



Otorohanga District Council

AGENDA

17 April 2018

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 (Deputy Mayor)
Mrs A Williams

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA DISTRICT COUNCIL

17 April 2018

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 April 2018 commencing at 10am.

11 April 2018

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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REPORTS

ITEM 250 REQUESTED REVISION OF KAWHIA WHARF FEES

To: Mayor and Councillors
Otorohanga District Council

From: Chief Executive

Date: 17 April 2018

Relevant Community Outcomes

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

Executive Summary

Changes to fees for use of the Kawhia Wharf have been proposed by the Kawhia Community Board.

Staff Recommendation

It is recommended that:

Changes to fees for the use of the Kawhia Wharf requested by the Kawhia Community Board, as presented in this report, are included in the Fee and Charges for the proposed Long Term Plan, and are subject to the associated consultation process.

Report Discussion

At its meeting on 6 April 2018 the Kawhia Community Board made a request to Council for the following changes to fees applicable to use of the Kawhia Wharf, all figures being GST inclusive.

- Annual Berthage Fees (Taharoa ironsand operations) – increase from \$5000 to \$6250
- Annual Berthage Fees (other users) – increase from \$1000 to \$2990
- Annual Wharf Shed Hire (Taharoa ironsand's shed) – increase from \$1100 to \$1375
- Annual Wharf Shed Hire (other sheds) – increase from \$900 to \$1120 per annum.

Based upon current levels of wharf use such increases would collectively increase the revenue from the wharf by almost \$15,000 per year.

The grounds put forward by the KCB members for these fee increases included:

1. A perception that users were not making a sufficient financial contribution towards future major maintenance or renewal costs of the wharf.
2. A view that the additional costs that are in the near future to be incurred in extending and enforcing parking restrictions in the vicinity of the wharf are being primarily incurred due to the activities of the fishing charter boats, and that as such the charter boat operators should meet the majority of those additional costs.
3. A belief that the current charges are significantly lower than those charged by other authorities in comparable situations.

These grounds are considered to have variable levels of validity. Perhaps the least valid is number 1, since Council's financial projections indicate that sufficient depreciation is already being charged to cover future renewal costs, including expenditure of over \$200,000 in the 2026/7 year on re-piling and refurbishment.

To increase charges for depreciation above the current level would only appear justified if a resolution was passed to move away from a previous decision made in September 2011 that Council's financial planning should be based on a replacement of the wharf in around 25 years time with a simple and relatively inexpensive timber jetty and pontoon, which was considered to be adequate for the needs of most current wharf users.

It was the belief of the Kawhia Board and Council at that time that if the Taharoa ironsands operations continued to require a more substantial wharf when replacement of the existing wharf was needed, then the mining operation should itself meet the additional cost required to provide such a more substantial structure, which might be three to four times higher than the cost of a simple timber jetty.

Expecting users such as the charter boat operators to contribute more towards the future replacement of the wharf with a structure that exceeds the service levels that they require does not therefore appear to be fair or reasonable.

The proposed ground number 2 is believed to have some validity, but it is considered important to recognise that no particular party or group of parties can reasonably be considered as being the only recipients of an activity such as enforcement of parking restrictions. It is not only those parties who are associated with the charter boats that may infringe the parking restrictions that are in place around the wharf, and as such it would not be appropriate to expect the charter boat operators to meet the full cost of parking enforcements in that vicinity.

Based on previous evidence it would however appear reasonable to hold the charter operations accountable for a significant proportion of that enforcement cost, perhaps 50% of it.

The net cost of providing a parking enforcement service in Kawhia has been previously estimated to be in the order of \$6,000 per annum, and it is suggested that it would not be unreasonable to recover half of this from increased berthage fees, and then transfer that amount to the regulatory account to offset the parking enforcement costs incurred there.

Such an amount is however well short of the overall revenue increases proposed by the KCB, and hence some other justification for these increases is desirable.

