



Otorohanga District Council

# AGENDA

17 January 2017

10.00am

**Members of the Otorohanga District Council**

Mr M Baxter (Mayor)  
Mrs K Christison  
Mr R Johnson  
Mrs RA Klos  
Mr P McConnell  
Mr K Phillips  
Mrs D Pilkington  
Mrs A Williams

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

# OTOROHANGA DISTRICT COUNCIL

17 January 2017

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 Tuesday 17 January 2017 commencing at 10am.

9 January 2017

**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 – 13 DECEMBER 2016**

**MATTERS ARISING**

**DECLARATION OF INTEREST**

**ITEM 26            PROPOSED REVISION OF FUNDING FOR DOG CONTROL**

**To:                    Mayor and Councillors  
                          Otorohanga District Council**

**From:                Chief Executive**

**Date:                 17 January 2017**

**Relevant Community Outcomes**

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

**Executive Summary**

A revision of the way in which Council's Dog Control service is funded is proposed.

**Staff Recommendation**

That Council undertakes public consultation on a proposal to revise the funding of Dog Control services to 70% user charges and 30% UAGC.

**Report Discussion**

In recent times there have been a number of discussions by Council in which it has been suggested that the funding system for Dog Control services should be revised.

Currently 90% of the cost of this activity is recovered through user charges (with the overwhelming proportion of these charges being dog registration fees) with the remaining 10% funded through a district-wide Uniform Annual General Charge (UAGC). This was intended to reflect that the need for dog control arises from people owning dogs, and as such a very direct 'exacerbator pays' approach should be taken. Recent discussions have however, suggested that this approach perhaps overlooks the following issues:

- There is substantial general public good in having effective dog control, in that it reduces risks of dog attacks and nuisance, creating a better and safer environment for all.
- There are significant numbers of unlicensed dogs, which may cause problems, but for which the associated cost does not get sheeted back to the owner, as they have not paid registration fees. These costs must instead be met by the owners of registered dogs, even if their animals have not generated any cost themselves. As such it is arguable that the current system does not fairly recover costs, with owners of multiple well managed and controlled dogs being particularly adversely affected.
- There is potentially a 'vicious circle' in respect of recovering costs under a system that is heavily reliant upon registrations fees for the funding of dog control services, in that any cost increase requires registration fees to rise, but these higher fees then deter some owners from registering their dogs, hence depressing revenue.

It should also be noted that whilst registration of dogs is a legal requirement, there is no simple way of identifying all the unregistered dogs that are present in the District, and as such maintaining a high level of registrations will always, to some extent, be dependent on the willingness of dog owners to do so, which is clearly linked to the level of dog registration fees.

These factors taken together suggest that there may be benefits in revising the funding of Dog Control to reduce the extent of reliance on registration fees.

A suggested alternative to the current system is to have 70% of the cost of service funded from user charges (mainly dog registration fees) and the remaining 30% funded by a UAGC.

This 20% increase in UAGC would be approximately equivalent to \$35,000 per annum, and equates to an additional charge of \$8.70 per year for each rate paying property.

For such a change to be made would require an amendment of Council's Revenue and Funding Policy, and the Local Government Act 2002 requires that any such amendment is subject to public consultation, though no specific form for this consultation is defined.

To meet this requirement for consultation it is suggested that notices be placed in the local press during the week commencing 23 January 2017 inviting submissions on this proposal by 10 February 2017, with those submissions to be considered at the next Council meeting on 21 February 2017, and with potential for adoption of an amended Revenue and Funding Policy at that time.

A draft of a suggested notice for this purpose is attached.

**Dave Clibbery**  
**CHIEF EXECUTIVE**

**ITEM 27 PLANNING REPORT FOR OCTOBER TO DECEMBER 2016**

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

**From: Environmental Services Manager**

**Date: 17 January 2017**

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**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 October to 31 December 2016.

**Staff Recommendation**

It is recommended that:

The Planning Report for October to December 2016 be received.

**Report Discussion**

During this quarter 20 consents (15 Land Use and 5 Subdivision) were granted under Delegated Authority as set out in the table below. In February 2016 the planning report advised that 21 consents (18 Land Use and 3 Subdivision) were granted in the last quarter of 2016. In the calendar year of 2016 a total of 83 consents (54 Land Use, 29 Subdivision) were granted. By way of comparison there were 66 consents (54 Land Use, 12 Subdivision) granted in 2015.

