



Otorohanga District Council

MINUTES

4 April 2017

10.00am

Members of the Otorohanga District Council

Mr MM Baxter (Mayor)
Mrs K Christison
Mr RM Johnson
Mrs RA Klos
Mr P McConnell
Mr KM Phillips
Mrs DM Pilkington
Mrs AJ Williams

Meeting Secretary: Colin Tutty (Governance Supervisor)

OTOROHANGA DISTRICT COUNCIL

4 April 2017

MINUTES

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PRESENT

Councillor Pilkington (Deputy Mayor), Councillors Mrs RA Klos, Mr KC Phillips, Mrs K Christison, Mr P McConnell, Mrs AJ Williams

IN ATTENDANCE

Messrs DC Clibbery (Chief Executive), G Bunn (Finance and Administration Manager), R Brady (Engineering Manager), A Loe (Environmental Services Manager), B O'Callaghan (District Accountant), C Tutty (Governance Supervisor)

The Deputy Mayor declared the meeting open and welcomed those present.

APOLOGIES

Resolved that the apologies received from His Worship the Mayor, Mr MM Baxter and Councillor RM Johnson be sustained.

DEPUTY MAYOR / CR PHILLIPS

OPENING PRAYER

Councillor Williams read the Opening Prayer.

DECLARATION OF INTEREST

When asked by the Deputy Mayor members replied that they had no conflict of interest in matters to be discussed at today's meeting.

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

The Chief Executive advised that he has a report seeking approval from Council for the sale of the main block of Council's Te Raumauku Road farm property.

Resolved that consideration be given to the Chief Executive's report on the proposed sale of the Te Raumauku Road farm property which will require a resolution.

DEPUTY MAYOR / CR KLOS

ITEM 49 SUBMITTERS TO BE HEARD ON THE LONG TERM PLAN

The Deputy Mayor declared the Hearing open to enable consideration to be given to the submissions received on the Long Term Plan 2015 – 2025.

AOTEA ESTATE LIMITED

Mr Kevin Wrenn attended the Hearing and referred Members to his written submission, as Director and Trustee of Aotea Estate Limited.

Mr Wrenn summarised his submission objecting to the amended plan change for the following reasons –

- a) It is not Otorohanga District Council's core business.
- b) Opposes the selective nature of the plan change.
- c) It has no consideration for the uncompleted projects within the District.
- d) It does not address growth or growth opportunities.

Councillor Phillips asked Mr Wrenn to explain his comment of "selective nature" of the plan change.

Mr Wrenn referred to the problems ratepayers are all facing and that the township although unique is struggling. He suggested that Council consider re zoning the boundary 2km out as urban in order to make things happen. He suggested that Council should be trying to attract the private investor to undertake development.

Mr Wrenn felt that Council has to change and to free up conditions to make it attractive for private businesses to enter the District.

Councillor Klos queried with Mr Wrenn whether he had encountered a hard time with Council.

Mr Wrenn replied “yes he has” however, he is trying to move forward. Mr Wrenn stated that Kawhia is not in good shape, which is a reflection of Council policy. He said the matter of leasehold land needs to be addressed.

The Chief Executive replied that Council is not involved in matters of leasehold land.

Mr Wrenn replied that they are stakeholders within the District.

Mr Wrenn informed members that development should be for the whole of the District and all the District needs to be inclusive which means a total plan change. He reiterated that Council should not be involved in property development – it is not Council’s core business.

The Deputy Mayor thanked Mr Wrenn for taking the time to speak to his submission.

The Deputy Mayor informed members that the three-year review of the Long Term Plan will take place next year. This amendment to the plan is due to the current circumstances in the District.

OTOROHANGA BRANCH OF WAIKATO FEDERATED FARMERS

The Deputy Mayor referred members to the submission from the Otorohanga branch of the Waikato Federated Farmers and requested them to take the submission as read.

Council considered the five recommendations contained in the submission.

Councillor Klos suggested that consultation should be carried out with individual farmers in the District to ascertain who may be interested in developing part of their land.

The Deputy Mayor replied that Council does have access to some information on this, and there are still a significant number of consented lots in the rural area which have not been developed.

The Deputy Mayor queried what impact Council's development contribution policy is having on this issue.

