



**Otorohanga**

*District Council*

*Otorohanga - where kiwi can fly  
A dynamic, inclusive and unique district*

# Joint meeting of Otorohanga District Council and Otorohanga Community Board

## AGENDA

**10am, Tuesday 27 September 2022**

St David's Community Hall, corner Turongo and Ranfurly streets, Otorohanga

### **Members of the Hearing Panel:**

His Worship the Mayor, MM Baxter (Chair)

Councillor K Christison

Councillor K Jeffries

Councillor RA Klos

Community Board Chairperson N Gadd

Community Board Member P Coventry

Nehenehenui representative Gabrielle

Morgan Nehenehenui representative Bill Paki

Councillor R Johnson (Deputy Mayor)

Councillor B Ferguson

Councillor R Dow

Councillor A Williams

Community Board Member K Brown-Merrin

Nehenehenui representative Wikitoria Tane

Nehenehenui representative Sandra Takawe Paki

Nehenehenui representative Yvonne Mita

Notice is hereby given of a meeting by the Otorohanga District Council and the Ōtorohanga Community Board, in conjunction with the members of the Nehenehenui RMC Ōtorohanga Town Concept Plan Group, will be held in the St David’s Community Hall, corner of Ranfurly & Turongo Streets, Ōtorohanga on Tuesday, 27 September 2022 commencing at 10.00am.

Tanya Winter  
**CHIEF EXECUTIVE**

21 September 2022

**ORDER OF BUSINESS**

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**APOLOGIES**

Apologies for non-attendance from Councillor R Klos and Councillor R Dow were received prior to the agenda close.

**DECLARATION OF CONFLICTS OF INTEREST**

Members are reminded to stand aside from decision making when a conflict arises between their role as an elected member and any private or external interest they may have.

**ITEM:** ŌTOROHANGA TOWN CONCEPT PLAN – CONSIDERATION OF SUBMISSIONS

**TO:** HIS WORSHIP THE MAYOR AND COUNCILLORS, ŌTOROHANGA DISTRICT COUNCIL  
 CHAIRPERSON AND MEMBERS OF THE ŌTOROHANGA COMMUNITY BOARD  
 MEMBERS OF THE NEHENEHENUI RMC ŌTOROHANGA TOWN CONCEPT PLAN GROUP

**FROM:** CHIEF ADVISOR

**DATE:** 27 SEPTEMBER 2022

**Relevant Community Outcomes**

Engaged

Vibrant

Thriving



**1 PURPOSE**

1.1 To consider and make decisions on the submissions received on the draft Ōtorohanga Town Concept Plan (ŌTCP) as a joint meeting of the Ōtorohanga District Council and Ōtorohanga Community Board<sup>1</sup>.

**2 EXECUTIVE SUMMARY**

- 2.1 The draft ŌTCP was released for community feedback in late July 2022, with submissions closing on 16 September 2022 (after the closing date was extended).
- 2.2 74 submissions were received, with the majority of those raising concern about the draft Ōtorohanga Town Concept Plan indicating that Neighbourhoods 5 (Huiputea Drive, Phillips Avenue, Harper Avenue area) and 9 (Old Golf Road area) should be considered for future industrial growth.
- 2.3 Mana whenua/whānau groups with whenua (land) in Neighbourhoods 5 and 9 invited Council and Community Board representatives to three hui on 14/15 September. The request from those hui was for Council to amend the draft ŌTCP to remove industrial reference from Neighbourhoods 5 and 9, which Council did at its meeting on 20 September 2022. In addition, a new action will be added to the ŌTCP to undertake an investigation of options for areas for industrial growth, other than Neighbourhoods 5 and 9. This investigation will need to extend beyond the current Ōtorohanga ward boundary.
- 2.4 A copy of all submissions received form part of this meeting agenda and a list of submitters is attached. A draft schedule of submitters wishing to be heard is also attached, although this is subject to change as staff have yet to hear back from some submitters. A document summarising submissions will be circulated separately to members ahead of the meeting.
- 2.5 Given the decision taken by Council, the hearing and consideration of submissions will now be limited to the other matters raised in submissions.

<sup>1</sup> Ōtorohanga District Council appointed the members of the Nehenehenui RMC Ōtorohanga Town Concept Plan Group as members, with voting rights, for this purposes of this joint meeting.

### 3 STAFF RECOMMENDATIONS

That the Ōtorohanga District Council and Ōtorohanga Community Board:

- a) **Receive** the submissions lodged on the draft Ōtorohanga Town Concept Plan.
- b) Having considered those submissions, **confirm** that the draft Ōtorohanga Town Concept Plan be amended as resolved and referred to the Ōtorohanga Community Board for consideration, endorsement and recommendation to the Ōtorohanga District Council for adoption on 5 October 2022.

### 4 CONTEXT

#### Background

- 4.1 The draft ŌTCP was approved by the Ōtorohanga District Council on 19 July 2022 for community consideration and feedback. Initially, the feedback/submission period was for three weeks, but was later extended to 16 September on request.
- 4.2 During the consultation period, meetings with stakeholder groups and a community drop-in day were held. A mana whenua hui was planned ahead of the formal consultation period, but a delay meant it was not held until 19 August. Concerns raised at that hui about industrial development in Neighbourhoods 5 and 9 prompted the extension of the submission period to 16 September to enable more time for submission consideration/preparation. At that hui, and subsequently, an invitation was extended to any group for the opportunity to meet with Council representatives to discuss the draft ŌTCP.
- 4.3 Subsequent to the August 19 hui, three additional hui with mana whenua/whānau groups were held on 14/15 September. Those hui were held on whenua within Neighbourhoods 5 and 9 that mana whenua/whānau did not want considered for future industrial development or to be subject to the effects of industrial/intensified industrial growth around them.
- 4.4 The request from those hui was for Council to amend the draft ŌTCP to remove industrial reference from Neighbourhoods 5 and 9. This request was supported by at least 65 of the 74 submissions received
- 4.5 At its meeting on 20 September 2022, the Council considered and approved the request from mana whenua/whānau to remove industrial reference from Neighbourhoods 5 and 9, and amend the draft ŌTCP. In making this change, the Council approved the addition of a new action in the draft TCP to investigate options of new areas for industrial development/growth. In order to be robust, this investigation will need to extend beyond the current Ōtorohanga ward boundary.

