



Otorohanga District Council

AGENDA

24 July 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

24 July 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 24 July 2018 commencing at 10am.

17 July 2018

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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ITEM 272 ADOPTION OF WASTE MANAGEMENT AND MINIMISATION PLAN

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

From: **Chief Executive**

Date: **24 July 2018**

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - The Otorohanga District is a safe place to live
 - Manage the natural and physical environment in a sustainable manner
-

Executive Summary

Council's adoption of the 2018-2024 Waste Management and Minimisation Plan is proposed.

Staff Recommendation

It is recommended that:

Council adopts the 2018-2024 Waste Management and Minimisation Plan in accordance with the previously prepared draft, subject to any minor amendments agreed by Council.

Report Discussion

A report to Council's meeting of 29 May 2018 presented a draft Waste Management and Minimisation Plan for the 2018-2024 period, inviting public submissions on the plan, with a closing date of 30 June 2018.

One submission was received by that date from Para Kore Marae Incorporated, a copy of which is attached, which was generally supportive of the proposed plan.

On this basis it is proposed that the plan is adopted, subject to any minor amendments that Council may wish to make in response to the submission.

Dave Clibbery
CHIEF EXECUTIVE



Waste Management and Minimisation Plan for Otorohanga District Council 2018 Submission

Submission by:

Jacqui Forbes - Kaihautū Matua (General Manager) for Para Kore Marae Incorporated
YES - PARA KORE WOULD LIKE TO SPEAK TO THEIR SUBMISSION

Riro Taonga Mai, Hoki Taonga Atu: We receive valuable resources from Papatū nuku, we return valuable resources to her. Tēnei te mihi nui ki a koutou katoa, koutou ngā mema o te Kaunihera o Whakaoriori, koutou ngā kaimahi - nei rā te mihi, nei rā te tangi!

Background

We are making this submission on behalf of Para Kore Marae Incorporated. Para Kore provides a waste minimisation education programme based on a Māori worldview that has been designed specifically for marae and Māori organisations but is available to all those that request our services. In 2009, we started with a pilot project of three marae. We are now supporting over 300 marae, kura, kōhanga reo and community groups across Aotearoa to reduce waste through refuse, reduce, reuse, recycling and composting.

Para Kore has been established in Maniapoto since 2013. There are currently 20 marae, events and schools working towards Zero Waste in Maniapoto. Cheri van Shrivendijk-Goodman has been working for Para Kore since 2017 and prior to this Pine Campbell was the Kaiārahi (waste advisor).

Purekireki Marae, Hiiona Marae, Maketu Marae, Okapu Marae, Waipapa Marae and Te Iti a Rata Kōhanga Reo in the Otorohanga District Council area are all working towards Zero Waste as part of the Para Kore movement.

We work closely with the Maniapoto Māori Trust Board and have applied to the Waste Minimisation Fund, administered by the Ministry for the Environment to expand Para Kore in Maniapoto which includes the Otorohanga District.

As proposed in the 2018-2024 WMMP, we strongly encourage collaboration with Mana Whenua, and implementation of economic opportunities for the region which could include the development of new resource recovery facilities.

Resource Recovery Centres

Resource recovery centres, such as the one provided by Xtreme Zero Waste in Raglan, should be considered as these can provide jobs through waste diversion. Xtreme Zero Waste is an integral part of the community, generating numerous jobs and injecting more than 1.2 million dollars a year into the local economy. In Raglan, more people come to the recovery centre to purchase things at the store than people coming to drop things off. Their tremendous work is documented

on their website: <http://xtremezerowaste.org.nz/> Auckland Council is in the process of setting up more than 20 community resource recovery centres. We highly recommend the establishment or development of transfer stations into resource recovery centres in Otorohanga and Kawhia.

