



Otorohanga Community Board

AGENDA

11 September 2014

Members of the Otorohanga Community Board

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

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA COMMUNITY BOARD

11 September 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 11 September 2014 commencing at 4.00pm.

4 September 2014

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES – 31 JULY 2014

REPORTS

Item 42 WATER SUPPLY OUTSIDE COMMUNITY

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

From: Engineering Manager

Date: 11 September 2014

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community

Executive Summary

A policy is proposed in respect of the management of the supply of water from the Otorohanga Water Treatment Plant to properties outside of the defined Otorohanga Community and the Waipa Rural Water Supply Scheme area.

Staff Recommendation

It is recommended that:

1. The brief policy in respect of 'out of area' supply of water from the Otorohanga Treatment Plant included in this report is adopted, and shall be included as an Appendix to Council's Water Services Bylaw when that Bylaw is next amended.
2. That the current application for a new connection to the Otorohanga water supply from a property on Rangiatea Road that is outside of the Otorohanga Community and the Waipa Rural Water Supply area is declined.

Report Discussion

At the Board's meeting of 19 June 2014 there was discussion of a potential application from a property outside of the Otorohanga Community and the gazetted area for the Waipa Rural Water Supply Scheme ('Waipa RWS') area to be connected to the town's water supply. It was agreed that once such an application is received and before any decision on it is made, a report was to be presented to the Board that considered issues relating to this and other similar connections.

An application has now been received from the property on Rangiatea Road (outside of the Otorohanga Community and Waipa RWS areas) to connect to the town supply in a similar manner to two other properties on that road.

Provision of Water outside of Defined Supply Areas

There are a number of properties outside of the Otorohanga and Waipa RWS areas that currently receive water from the Otorohanga plant. These properties are in 6 distinct areas as follows:

1. On State Highway 39, McCready, Old Golf and Waitomo Valley Roads (30 connections for residential, industrial and farm users)
2. On State Highway 3 south of the town (2 residential properties)
3. On Blucks Road, 2 connections feeding farm land to the north that is outside the community
4. On Rangiatea Road (2 farm properties)
5. On Ourouhero Road (5 residential properties) within 800 metres of 50 kph sign.
6. On the northern side of Otewa Road between the Mangawhero Stream bridge and Kotahitanga Marae (4 residential properties)

The annual water consumption of all these connections in total is in the order of 25,000 cubic metres per year, which represents approximately 2.5% of the water produced by the treatment plant.

All of these connections are believed to be of long standing, dating back at least 20 years.

The origins of first and largest group of connections is related to the fact that the original supply of reticulated water to Otorohanga did not come from the Waipa River, but was instead taken from a dam constructed on a small stream on the farm property on Te Raumauku Road that is still owned by Council.

Water from this dam was carried into town by a pipeline installed along Waitomo Valley Road and SH39, and it was natural that properties adjoining or nearby this pipeline (including those on McCready and Old Golf Roads) were also given access to this water.

Expectations were therefore established for these properties to receive a reticulated water supply, and when the source of water supply for the community was subsequently changed to the Waipa River the existing reticulation continued to be used, but with water now flowing in the opposite direction.

How the other five groups of connections described above (all on the fringes of the Otorohanga Community) came to be established is not clear. It is suspected that all may have been originally permitted on a relatively informal basis, seeking the benefit of additional revenue but without considering potential broader policy implications.

The situation has however changed since these connections were established. Water has become a more valued commodity, and this has been reflected in greater controls on its use being implemented by the Regional Council. At the time that these existing out-of-area connections were approved the primary determinant of water take would have been demand and infrastructural capacity, rather than the type of water allocation framework that now exists.

It therefore follows that the previous approval of 'out of area' connections should not guide future practice, though the previously approved connections should be permitted to continue, provided that their level of water consumption does not significantly increase.

Policy Issues

There is currently no formal policy in respect of provision of 'out of area' water supply.

Though it is not explicitly stated in any formal Council documents, it seems clear that the intended primary beneficiaries of the Otorohanga and Waipa supply schemes are the properties within the defined boundaries of the Otorohanga Community and the gazetted Waipa Rural Supply Scheme area.

That Council has substantially delegated authority in respect of the Otorohanga Water Treatment and Supply activities to the Otorohanga Community Board reflects the strong linkage between the interests of the defined Otorohanga Community and these services.

If further 'out of area' supply is to be undertaken it would seem reasonable to expect that this must be justified by commensurate benefits to the Otorohanga Community.

It is believed that the greater value of water as a resource, and the potential for the availability of water to have an increasingly significant influence on the development of the town, makes it appropriate to be more discriminating in considering new 'out of area' supply.

Current Application

The current application in respect of the property on Rangiatea Road seeks a relatively limited volume of 'town' water (suggested to be in the order of 1500 litres per day) for use at the farm's milking shed.

Whilst it is easy to understand why the property in question might desire the convenience of such a supply, there appear to be sound reasons why providing it might not be in the best interests of the town.

The associated revenue from associated water charges would be small (less than \$500 per year) but the connection could represent another liability in terms of potential leakage and future maintenance.

In recent times a very significant amount of council water services staff time (with an associated substantial cost to the community) has been spent on attempting to resolve supply issues to one of the existing 'outside community' water users on Rangiatea Road.

Regardless of the fact that some of this work may not have been efficiently or effectively undertaken, it illustrates the fact that having small-volume out-of-community water users connected to the town supply via relatively long lengths of pipeline has the potential to create liabilities (in respect of both cost and water leakage) for Otorohanga and the Waipa RWS area that are avoidable and unjustifiable.

It is however believed that there are potentially other cases where the supply of water to new users outside of the existing defined supply may be beneficial to these primary users, and that the development of some policy guidelines is required.