Ground number 3 is considered to provide such justification, as the current funding model adopted by Council for Kawhia Harbour Services activity is 75% funding by the District, and 25% by the Kawhia/Aotea Community, but '*with revenue maximised to the extent that the market allows*'.

Members of the KCB feel that there is an opportunity to significantly increase this revenue, and it is considered difficult to dispute that. The provision of the wharf is essential for the charter boat activities, yet at current levels the charges for berthage will only make up a very minor portion of the charter operator's costs.

It appears difficult to argue that an average charge of just under \$60 per week for the use of the wharf is unreasonably high when a single charter boat fisherman is likely to pay significantly more than that for a trip.

Consultation

Whilst it is considered that these fee increases can be justified, the magnitude of the changes are in some cases very substantial, and for this reason it is considered appropriate that the most affected parties are made aware of the proposed changes so that they can if they desire express their views on this through the Long Term Plan consultation process.

Dave Clibbery
CHIEF EXECUTIVE

**ITEM 251 ADOPTION OF CONSULTATION DOCUMENT FOR LONG TERM PLAN
CONSULTATION**

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

From: District Accountant

Date: 17 April 2018

Relevant Community Outcomes

- 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
 - Foster an involved and engaged Community
-

Executive Summary

The Consultation Document on the Long Term Plan is provided for discussion and adoption.

Staff Recommendation

It is recommended:

- That Council adopts the Consultation Document for Council's Long Term Plan 2018/28.
- That consultation on this document begins 20th April 2018 and be completed at 12pm 21st May 2018.
- That a meeting to hear any submissions be scheduled for Tuesday 29th May 2018 at 10am.

Report Discussion

Deloitte on behalf of the Office of the Auditor General has reviewed the Consultation Document for the 2018 /28 Long Term Plan. At the time this report is being written, the audit process is still being completed. The Consultation Document as sent under separate cover is the most up-to-date at the time this agenda has been sent out, and any changes resulting from the finalisation of the audit will be tabled at the meeting and highlighted to Council prior to adoption.

As part of the consultation process, a timeframe for consultation is required to be determined. Under section 83 of the Local Government Act 2002, a local authority must use the special consultative procedure in adopting a long-term plan. This means that the period of consultation must be a minimum of 30 days. As such, it is suggested that the consultation be closed at 12pm on Monday 21st May 2018.

Another requirement of the special consultative procedure is that the summary of the information contained in the proposal be made as widely available as is reasonably practicable. A one page summary of the consultation document has been prepared to be included in local print media, and the consultation information will also be located on the Council's website and social media channels.

It is suggested that a special meeting to hear any submitters wishing to be heard be scheduled for Tuesday 29th May 2018. This allows for scheduling of any submitters wanting to be heard, as well as providing time for Councillors to review submissions prior to the meeting. This also provides Council staff with the ability to make any changes that may result from the submissions and present a finalised Long Term Plan for adoption at the meeting on 19th June 2018.

B O'Callaghan
DISTRICT ACCOUNTANT

ITEM 252 **DRAFT LONG TERM PLAN 2018/28**

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

From: **Finance & Administration Manager**

Date: **17 April 2018**

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Ensure services and facilities meet the needs of the Community
 - Provide for the unique history and culture of the District
 - Promote the local economy and opportunities for sustainable economic development
 - Manage the natural and physical environment in a sustainable manner
 - Foster an involved and engaged Community
 - Protect the special character of our harbours and their catchments
 - Recognise the importance of the Districts rural character
-

Executive Summary

The Draft 2018/28 Long Term Plan has been completed and provides all of the supporting information required under Local Government Act to support the Consultation Document.

Staff Recommendation

It is recommended:

That the Draft 2018/28 Long Term Plan be adopted

Report Discussion

Changes to the Local Government Act, still see Council's completing a full Long Term Plan, but this is to support the Consultation Document and will be available on Councils website should ratepayers require further information when making a submission.

The purpose of a long term plan is to—

- (a) describe the activities of the local authority; and
- (b) describe the community outcomes of the local authority's district or region; and
- (c) provide integrated decision-making and co-ordination of the resources of the local authority; and
- (d) provide a long-term focus for the decisions and activities of the local authority; and
- (e) provide a basis for accountability of the local authority to the community.