Organic Waste (including food) Composting Infrastructure

Food waste in landfills produces methane, a particularly potent and nasty greenhouse gas which contributes to climate change. We urge the Council to address the issue of setting up a composting facility for food waste, dirty paper hand towels, compostable event packaging, and green waste. The proposed WMMP 2018-2024 explains that centralised service for food waste collection is suspected not to be viable for council. This could be further investigated to determine if this is true and also to identify alternative systems to address food waste, such as home composting.

A composting facility could be small scale, low technology and enable the diversion of organic waste (including food) from landfill, and the creation of nutrient rich compost for your district. It would save the council a lot of money on transport, disposal and incoming methane emission taxes to have organic waste separated out and composted instead. For example, low maintenance industrial worm farms and composters made available in smaller communities could be an alternative to home pick up (such as the OSCA system <http://www.onsitecomposting.com.au/> which has been put in place at the University of Waikato).

Not planning for the infrastructure required to compost organic waste means valuable resource is going to landfill and contributing to dangerous climate change and increased natural disasters for us now and for our children and grandchildren.

Education and Support for the Para Kore kaupapa

The WMMP 2018-2024 explains that very little waste education effort has been delivered and even a modest increase in this would be useful to the District. We appreciate that you have considered and are supporting Para Kore to deliver waste education in your district. If the Waste Minimisation Fund application is successful the programme will be available not only to marae but also schools, early childhood centres and workplaces. We look forward to working with the Council in coming years on eliminating waste.

Soft plastic recycling

If there is no soft plastic recycling services in your region we recommend that this be addressed. We do however understand that this requires the cooperation of the Packaging Forum and other providers. Soft plastics make up a huge and unnecessary part of landfill waste.

Reducing waste to landfill - moving up the waste hierarchy and demanding central government play their part through mandatory product stewardship of some priority products

In the previous WMMP you acknowledge the need to reduce the amount of waste going to landfill that could be recycled as well as reducing overall waste to landfill. Currently, waste produced in the Otorohanga district goes to Te Kuiti landfill and private landfills on farms and some residences.

The Para Kore programme aims to normalise zero waste behaviours such as reduce and reuse. Para Kore recognises and provides messaging that recycling is not a solution, and we promote moving up the waste hierarchy to refuse, reduce and reuse. China's ban on recycling is creating stockpiles of recycling throughout NZ. Recycling is a last line of defence but a starting point for

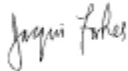
many people as they learn to manage waste responsibly. We encourage council to advocate for product stewardship (under section 2 of the WMA2008) to help reduce hazardous waste streams such as hazardous waste (farming chemicals), tyres and beverage containers (not so hazardous but problematic).

Recommendations:

Whilst we agree that central government has a strong role to play in waste minimisation we must all play whatever part is available to us in the quest to move towards a more circular economy with circular systems in terms of the flow of resources.

1. We recommend that your plan acknowledges tangata whenua and the relationship Māori have with the local waterways and landforms.
2. We strongly encourage the Council to plan for and provide local composting infrastructure. We suggest a visit to Raglan's horizontal composting unit as a first step. Other smaller composters could also be an alternative.
3. We encourage the development of a resource recovery centres in both Kawhia and Otorohanga. We recommend a visit to Xtreme Zero Waste in Raglan.
4. We encourage council to lobby for product stewardship and increased waste levy.
5. We encourage council to provide free hazardous waste collections/drop offs or services in their district.

Ka nui ngā mihi



Jacqui Forbes | Kaihautū Matua
Para Kore Marae Incorporated

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**ITEM 273 APPLICATION FOR TEMPORARY ROAD CLOSURE –
CLUB TARGA SILVER FERN RALLY 2018**

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

From: Senior Engineering Assistant

Date: 7 July 2018

Relevant Community Outcomes

- Promote the local economy and opportunities for sustainable economic development
 - Foster an involved and engaged Community
 - Recognise the importance of the Districts rural character
-

Executive Summary

An application has been received from the Club Targa Inc. for the following road closure within the Otorohanga District, to enable the Club Targa Inc. to hold the Silver Fern Rally 2018.