Proposed Policy for 'Out of Area' Water Supply

A proposed brief policy is presented below (in italics)

Policy for Supply of Water Outside of the Defined Areas (Otorohanga)

Water is produced by the Otorohanga Treatment Plant for the primary purpose of supporting and benefitting the defined Otorohanga Community, and (secondarily) to support agricultural activity within the existing gazetted area of the Waipa Rural Water Scheme ('RWS').

The following activities are generally not permitted, unless specific authorisation is given by the Otorohanga Community Board:

- The supply of water to new additional users located outside of the Otorohanga Community or the Waipa RWS supply area.*
- Increases of more than 20% in the water consumption of any existing users outside of the Otorohanga Community or current Waipa RWS area relative to the average use between 2012 and 2014.*
- Substantial increases of consumption in the Waipa RWS area that are not for primary agricultural purposes.*

- *Increases in the water consumption of the Waipa RWS that result in the RWS taking more than 35% of the total volume of water produced by the treatment plant during any prolonged period of high demand.*
- *Any extensions of the gazetted Waipa RWS supply area.*

The Otorohanga Community Board will only authorise such activities if it is the belief of the Board that the activities will deliver significant overall benefits to the Otorohanga Community relative to the status quo.

For the purposes above the primary category of water-using activity considered likely to provide such significant benefits is the creation of substantial and entirely new businesses that will immediately yield very significant increases in local employment opportunities and/or rateable property value, that are very large in relation to the land value of the property being supplied, that are at a level substantially above that associated with normal primary agriculture. The potential generation of additional revenue from charges for water use will not in itself be considered a significant benefit to the community.

In general the substitution of 'town' water for water previously obtained from other sources for the operation of existing activities outside of the community or RWS area will not be approved.

It is suggested that it would be appropriate to include this Policy as an Appendix to Council's Water Services Bylaw. The need for such inclusion is not however considered urgent as the Policy can exist in its own right until such time as the Water Services Bylaw is next reviewed.

Treatment of Application under proposed Policy

Under the policy above the current application for an additional 'out of area' water connection on Rangiatea Road would be declined.

Dave Clibbery
ENGINEERING MANAGER

Item 43 DRAFT MANAGEMENT ACCOUNTS TO 30 JUNE 2014

**To: Chair & Members
 Otorohanga Community Board**

From: District Accountant

Date: 11 September 2014

Relevant Community Outcomes

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

Executive Summary

The Draft Management Accounts for the period ending 30 June 2014 are attached under separate cover.

Staff Recommendation

It is recommended that:

The Draft Management Accounts for the period ending 30 June 2014 be received.

Brendan O'Callaghan
DISTRICT ACCOUNTANT

**Item 44 APPLICATION FOR TEMPORARY ROAD CLOSURE OTOROHANGA
CHRISTMAS PARADE**

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

From: **Engineering Support Officer**

Date: **11 September 2014**

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Foster an involved and engaged Community
-

Executive Summary

An application has been received from the Otorohanga Business Association for the following road closures within the Otorohanga Central Business District for the purpose of holding the Otorohanga Christmas Parade and associated events. Approval is being sought from NZTA and the Otorohanga Police Service.

Staff Recommendation

It is recommended that approval be granted for the following road closures:

Purpose: Otorohanga Christmas Parade

Date: Friday, 5 December 2014

Details of Closure: **Otorohanga Christmas Parade**

MANIAPOTO STREET / SH3 – from outside Kiwitown Liquor Centre to its intersection with Te Kanawa Street / SH31. Includes intersections with Ballance and Tuhoro Streets

RANFURLY STREET – from its intersection with Maniapoto Street to its intersection with Cowley Lane

COWLEY LANE – entire length

WAHANUI CRESCENT – entire length

WHITTINGTON LANE – entire length

PINE STREET – entire length

HUNTER LANE – intersection with Pine Street

Period of Closure: 5.45pm to 8.30pm

MANIAPOTO STREET / SH3 – from its intersection with Kakamutu Road to its intersection with Te Kanawa Street / SH31. Includes intersection with Ranfurly Street.

Period of Closure: from commencement of the Parade to immediately after the completion of the Parade – approx 7.00pm to 8.00pm.

Detour: By way of Kakamutu Road, Turongo Street and Te Kanawa Street / SH31
OR Huiputea Drive.

With the following conditions imposed:

1. No objections are received from the NZ Police Department or NZTA.
2. Persons will be allowed through in the event of an emergency.
3. Otorohanga Business Association is to pay for all advertising costs in appropriate newspapers. Public notice advertisements are to be published in the Waitomo News.
4. Otorohanga Business Association is 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. Otorohanga Business Association is to comply with the objection provisions contained in the Transport (Vehicular Traffic Road Closure) Regulations 1965.
6. Otorohanga Business Association is to notify the bus and taxi operators of the closures.
7. Otorohanga Business Association is 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. An Otorohanga Business Association 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.

Robyn Hodges
ENGINEERING SUPPORT OFFICER

Item 45 OCB MATTERS REFERRED 31 JULY 2014

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

From: Governance Supervisor

Date: 11 September 2014

Executive Summary

1. MR CHETTY

31 July 2014

- i. To present a Draft Discussion Document on a Sister City Concept to various Community Groups.

2. ENGINEERING MANAGER

19 June 2014

- i. To re-present the plans which were prepared on the provision of a Walkway/Cycle Track around Otorohanga Township.
- i. Following receipt of a formal expression of interest, prepare a report on the extent, number of properties, length of piping etc. in respect to the supply of Otorohanga water to properties in the rural area. – 31/7 - Prepare a more comprehensive Report on Policy to broaden strategy.

CA Tutty
GOVERNANCE SUPERVISOR

GENERAL