**Decisions by Ward**

	<b>Land Use</b>	<b>Subdivision</b>
Wharepuhunga	2	1
Kio Kio/Korakonui	9	2
Waipa	0	1
Otorohanga	4	
Kawhia/Tihiroa	0	1
District Wide	0	
<b>Total</b>	<b>15</b>	<b>5</b>

**AR Loe**  
**ENVIRONMENTAL SERVICES MANAGER**

## Attachments

a. Resource Consent Decisions made under Delegated Authority October to December 2016

### RESOURCE CONSENT DECISIONS 1/10/16 TO 31/12/16

No	Applicant/Location/Proposal	Decision
160064	M Marshall 548 Kaora Street <i>Site a dwelling within the 15 metre wide other yard</i>	LU PS GDA 12/10/16
160065	MJ Cox 325 Tainui Street <i>Build a Garage within the front and other yards.</i>	LU PS GDA 12/10/16
160073	D Flintoff 12 Thomson Avenue <i>Earthworks in the Urban Services Area</i>	LU PS GDA 12/10/16
160068	PE Taukiri Mangati Road <i>Dwelling sited within the 15 metre wide Other Yards</i>	LU PS GDA 13/10/16
160070	Te Raumauku Scott Family Trust 85 Te Raumauku Road <i>Build a second dwelling on a Lot that is less than 20h in area.</i>	LU ARL GDA 13/10/16
160066	Ormsby Designer Homes Ltd 17 Haerehuka Street <i>Construct two Dwellings and Create one Additional Lot</i>	LU ARL GDA 19/10/16
160071	Q D West Cooper Drive <i>Build a Garage within the Front and Other Yards</i>	LU PS GDA 27/10/16
160072	AJ Imeson 335 Hoturoa Street <i>Dwelling Extensions within 5.0 metre wide front yard</i>	LU PS GDA 27/10/16
160077	NZ Motor Caravan Association 9 Waipa Esplanade <i>Establish and Operate a Motor Caravan Site</i>	LU ARL GDA 23/11/16
160076	J and D Swartzberg 527 Honikiwi Road <i>Build a dwelling and garage within the 15 m wide Other Yard</i>	LU PS GDA 29/11/16
150023	AL Gower 630 Duncan Road <i>Conservation Activity (tracking) in a Significant Natural Area</i>	LU ARL GDA 8/12/16
160082	LA Neustroski 16-18 Progress Drive <i>Build a Storage Unit within the 3 metre wide Other Yard</i>	LU PS GDA 16/12/16
160084	Transpower NZ Ltd 773 Barber Road <i>Tower maintenance and earthworks on potentially contaminated land.</i>	LU PS GDA 16/12/16
160069	CFPC (New Zealand) Co Limited Kaimango Road <i>Forest harvest Earthworks and Road Access</i>	LU PS GDA 21/12/16
160083	WG James 1263A Pokuru Road <i>Dwelling sited within 15m wide Other Yards</i>	LU PS GDA 21/12/16
<b>Total for Land Use</b>		<b>15 consents</b>
160059	Otorohanga District Council 325 Te Raumauku Road <i>Boundary Relocation</i>	SB PS GDA 27/10/16
160075	RH & CG Mankelow 240 249 Adams Road <i>Create one additional lot and boundary relocation</i>	SB PS GDA 15/11/16

160074 C R Payne and F W Rawlings SB GDA 23/11/16  
36 Kio Kio Station Road *Creation of two additional lots and Boundary relocation*

160080 G M Mclvor SB GDA 1/12/16  
1099 Ngahape Road *Boundary Adjustment*

160081 D L Lewis SB PS GDA 13/12/16  
228 Hewer Road *Create one additional lot*

**Total for Subdivision**

**5 consents**



ITEM 28                    **DISTRICT BUILDING CONTROL OFFICERS REPORT FOR OCTOBER TO DECEMBER 2016**

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

**From:**                **District Building Control Officer**

**Date:**                **17 January 2017**

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**Relevant Community Outcomes**

- Ensure services and facilities meet the needs of the Community
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**Executive Summary**

A report on building control statistics covering the period from 1 October to 31 December 2016.

**Staff Recommendation**

It is recommended that:

The District Building Control Officer's report for the period 1 October to 31 December 2016 be received.

**Report Discussion**

The building consents issued during the quarter are detailed in the table. During last year 214 consents with a total value of \$20,367,131 were granted. In 2015 Council issued 211 consents for building work valued at \$18,607,484.

Type of Work	2016	\$Value of Work	2015	\$Value of Work
Dwellings, Relocated dwellings	16	4,136,807	15	1,842,148
Other Residential Alterations, Garages, Fireplaces	12	465,474	22	594,400
Farm Buildings Dairy Sheds, Barns, Sheds	11	552,220	7	182,658
Commercial, Education Infrastructure	6	1,239,500	3	344,250
Demolition	1	5,000	2	255,000
<b>Total consents issued</b>	<b>46</b>	<b>6,399,001</b>	<b>50</b>	<b>3,128,456</b>
<b>Applications received</b>	<b>52</b>	<b>8,000,395</b>	<b>43</b>	<b>14,181,850</b>
<b>CCC's Issued</b>	<b>45</b>	<b>2,732,590</b>	<b>55</b>	<b>3,518,127</b>