Staff Recommendation

It is recommended that:

Purpose: Silver Fern Rally 2018

Date: Saturday 24 November 2018
 Sunday 25 November 2018

Details of Closure:

With the following conditions imposed:

1. Emergency services have complete right of passage at all times.
2. Club Targa Inc. is to pay a refundable bond of \$4000 for each gravel road they intend to use, within the Otorohanga District Council network.
3. Club Targa Inc. is to pay an application fee of \$400 towards the administration of the road closure to Otorohanga District Council.
4. Club Targa Inc. is to pay for all advertising costs to the appropriate newspapers. Public notice advertisements are to be published in the Waitomo News.
5. Club Targa Inc. 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 the property or persons as a result of rally activities during the road closure period.
6. Club Targa Inc. is to comply with the objection provisions contained in the Transport (Vehicular Traffic Road Closure) Regulations 1965.

7. Club Targa Inc. is to liaise, and provide evidence of liaison with all operators and businesses that may be affected by the road closures.
8. Club Targa Inc. is to consult with all residents of all properties on the roads intending to be closed and also the residents on roads connecting with roads intending to be closed, including any, no exit roads. Two mail drops to residents are to be carried out. All initial mail drops to residents are to be approved by Council staff before distribution commences. The subsequent mail drop is to be completed no later than ten full days before the proposed closures.
9. Club Targa Inc. is solely responsible for signposting and policing of the roads to be closed, to ensure that only vehicles connected with the event have access to the road closure areas. This includes arranging the delivery, erection and staffing of all road closure barriers and the removal thereof after closures. All gates and entranceways are to be taped and to ensure its removal immediately thereafter.
10. Signs advising of the road closures are to be erected at the start and end of the closed portions of the roads and on each intersecting road two weeks prior to the road closure. All signs are to be removed immediately after the closure. A Club Targa Inc. 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.

Report Discussion

Club Targa Inc. have applied for this road closure pursuant to the Tenth Schedule of the Local Government Act 1974.

They are prepared to comply with the objection provisions contained in the Transport (Vehicular Traffic Road Closure) Regulations 1965. Club Targa Inc. are in the process of obtaining consents from residents of the affected areas, indicating agreement for the road closures. They have also conducted an initial letter drop and will carry out a reminder mail drop no later than ten full days before the proposed closure.

Marion Fleming

SENIOR ENGINEERING ASSISTANT

ITEM 274 ANIMAL CONTROL OFFICERS REPORT FOR APRIL TO JUNE 2018

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

From: Environmental Services Manager

Date: 24 July 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 April to June 2018.

Staff Recommendation

It is recommended that:

The Environmental Services Manager's report on Dog and Animal Control for April to June 2018 be received.

Report Discussion

	April	May	June
1. No. of Registration Notices issued	7	5	14
2. No. of Property visits for Registration Checks - Rural	12	10	12
3. No. of Property visits for Registration Checks – Urban	17	17	15
4. No. of Property visits for SOS	1	2	9
5. No. of Property visits for Two Dog Permit	0	1	2
6. No. of Complaints – Dogs Actioned	21	28	21
7. No. of Complaints – Stock Actioned	2	2	5
8. No. of Street Patrols Night – Otorohanga	4	4	4
9. No. of Street Patrols Day – Otorohanga/Kawhia	28	31	29
10. No. of Enquiries – Registration/Dog Control/General	21	28	21
11. No. of Dogs Impounded	12	8	6
12. No. of Stock Impounded	0	0	0
13. No. of Written Warnings – Dog Infringement Notices	9	15	12
14. No. of Infringement Notices Issued	1	0	0
15. No. of Verbal Warnings – Dog Control	7	4	5

Registration Update

The annual renewal of dog registrations is proceeding well. Registration payments are due by 1 August with a late payment penalty of 50% payable after that date. There have been a series of advertisement run in the local newspaper and on our website encouraging dog owners to complete registrations before penalties are applied. At the time of writing this report 1460 dogs had been registered. Based on last year's total approximately 1000 dogs are still to be registered.

