager's report on Dog and Animal Control for April to June 2016 be received.

Report Discussion

	April	May	June
1. No. of Registration Notices issued	0	0	0
2. No. of Property visits for Registration Checks - Rural	10	5	17
3. No. of Property visits for Registration Checks – Urban	26	17	36
4. No. of Property visits for SOS	4	2	6
5. No. of Property visits for Two Dog Permit	4	2	6
6. No. of Complaints – Dogs Actioned	26	34	25
7. No. of Complaints – Stock Actioned	1	1	2
8. No. of Street Patrols Night – Otorohanga	29	5	5
9. No. of Street Patrols Day – Otorohanga and Kawhia	30	47	52
10. No. of Enquiries – Registration/Dog Control/General	18	34	25
11. No. of Dogs Impounded	9	9	12
12. No. of Stock Impounded	1	0	0
13. No. of Written Warnings – Dog Infringement Notices	0	1	0
14. No. of Infringement Notices Issued	0	3	2
15. No. of Verbal Warnings – Dog Control	6	5	18
16. No. of After Hours Callouts	6	2	3

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ENVIRONMENTAL SERVICES MANAGER

GENERAL