The 2018/28 Long Term Plan is provided under separate cover

G Bunn
FINANCE & ADMINISTRATION MANAGER

ITEM 253 ANIMAL CONTROL OFFICERS REPORT FOR JANUARY TO MARCH 2018

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

From: **Environmental Services Manager**

Date: **17 April 2018**

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 January to March 2018.

Staff Recommendation

It is recommended that:

The Environmental Services Manager's report on Dog and Animal Control activities for the third quarter of the 2017/2018 financial year be received.

Report Discussion

	January	February	March
1. No. of Registration Notices issued	5	5	11
2. No. of Property visits for Registration Checks - Rural	11	14	12
3. No. of Property visits for Registration Checks – Urban	24	21	17
4. No. of Property visits for SOS	0	1	1
5. No. of Property visits for Two Dog Permit	0	0	0
6. No. of Complaints – Dogs Actioned	24	25	18
7. No. of Complaints – Stock Actioned	5	3	5
8. No. of Street Patrols Night – Otorohanga	4	4	4
9. No. of Street Patrols Day – Otorohanga/Kawhia	54	41	36
10. No. of Enquiries – Registration/Dog Control/General	24	26	18
11. No. of Dogs Impounded	11	20	13
12. No. of Stock Impounded	1	1	0
13. No. of Written and Verbal Warnings	21	16	9
14. No. of Infringement Notices Issued	0	1	1
15. No. of Call Outs	3	5	6

Registration Update

At the end of March 2017 the tally of registered dogs had risen to 2484. We currently have 58 dogs on our database that are not registered. The owners of 42 of these dogs have entered into time payment agreements. These dogs become registered once the fees are paid in full. The payment plans are scheduled to be paid up before the end of the financial year.

There are currently 45 menacing dogs registered in Otorohanga District.

AR Loe

ENVIRONMENTAL SERVICES MANAGER

ITEM 254 BUILDING CONTROL REPORT FOR JANUARY TO MARCH 2018

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

From: Environmental Services Manager

Date: 17 April 2018

Relevant Community Outcomes

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

Executive Summary

A report on building control activity for the period January to March 2018.

Staff Recommendation

It is recommended that:

The Building Control report for the period January to March 2018 be received.

Report Discussion

Building control statistics for the first quarter of 2018. The national slowdown in the construction sector is reflected in the consent figures below. These totals are consistent with a decreased level of activity being experienced in neighbouring Districts. Industry commentators have reflected that once the policy directions of the new government are better understood by the market there will be an upswing in investor confidence. It is also anticipated that the new "Kiwibuild" policy with its ambitious targets for house construction will have a marked impact on consent numbers.

Type of Work	2017	\$Value of Work	2017	\$Value of Work
New Dwellings	12	5,091,711	14	4,502,161
Other Residential - Alterations, Garages, Fireplaces, Relocated houses	29	1,433,341	29	1,420,086
Farm Buildings Dairy Sheds, Barns, Sheds	17	2,099,793	17	2,099,793
Commercial, Education Infrastructure	2	1,130,400	3	565,000
Demolition	1	1,000	2	30,000
Total consents issued	50	8,234,625	65	8,617,040
Applications received	49	10,003,304	61	8,797,094
CCC's Issued	58	3,343,693	47	6,504,956