AR Loe
ENVIRONMENTAL SERVICES MANAGER

ITEM 275 PLANNING REPORT FOR APRIL TO JUNE 2018

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

From: Environmental Services Manager

Date: 24 June 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 April to 30 June 2018.

Staff Recommendation

It is recommended that:

The Planning Report for April to June 2018 be received.

Consent Decisions

During this quarter 16 non-notified applications (8 Land use, 8 Subdivision) and six 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 22 consents (12 Land Use, 10 Subdivision) granted in the same period last year.

Decisions by Ward

	Land Use	Subdivision	PBA
Wharepuhunga	2	1	1
Kio Kio Korakonui	0	3	2
Waipa	0	0	2
Otorohanga	1	1	0
Kawhia Tihiroa	5	3	1
Total	8	8	6

National Planning Standards

The Ministry for the Environment has released the proposed National Planning Standards for public consultation. These standards will establish a template for the structure of all Regional and District Plans with a view to creating greater consistency of the standards and rules contained in Plans across all Councils. The government plans to gazette these regulations in April 2019 with most Councils being given five years from that time to implement the necessary changes. The full impact of the new standards will not be known until the final version is released following consultation. Many Councils have stated that the proposals will require additional resources to implement and the associated funding will be considerable.

AR Loe
ENVIRONMENTAL SERVICES MANAGER

Non-Notified Resource Consent Decisions – 1 April to 30 June 2018

No

180022 Department of Corrections	LDE	ARL	GDA	20/04/18
Waikeria Prison Expansion Outline Plan of Works				
180020 CB Transporters	LU	PS	GDA	13/04/18
164 Ormsby Road, Extend light engineering workshop				
180017 GS Meanie	LU	PS	GDA	27/04/18
1093 Ormsby Road, Site second Dwelling on one certificate of title				
180026 Department of Corrections	LU	PS	GDA	2/05/18
S127 Application to change conditions of RM170041				
180027 KG Investments Holdings Limited	LU	PS	GDA	18/05/18
58 Main North Road, Seven room motel unit				
180033 KW and CA Giffney	LU	PS	GDA	5/06/18
249 Lawton Drive, Addition to dwelling in the Aotea Extreme Hazard Area				
180038 T A Garland	LU	ARL	GDA	8/06/18
434 Te Tahia Road, Build a garage on land subject to Designation D74				
180039 Waipapa Marae Committee	LU	PS	GDA	12/06/18
5489 Kawhia Road, Build a Whare Kai in the Coastal Policy Area				

Total for Land Use 8 consents

180023 A M Robinson	PB	PS	GDA	19/04/18
678F Mangaorongo Road. Site a new dwelling within the 15 metre setback.				
180018 KR & RJ Shirley	PB	PS	GDA	1/05/18
35 Mangauika Road, Build a dwelling within 15m wide other yard				
180030 CJ & D Hose	PB	PS	GDA	15/05/18
6 Te Kawa Road, Build a carport within the 15m Other yard				
180031 R Owens & WM McGregor	PB	PS	GDA	15/05/18
136A Te Kawa Road, Build a shed within the 15m wide other yard.				
180035 EJ Gloyn & JM Witherick	PB	PS	GDA	22/05/18
652 Bayley Road, Dwelling extensions within the 15m Other yard				
180036 N and L Rawlings	PB	PS	GDA	22/05/18
96 Otewa Road, Build a shed within the Other Yard setback				