**G Phillips**  
**DISTRICT BUILDING CONTROL OFFICER**

**Attachment: Summary of Building Consents Issued for 1/10/16 to 31/12/16**

<b>Applicant Name</b>	<b>Location</b>	<b>Proposal</b>	<b>Estimated Value</b>
Otorohanga District Council	Kahorekau Road	New 400 m3 Reservoir.	140000
B & G Withers	5448 SH 31	Utility Shed	66000
Paul Rattray Builders	40 Turongo Street	Enclosure of mezzanine floor	160000
Dairytech	75 Honikiwi Road	Farm Shed	50000
VNC Projects Ltd	Te Puia Road,	Relocate existing Dwelling	65000
Ross McGowan Building	66 Blackett Road	Three bedroom dwelling	283200
Davies Homes Ltd	20 Mountain View Rd	Three bedroom dwelling	260000
A1 Homes waikato	85 Te Raumauku Rd	Three bedroom dwelling	340867
Department of Corrections	Waikeria Road	Relocatable dwelling	25000
Department of Corrections	Waikeria Road	Relocatable duplex dwelling	30000
R Dempsey	142 Kaora Street	Construction of new dwelling	200000
ML Wood	Scown Road	Three bedroom dwelling	350000
TJ & L Collingwood Limited	170 Scown Road	Farm shed	25000
Q & D West	Cooper Drive	New Double Garage	50000
S Loughran & S Beem	3 Sangro Crescent	Convert carport into bedroom	15000
Legg Brothers Building Ltd	224 Ngahape Road	Convert carport into lounge	45000
Gisler Architects Ltd	335 Hoturoa Street	Addition of garage and lounge	150000
Dustex	498 Old Te Kuiti Rd	Filtration dust collector system	900000
D Whiteman & K Street	219 Mangamahoe Rd	Toyotami Laser 73 Diesel Heater	3000
Kiwi Transportable Homes Ltd	706 Puketawai Road	Three bedroom dwelling	50000
Alter Architecture Ltd	Ngahape Road	Three bedroom dwelling	390000
Woolly Farm Limited	117 Mangamahoe Rd	Cattle underpass	115000
PE & BM Taukiri	Mangati Road	Four bedroom dwelling	280000
WTS Ltd - Golden Homes Ltd	127E Main North Rd	Four bedroom dwelling	379390
T Silcock	60 Kaimango Road	Dwelling Additions	50000
Maihihi Settlers Hall Society	1034 Maihihi Road	Demolition of Maihihi Settlers Hall	5000
Wilshier Properties Ltd	Factory Drive	Install a 2 cubicle toilet layout	12000
Letts Construction	16-18 Progress Drive	New storage unit	68000
FN & PK Scott	766 Puketawai Road	Wood fire installation	3000
SR Pinny	104 Tapuae Road	Hay barn	35000
WTS Homes Limited	156 Te Tahi Road	Four bedroom dwelling	431860
HCL Construction	211 Honikiwi Road	Shed	24000
N Heppenstall Drafting Services	17A Haerehuka St 140 Waitomo Valley Rd	Two bedroom dwelling	350000
MS Bacon & DR Kay	Rd	A new 3 bay farm shed	13000
We Do It All Ltd	80 Smith Road,	Four bay lean-to shed	18500
MK & SE Bethell	333 Pekanui Road	New swimming pool and fencing	50000
Parker Family Trust	485 Te Tahi Road	Installation of septic tank	8474
Waratah Farms Limited	1035 Ormsby Road	Farrowing Room	150000
Te Kuiti & Otorohanga Plumbing	Haurua Road	Installation of new wood fire	4000
Te Kuiti & Otorohanga Plumbing	39 Mountain View Rd	Installation of new wood fire	4500
SM McGaughan	12 Ellis Road	Double Garage	27000
WTS Homes Limited	254G Pekanui Road	Three bedroom dwelling	391490
W & E Korkie	171 Matire Street	Relocate portacom with ablutions	15000
A1 Homes Waikato	34 Whitbourne Road	Three bedroom brick dwelling	310000
Totalspan	163K Ngahape Road	Outbuilding	37098
Skyline Buildings Hamilton Ltd	251 Old Te Kuiti Rd	Erect garage workshop	18622

**ITEM 29 ODC MATTERS REFERRED FROM 13 DECEMBER 2016**

**To: His Worship the Mayor & Councillors**

**OTOROHANGA DISTRICT COUNCIL**

**From: Governance Supervisor**

**Date: 13 DECEMBER 2016**

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**Executive Summary**

**HIS WORSHIP**

**20 October 2015**

To follow up on the suggestion for a future Council meeting to be held on a local Marae in the District.

**COUNCIL**

**18 October 2016**

To invite the Waikato District Health Board to speak to Council once the investigations have been completed to assure Council and therefore citizens of its ability to deliver effective mental health services to our citizens.

**ENVIRONMENTAL SERVICES MANAGER**

**15 November 2016**

To arrange a meeting with the Trustees of the Raukawa Charitable Trust regarding the co-management of the Waikato River

**CA Tutty**

**GOVERNANCE SUPERVISOR**

**GENERAL**