A R Loe

ENVIRONMENTAL SERVICES MANAGER

Attachment: **Building Consents issued – 1 January to 31 March 2018**

Applicant	Location	Proposal	Est. Value
Built Wright Construction	325 Tahae Road	Relocate existing house & build new garage	80000
Built Wright Construction	321 Tahae Road	Relocate existing house on farm & build new garage	80000
Wilson Designer Homes Ltd	700 Honikiwi Rd	4 bedroom home with attached carport	350000
K & G Matthews	374 Waikeria Rd	Addition to existing dwelling	65000
A1 Homes Waikato	Harpers Avenue	3 bedroom dwelling	310427
Leisurecom Homes	96 Wasley Lane	Transportable dwelling	42500
Opus Consultants Ltd	Waikeria Road	Widening of Waikeria Rd Bridge	1020000
Bolt Builders Limited	524 Paewhenua Rd 42 Wharepuhunga Rd	4-bay farm shed	120000
G J Gardner Homes	765 Mangaorongo Road,	3 bedroom dwelling with attached garage	569376
Davies Homes Ltd	678D Mangaorongo Rd	New dwelling with attached garage	580000
A1 Homes Waikato		4 bedroom dwelling with attached garage	450000
Andrew Tabram & Sally Tabram	350 Te Tahi Road	Addition of new lounge and entry to existing home	90000
Skyline Buildings Hamilton Limited	31 Hauturu Road 499 Mangawhero Road	Demolish existing Garage. Erect New Garage, Sleep Out.	39293
Tauporae Farm Ltd		Implement Shed	40000
Design Culture Limited	220 Te Tahi Road	New dwelling	400000
Te Tumu Paeroa (Maori Trustee)	4 Kaora Track	Demolition of Dwelling	1000
Waratah Farms Limited	1021 Ormsby Road	Redpath eco shelter.	90000
Te Kuiti & Otorohanga Plumbing & Gas	16 Ormsby Road	Installation of new wood fire	5000
Pratts Group	155 Hanning Rd	Firenze Freestanding woodfire	8000
Aztech Farm Buildings	674 Ngahape Rd	7 Bay Pole Shed	130000
Totalspan	309 Honikiwi Rd	Outbuilding	19632
J Hayes	908 Rangiatea Rd	Installing a fireplace	7000
Classic Builders Waikato	67 Parihoru Road, Otorohanga 36 Kio Kio Station Road	Four bedroom dwelling	456300
Buznoff Trust (KKS)		Relocate 2 bedroom dwelling	95000
Matthew Mclachlan	1405 Kaimango Rd	3 bay Goldpine Shed	20000
Skyline Buildings	289 Pekanui Rd 342 Mangawhero Road	Garage	19942
Aztech Buildings Ltd		6 bay Pole shed.	94000
A & M Moir	966 Ouruwhere Rd	Dwelling alterations	25000
Roger Ramsey Building	305 Ngahape Road	2 Bay Farm Building	12000
P Rattray Builders	20 Domain Drive	Dwelling alterations	6000

G J Gardner Homes	329 Kahorekau Rd	4 bedroom dwelling	398108
Totalspan	134 Scown Road	Outbuilding	37690
MJ Bell Builders Ltd	Hewer Road	3 bedroom dwelling with attached garage and workshop	670000
Nicholas Heppenstall	122 Otoru Road	En-suite addition, Timber deck and alterations	170000
Simon & Nicola Larsen	37H Mangauika Road	Extensions to dwelling	20000
Skyline Buildings Hamilton Limited	612 Otewa Road	Erect garage	134106
WTS Homes Limited	25 Old Te Kuiti Road	Four bedroom dwelling	770000
Elite Services (2005) Ltd	93 Millard Road	New Herringbone Cowshed & Amenities	180000
RB & LM Gibbons-Goodhew	Harpers Avenue	6-bay farm shed	50000
AD Construction Ltd	286 Tahae Road	Implement Shed	48000
Goldpine Barns	37F Mangauika Rd	outbuilding	19895
N Heppenstall	6 Gradara Ave	Timber deck with steel balustrade	8000
Humes Pipelines	102 Waitomo Valley Road	Bridge	110400
Laser Plumbing Te Kuiti	19 Thomson Ave	Install woodburner	6000
New Vision Architecture Ltd	1013 Owawenga Road,	Addition of bedroom & ensuite.	150000
Goldpine Barns	157 Adams Road	Farm building	33350
AJ Thomas Family Trust	156 Rakaunui Road	3-bay implement shed	34000
Burgess Excavations LTD	Hauturu Road	Pole shed Farm Building	25000
Stuart & Kristin Winfer	210 Ngahape Road	Addition of double garage,	130000
Agbuild Ltd	257 Puketarata Road	2-bay pole shed	14606

ITEM 255 PLANNING REPORT FOR JANUARY TO MARCH 2018

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

From: Environmental Services Manager

Date: 17 April 2018

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 and planning approvals granted during the period 1 January to 31 March 2018.