Total for Permitted boundary activities 6 consents

180016 T Haswell	SB	PS	GDA	9/04/18
874 Owhiro Rd, Create one additional lot.				
180024 LT and PR Holden	SB	PS	GDA	18/04/18
5 Main North Road, Boundary Relocation				
180025 S J Stevenson	SB	PS	GDA	19/04/18
112 Bayley Road, S127 Application to change condition 16 of RM110053				
180028 L R Phillips	SB	PS	GDA	15/05/18
210 Rangiatea Road, Boundary Relocation				
180029 B E Pitts-Brown	SB	PS	GDA	22/05/18
627 Waitomo Valley Road, Create one additional lot				
180032 N I Sanson	SB	PS	GDA	30/05/18
52 Burr Road, Boundary Relocation				
180019 Happy Valley Milk Ltd	SB	PS	GDA	18/06/18
5 Redland Road, Creation of one additional lot and road to vest in council				
180021 BK and LE Knight	SB	PS	GDA	27/06/18
106 Ngahape Road, S127 Application to change conditions of RM10085				

Total for Subdivision 8 consents

ITEM 276 BUILDING CONTROL REPORT FOR APRIL TO JUNE 2018

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

From: Environmental Services Manager

Date: 24 July 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 1 April to 30 June 2018.

Staff Recommendation

It is recommended that:

The Building Control report for the period April to June 2018 be received.

Report Discussion

Attached summary of building consents granted during the second quarter of 2018.

Type of Work	2018	\$Value of Work	2017	\$Value of Work
New Dwellings	9	2,224,603	12	3,674,071
Other Residential - Alterations, Garages, Fireplaces, Relocated houses	59	2,045,008	49	876,381
Farm Buildings Dairy Sheds, Barns, Sheds	17	1,511,150	18	1,802,000
Commercial, Education Infrastructure	3	3,110,000	3	356,000
Demolition	1	15,000	0	0
Total consents issued	89	8,905,761	82	6,708,452
Applications received	93	7,614,486	91	7,026,068
CCC's Issued	78	6,017,627	65	5,402,605

A R Loe

ENVIRONMENTAL SERVICES MANAGER

Attachment: Building Consents issued – 1 April to 30 June 2018

D & K Crake	56 Cowell Street	Alterations to garage	60,000
New Vision Architecture	678F Mangaorongo Rd	Dwelling	298,000
Chibnall Buckell Architects	Kakamutu Rd	Medical Centre	2,530,000
G & R Meanie	1093 Ormsby Road	Transportable three bedroom dwelling	70,000
Shedit NZ Ltd	434 Te Tahi Road,	Pole shed with utility room	68,000
Otorohanga Plumbing	22 Rangitahi Street	Install fireplace	5,000
Pratts Group	92 Mountain View Rd	Install fireplace	6,000
Redpath Pacific Ltd	2838 Kawhia Road	Cattle standoff shelter	276,000
WTS Homes Ltd	32 Wharepuhunga Rd	Three Bedroom dwelling	562,375
Otorohanga Plumbing	12 Ellis Road	Install fireplace	5,000
Otorohanga Plumbing	46 Kakamutu Road	Install fireplace	5,000
Versatile Buildings	115 Tauraroa Valley	Two garages	70,900
Scanlan and Jones	91 Kaimango Road	Install fireplace	4,000
Plumbing & Gas Works Ltd	876 Mangawhio Road	Install fireplace	3,600
Dairytech	819 Maihihi Road	Herringbone dairy shed	310,500
WTS Homes Limited	233 Te Tahi Road	Three Bedroom dwelling	287,000
Otorohanga Plumbing	407 Mangati Road	Install fireplace	5,000
Nick Heppenstall	10 Long View Cres	Add bathroom to basement	100,000
Nick Heppenstall	4 Long View Cres	Addition to dwelling	60,000
J T Buckingham	45 Tauhi Street	Pole shed	5,750
Otorohanga Plumbing	551 Turitea Road	Install fireplace	5,000
CJ & DL Hose	6 Te Kawa Road	Carport	4,500
Classic Builders	127C Main North Rd	3 Bedroom dwelling	350,228
Pratts Group	4 Okoko Road	Install fireplace	9,000
B & A Street	55 Burr Road	Addition to shed	10,000
Pratts Group	67 Parihoru Road	Install fireplace	5,000
M Van Grootel	308 Mangaorongo Rd	Relocate Three Bedroom dwelling	200,000
Roger Ramsey Building	1265a Pokuru Road	Relocate Lockwood dwelling	25,000
Waipa Plumbing & Gas	112 Bayley Road	Septic Tank Installation	7,000
Gisler Architects	Kakamutu Road	Relocate Pipe Band hall	80,000
Waipa Plumbing & Gas	278 Otewa Road	Install fireplace	3,000
Otorohanga Plumbing	40 Mangaorongo Rd	Install fireplace	5,000
Grant McMillan Construction	486 Mangawhero Rd	Rotary Dairy Shed	460,000
Tyson Bros Ltd	232 Huirimu Road	Garage	27,000
Goldpine Barns	234 Honikiwi Road	Farm shed	17,150
S.F & P.A Beveridge	487 Te Tahi Road	Five Bay Pole Shed	40,000
Otorohanga Plumbing	455 Rangiatea Road	Install fireplace	5,000
Otorohanga Plumbing	392 Owawenga Road	Install fireplace	5,000
Aztech Farm Buildings	136A Te Kawa Road	3 Bay farm shed	63,000
DC Clibbery	22 Long View Cres	Install fireplace	3,000
Pratts Group	9 Trapski Drive	Install fireplace	7,000
Waratah Farms Limited	1021 Ormsby Road	Install fireplace	5,000
Heartland Homes	30 Scown Road	Four bedroom dwelling	350,000
Versatile Buildings	249 Adams Road	Garage	37,500
Kiwi Transportable Homes	7 Hoturoa Street	Transportable dwelling	40,000
C Tamati	11 Merrin Avenue	Install fireplace	5,000
Dairytech	8 Grice Road	Cattle Underpass	60,000
Murray Hall	2803 State Highway	Install fireplace	5,000