The Chief Executive circulated a comparison of development contributions of Waipa District Council and the Otorohanga District Council. He said Waipa has a high level of development contribution compared to Otorohanga, and this does not appear to be an impediment to the growth there.

Following further discussion, it was agreed that an Item be placed on Matters Referred for a Workshop meeting to be held to consider a summary of the key provisions within the District Plan.

ITEM 52 WAIKERIA PRISON EXTENSION UPDATE - PUBLIC EXCLUDED

Reason for Confidentiality

	Grounds	Reason
	Section 48(1) of the Local Government Official Information and Meetings Act 1987, which permits the meeting to be closed to the public for business relating to the following grounds: -	Subject to sections 6, 8 and 17 of the Local Government Official Information Act 1987, the withholding of the information is necessary to:
	48(1a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.	7(2b) Protect information where the making available of the information- (i) Would disclose a trade secret; or (ii) Would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. 7(2f) Maintain the effective conduct of public affairs through- (i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty.

Resolved that the public be excluded from the meeting.

DEPUTY MAYOR / CR MCCONNELL

ITEM 50 SUBMISSIONS TO BE CONSIDERED ON THE LONG TERM PLAN

POPULATION HEALTH

With reference to the submission supporting the following –

- 1) Councils preferred option be that the residential subdivision takes place.
- 2) Population Health supports the installation of a Reticulated Waste Water System in Kawhia.
- 3) Population Health supports the proposed renewals of Water Mains in Otorohanga.

LUNCHEON ADJOURNMENT

Council adjourned for luncheon at 12.45pm and resumed at 1.13pm.

ITEM 51 CONSIDERATION OF SUBMISSIONS TO PROPOSED AMENDED LONG TERM PLAN

In conclusion it was agreed that consideration be given to the following issues raised by Federated Farmers in a workshop situation:

- Summary of Market Assessment Reports not being presented as per 2012 to 2015 LTP, and
- A possible need for a feasibility study of other housing options ie. rural residential, existing empty housing stock.

It was however agreed that neither of these items necessitated a change to the proposed amended LTP.

Resolved that the Amended Long Term Plan, be approved for formal adoption by Council at its meeting to be held 18 April 2017.

DEPUTY MAYOR / CR CHRISTISON

SALE OF TE RAUMAUKA ROAD FARM PROPERTY

The Chief Executive presented a report seeking approval for the sale of the main block of Council's Te Raumauka Road farm property.

Resolved that Council approve the sale of the 191.6 hectare main block (Lot 2) of Council's farm property at 325 Te Raumauka Road for a price of \$1.708 million dollars (plus GST, if any).

DEPUTY MAYOR / CR KLOS

Councillor McConnell requested that it be recorded that the Otorohanga Community Board has agreed to this sale and that the funds received from this be protected in a special fund account.

The Deputy Mayor congratulated the staff involved on a great result.

GENERAL

SERVICES SOUTH EAST CONTRACTOR

Councillor Christison expressed concern that she understood representatives from Services South East have already been into the Inframax Depot in Otorohanga approaching staff and seeking information.

The Engineering Manager replied that he was not aware of this.

DRAFT WAIKATO PLAN

Councillor Klos referred to a meeting to be held this Friday on the Draft Waikato Plan and advised that she is able to attend this meeting but will have no speaking rights. She said it is important that essential medical services are upheld in the rural areas.

Councillor Klos referred to the decision of the Waikato District Health Board in retracting its maternity unit out of the Te Kuiti Hospital and that school bus services are being cut back in some rural areas.

The Deputy Mayor suggested Councillor Klos have discussion with His Worship on these issues.

NOVA REPORT

In reply to Councillor McConnell the Chief Executive reported that the Nova Energy Hearing went well with nothing out of order highlighted.

PIROPIRO

Councillor Phillips informed members of the opening of the PiroPiro Lodge and that he will be in attendance in a personal capacity but could also represent Council.

FONTERRA

Councillor Phillips informed members of his recent visit to Fonterra's Headquarters where in his opinion a totally different business concept has been established.

DISTRICT LIBRARY

Councillor Williams requested that the District Library be reinstated onto Council's Website.

The meeting closed at 1.26pm.