Staff Recommendation

It is recommended that:

The Planning Report for January to March 2018 be received.

Consent Decisions

During this quarter two notified applications, 16 non-notified applications (8 Land use, 8 Subdivision) and two permitted boundary activities (PBA) were approved. Further details of these applications are provided in the table below and in the attached list of approvals. These approvals compare with 16 consents (12 Land Use, 4 Subdivision) granted in the same period last year.

Decisions by Ward

	Land Use	Subdivision	PBA
Wharepuhunga	1	0	
Kio Kio Korakonui	0	3	
Waipa	3	2	
Otorohanga	2	2	
Kawhia Tihiroa	2	3	2
Total	8	8	2

Notified Applications

Happy Valley Milk. The independent commissioners approved the application from Happy Valley Milk to establish a dry milk powder plant on 8 February 2018. No appeals were lodged.

Waikeria Prison Expansion. The Environment Court released the consent order approving an increase in the capacity of Waikeria Prison to 3000 inmates on 1 March 2018. No appeals were lodged.

AR Loe
ENVIRONMENTAL SERVICES MANAGER

Non-Notified Resource Consent Decisions – 1 January to 31 March 2018

No	Applicant/Location/Proposal	O/S	Decision
180013	KiwiRail Holdings Limited Old Te Kuiti Road/Mangarapa Stream Outline Plan of Works - NIMT Bridge 229.	LDE PS	GDA 2/03/18
180014	Department of Corrections Waikeria Prison Outline Plan Waiver - 28 new beds within Miro Unit	LDE AL	GDA 28/03/18
170074	Otorohanga District & Community Charitable Trust Kakamutu Road Establish and Operate a Medical centre	LU PS	GDA 25/01/18
180003	AM & SA Tabram 350 Te Tahi Road Extension to dwelling within site of significance NH76.	LU PS	GDA 1/02/18
180006	PJ Edwards 152 Sircombe Road Build a Shed within the front yard.	LU PS	GDA 1/02/18
180010	J L Ryan 700 Honikiwi Road Build a Dwelling on a HAIL Site	LU PS	GDA 23/02/18
180011	N Davison 612 Otewa Road Oversize Accessory Building in the Rural Effects Area	LU PS	GDA 15/03/18
180012	IHC New Zealand Inc 50-52 Rangitahi Street Build two additional dwelling units in the Urban Services Area	LU PS	GDA 23/03/18
Total for Land Use		8	
180001	GC & CL McKenzie 1283 Harbour Road Site a Dwelling within the Other Yard	PB ARL	GDA 26/01/18
180007	B A Robinson 67 Parihoru Road To site a dwelling within the 15.0m other yard setbacks	PB ARL	GDA 1/02/18
Total for Permitted Boundary Activity		2	
170071	NW & YJ Rawlings 307 Old Te Kuiti Road Create one additional lot and undertake boundary relocation.	SB PS	GDA 26/01/18
180002	B F Pitts-Brown 627 Waitomo Valley Road Boundary Relocation	SB PS	GDA 26/01/18
160090	JM Jenkins 289 299 Pekanui Road s226 Application to issue two titles	SB PS	GDA 19/02/18
170072	B N Bolt 551 Kawhia Road SH 31/39 Boundary Relocation	SB	GDA 20/02/18
170076	RG & MC Thompson 85 Kio Kio Station Road Create two additional lots	SB	GDA 22/02/18
180005	NH & DE MacDonald Waikeria Road Boundary Relocation	SB PS	GDA 23/02/18

180004	D & S Burton Kio Kio Station Road Create one additional Lot	SB	PS	GDA	15/03/18
180008	PJ & AJ Wolvers 365 Rangiatea Road Create two additional Lots and Boundary relocation	SB	PS	GDA	15/03/18