Nicholas Heppenstall	750 Mangaorongo Rd	Double garage with office	50,000
Otorohanga Plumbing	140 Mangawhero Road	Install fireplace	5,000
Otorohanga Plumbing	104 Mangamahoe Road	Install fireplace	5,000
Waikato Pools	732 Mangaorongo Rd	Swimming pool	50,000
B Robinson	67 Parihoru Road	Retaining wall	50,000
Nicholas Heppenstall	58 Main North Road	Seven unit motel	500,000
Pratts Group	745 Puketarata Road	Install fireplace	7,900
PA Jones	268 Cooper Drive	Septic Tank Installation	13,000
P Linehan	222 Te Kawa Road	Implement shed	20,000
Brown and Coombe Ltd	161 Ouruwhero Road	Implement shed	13,000
Versatile Buildings	96 Otewa Road	Shed	15,990
Pratts Group	1575D Cherry Road,	Install fireplace	9,000
Brymer Design	5491 Kawhia Road,	Wharekai	848,000
Service Resources Ltd	5 Cruden Avenue	Renovate bathroom	108,000
Singleton & Hansen	19 Terry Road	Install fireplace	5,000
Nicholas Heppenstall	10 Waitomo Valley Rd	Septic Tank Installation	30,000
Insulmax Waikato	760 Pouewe Street	Insulmax Wall Insulation	2,500
Waipa Plumbing and Gas	438 State Highway 3	Install fireplace	3,000
Aotea Holidays Limited	480 Lawton Drive	Install fireplace	3,000
Otorohanga Plumbing	374 Mangawhero Road	Install fireplace	5,000
Shedit NZ Ltd	665 Puketawai Rd,	Garage	17,000
RHL House Movers	507 Hoturoa St	Relocate dwelling	85,000
J & F Bell	284 Ranginui Road	Install fireplace	6,000
Insulmax Waikato	930 Pouewe Street	Insulmax Wall Insulation	5,000
Pratts Group	313 Hikurangi Road	Install fireplace	8,500
Versatile Buildings	1656 Otorohanga Rd	Double garage	14,500
L & S Waghorn	Ouruwhero Road	Dwelling (multiproof)	41,000
Skyline Buildings	188 Tauraroa Valley	Garage	18,104
Skyline Buildings	326 Tauraroa Valley	Garage/Office	37,874
P & D Swney	511 State Highway 3	Install fireplace	5,000
Pratts Group	1887 State Highway	Install fireplace	6,000
Shedit NZ Ltd	59 Millard Road,	6 Bay Tractor Shed	30,000
Wairimu Pastoral	211 Huirimu Road	5 Bay Pole Shed	20,000
Swainson Road Farm Ltd	92 Swainson Road,	Install fireplace	6,000
Otorohanga Plumbing	412 State Highway 3	Install fireplace	5,000
Otorohanga Plumbing	6 Waitomo Valley Rd	Install fireplace	5,000
Otorohanga Plumbing	18A Old Te Kuiti Rd	Demolition of Dwelling	15,000
Kiwi Designer Homes	106 Ngahape Road	3 Bedroom Dwelling	226,000
Versatile Buildings	43 Mountain View Rd	Double garage	29,890
Pratts Group	7 Rangitahi Street	Install fireplace	7,700
Pratts Group	17 Phillips Avenue	Install fireplace	8,300