#### Submission Themes

- 4.6 The quality of submissions received is high, with some strong themes emerging:
  - Support for the purpose/intent of the ŌTCP
  - Support for the focus on ecological areas/networks, including the development of park/reserve areas
  - Supporting improvement of and access to the Waipā River
  - Endorsement of the Te Aranga design principles

- Support for a multi-purpose community hub/facility
  - Support for enhancing the town centre
  - Concern that the importance of parking and State Highway 3 to the town economy is not lost
  - Assessing the town's flood protection levels in light of climate change
  - Developing a broader brand for the town that better reflects the rich history of the area
  - Ensuring the community, including mana whenua/Māori and other key stakeholders, are involved in the development and delivery of key actions
- 4.7 This list of themes is not exhaustive, and a summary of submissions will be circulated before the meeting. This will include collated information sought from submitters as to their priority action preferences.
- 4.8 Some matters raised by submitters fall outside the scope of the ŌTCP. These will be noted and a response provided indicating how/if the matters raised can be addressed.

## 5 MEETING PROCESS

- 5.1 The meeting comprises two parts:
1. Understanding what submitters are seeking – i.e. what changes submitters want to the draft ŌTCP. This is the opportunity for those submitters wanting to speak to be clear about what they want, and for members to seek clarity as/if appropriate. This is also the time when members are clear about what the other submitters (those not speaking) are seeking. Some of the matters raised by submitters do not necessarily require a change to the draft ŌTCP, but are advisory.
  2. Making decisions on what submitters are asking for (called deliberations). This where members will confirm what changes are to be made to the draft ŌTCP. This process may also identify/recommend actions that sit outside the scope of the ŌTCP.

Ross McNeil  
**CHIEF ADVISOR**

APPENDIX 1 – LIST OF SUBMITTERS

First Name	Last Name
Hiria	Anderson
David	Bailey
Orewa	Barrett-Ohia
Kiri	Brown
Jo	Butcher
Helen	Carr
Louise	Carr
Paula	Carr
Carla	Clarke
Ethan	Corbett
Hazel	Coromandel-Wander
Lisa	Craven
Mark	Dew
Morgan	Dew
Michelle	Erikson
Tania	Flintoff
Richard	Gibbons-Goodhew
Stuart	Gower
Wayne	Gwynn
Candida	Hamana
Hinetu	Hamana
Shannon	Hamana
Te Whānau	Harmon
Anita	Harris

First Name	Last Name
Ezekiel	Johnson
Monique	Kapua
Anaru	Kawhena
Eden	Kawhena
Thea	King
Robert	King
Manawa	King
Nikki-Pehia	King
Louis	King
Phillip	King
Purua	King
Tutunui	King-McTainsh
Sam	Kohinga
Shaun	Kohinga
Charlie	Koroheke
Lane and Adelle	Martin
Anne	McNeil
Sandra	Morrison
Lisa	Ormsby
Joseph	Ormsby
Julian	Phillips
Shane	Phillips
Shelley	Phillips
Ngaromarose	Preston
Chinekwa	Pye

First Name	Last Name
Kansas	Pye-Koroheke
Savana	Pye-Koroheke
Morris	Pye
Erin	Pye
Summer	Rangimaarie
Heather	Rawles
Richard	Rawles
Robin	Roach
Jared	Smiler (Petition)
Meg	Smiler (Petition)
Sport Waikato	
Kura	Stafford
Ronald	Takerei
Tania	Te Wano
Whitney	Te Wano
Maree	Toa
Hone	Thomson
Megan	Tuhoro (Petition)
Sharon	Turner
Vianni	Ward
To Maanea	Ward-Kororata
Whanau Hau Kainga	
Anonymous1	
Anonymous2	
Anonymous3	

### HEARING SCHEDULE

Submitters have been randomly grouped to be heard in no particular order. Submitters marked with the symbol ❖ have not yet confirmed their attendance.

<i>Submitter</i>	<i>Timing</i>	<i>Page number</i>
Whanau Hau Kainga	10.00	309
Candida Hamana		4, 10, 107
Erin Pye		24
Chinekwa Pye		124
Hazel Coromandel-Wander		131, 133, 139
Monique Kapua	10.30	251
Orewa Barrett-Ohia		82
Tania Te Wano		406
Stuart Gower		403
❖ Helen Carr	11.00	35
❖ Louise Carr		49
❖ Phillip King		230
❖ Anita Harris		1
❖ Carla Clarke		22
❖ Morgan Dew		71
❖ Hinetu Hamana		41
❖ Manawa King		59
❖ Morris Pye		77
❖ Mark Dew		65
❖ Richard Gibbons-Goodhew		257
❖ Sharon Turner		233, 239, 270
❖ Ezekiel Johnson		29
❖ Tutunui King-McTainsh		303