Total for Subdivision 8

ITEM 256 NEW SECTION OF WAIKATO RIVER TRAIL

**To: His Worship the Mayor and Councillors of
 Otorohanga District Council**

From: Land Management Officer

Date: 17 April 2018

Relevant Community Outcomes

- Promote the local economy and opportunities for sustainable economic development
 - Ensure services and facilities meet the needs of the community
 - Provide for the unique history and culture of the district
 - Foster an involved and engaged community
-

Executive Summary

Approval is sought by Waikato River Trails Trust for the Trust to construct 2 kilometres of additional cycle trail through Department of Conservation land within the Otorohanga District and for Council staff to negotiate a suitable agreement with Crown, Mercury Energy, Waikato River Trails Trust and Council for the management of the trail within our district.

Staff Recommendation

It is recommended that Council resolves;

1. approval is given for Waikato River Trails Trust to construct the new section of the cycle trail and bridge through the Otorohanga District, conditional upon an appropriate agreement being reached in accordance with point 2 of the proposed resolution;
2. authority is given to Council's Chief Executive to enter into agreement with Crown, Mercury Energy and Waikato River Trails Trust for the management of trail within the Otorohanga District.

Background

The Waikato River Trails Trust has requested Council approval to construct an additional 2 kilometres of cycle trail north of Waipapa Dam to come through DoC land and connect to the existing section of trail within our district. In addition to the new section of cycle trail proposed, will be a 105 metre swing bridge across the Waikato River to connect the new trail and eliminate part of the existing trail including a large section of stairs that are very challenging and dangerous, making it safer and more user friendly for recreational users.

The new bridge and new trail section being proposed is part of the 105 kilometres of cycle trail along the Waikato River currently being managed and promoted by the Waikato River Trails Trust. In the last 12 months over 42,000 people have used the Waikato River Trails for recreational purposes and the new bridge will be the 4th suspension bridge on the trail. The other three bridges are made up of; the 152 m Arapuni suspension bridge built in 1927, the 80 m Mangarewa suspension bridge built in 2011 and the 70m Mangakino stream suspension bridge built in 2011.

The cost of the project will be around \$600,000 with it being funded by Ministry of Business, Innovation and Employment (MBIE) and the South Waikato Investment Fund Trust (SWIFT). It is hoped that

subject to the appropriate consents the new bridge and trail section will be completed this winter and in time for hosting the Taniwha Sports Event on 3 November 2018.

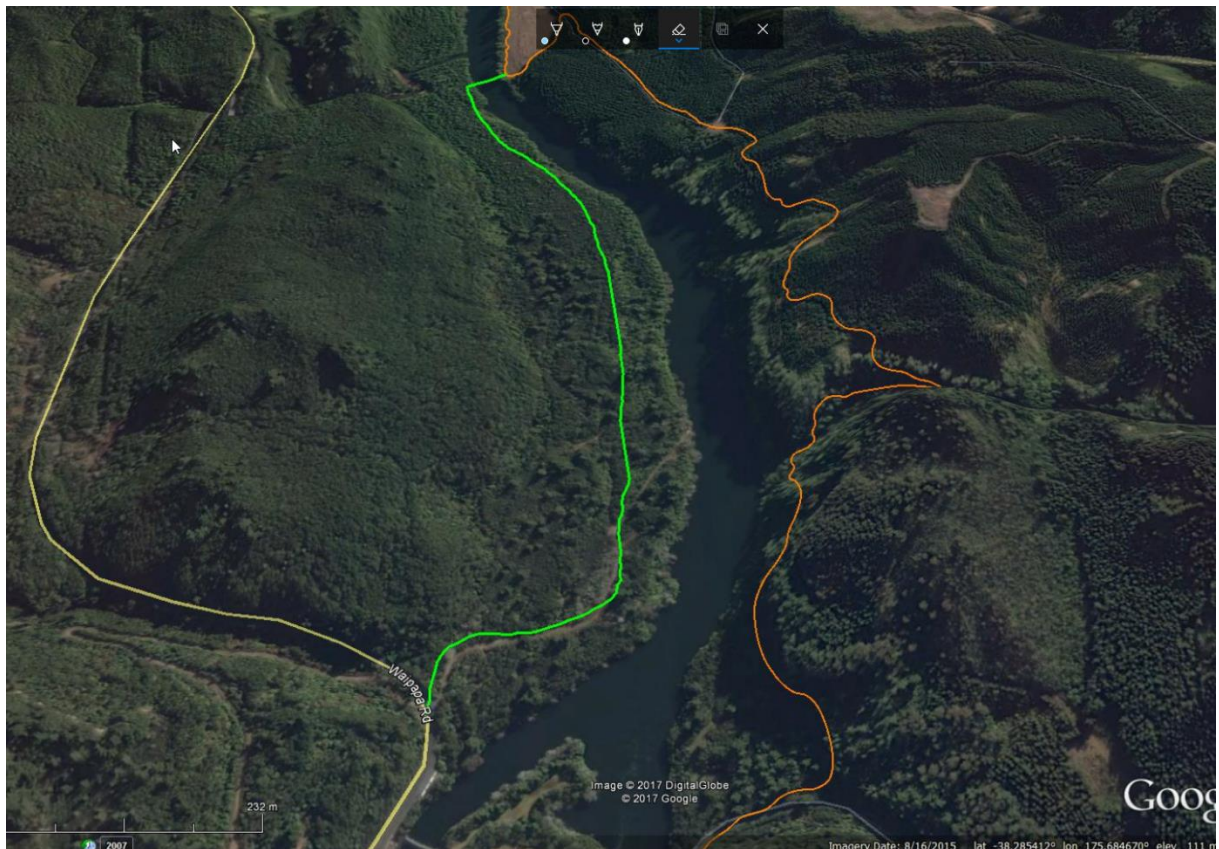
Report Discussion

As the bridge and trail pass over Crown and Mercury Energy administered land we have been requested by Colliers as agents for LINZ to enter into an agreement with them over the management and maintenance of the trail within our district. The proposed Management Agreement will formalise the arrangement that is currently in place with the Waikato River Trails Trust taking responsibility for the trail and the maintenance of it.

Recommendation Summary

It is recommended that Council proceed with permitting the Waikato River Trails Trust to construct the new section of trail and suspension bridge, adhering to the appropriate consent requirements from the relevant Territorial Authorities and that we enter into agreement for the management of the cycle trail within our district to formalise the current arrangement we have and protect the trail infrastructure for future recreational use.

Aerial photo showing the proposed new section of cycle trail in green, 2kms north of Waipapa Dam, with the difficult existing section to be cut out shown in orange on the eastern side of the river.



Patricia Ambury
Land Management Officer

ITEM 257 MATTERS REFERRED – 20 MARCH 2018

To: His Worship the Mayor and Councillors of
Otorohanga District Council

From: Land Management Officer

Date: 17 April 2018

ENVIRONMENTAL SERVICES MANAGER

To prepare a report on the review of the current Dog By Law.

ENGINEERING MANAGER

To arrange for consideration for the installation of a School bus route sign on Huirimu and Aotearoa Roads.

CA Tutty
GOVERNANCE SUPERVISOR

GENERAL

Reason for Confidentiality

	Grounds	Reason
	<p>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: -</p> <p>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.</p> <p>48(1d) That the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the local authority to deliberate in private on its decision or recommendation in any proceedings to which this paragraph applies.</p>	<p>Subject to sections 6, 8 and 17 of the Local Government Official Information Act 1987, the withholding of the information is necessary to:</p> <p>7(2a) Protect the privacy of natural persons, including that of deceased natural persons.</p> <p>7(2d) Avoid prejudice to measures protecting the health or safety of members of the public.</p> <p>7(2f) Maintain the effective conduct of public affairs through-</p> <p>(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.</p>