**ITEM 277 APPOINTMENT OF ADDITIONAL COMMITTEE MEMBER TO
DISTRICT LICENSING COMMITTEE**

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

From: Environmental Services Manager

Date: 24 July 2018

Relevant Community Outcomes

- Manage the natural and physical environment in a sustainable manner
- Ensure services and facilities meet the needs of the Community
- The Otorohanga District is a safe place to live

Executive Summary

The Chairperson of the District Licensing Committee (DLC) has requested that Waipa, Otorohanga and Waitomo District Councils approve the appointment of Tegan McIntyre to their respective Licensing Committees. This matter has arisen due to the pending absence of the Chair for a period of four weeks. However problems have recently occurred in all Districts when attempting to convene the Committee on short notice to decide applications for special licenses. A combination of factors including illness, absence and conflict of interest has led to special licence applications being declined for this reason. The appointment of an additional committee member will ensure adequate capacity for the Committee into the future.

Staff Recommendation

It is recommended that:

1. The report from the Environmental Services Manager be received and,
2. That Tegan McIntyre be appointed as a member of the District Licensing Committee and,
3. That the term of this appointment will align with those of the current Committee members and,
4. That in the event of the Deputy Chair being unavailable due to a conflict of interest, Tegan McIntyre is appointed to Chair the District Licensing Committee.

Report Discussion

In December 2016 Otorohanga District Council formally approved the appointment of our current District Licensing Committee and Chairperson together with the delegated authority to determine all applications for alcohol licences and managers certificates filed within the Otorohanga District. With one exception the same committee members were selected for the Waipa and Waitomo Licensing Committees.

In 2016 Council approved the following as members of the District Licensing Committee:

- Mrs Sara Grayson Chairperson
- Councillor Roy Johnson Deputy Chairperson
- Mr Ross Murphy
- Ms Patsi Davies
- Dr Michael Cameron

A DLC is formed from a quorum of three members selected from the list above, one of whom must be the Chairperson. In her absence the Chair can nominate the Deputy to fill that role.

In the absence of the Deputy a further appointment for a stand in Chairperson is required to allow the Committee to convene.

At the time of appointment a total of five members was deemed sufficient however as the role of the Committee has developed it would now seem sensible to increase the roster of available Committee members.

Tegan McIntyre brings experience and knowledge to this role. She has recently provided training for the DLC Deputy Chairs and is a member of the Waipa and Hamilton City Council DLCs. I have no hesitation in recommending her for this position.

Andrew Loe
ENVIRONMENTAL SERVICES MANAGER

ITEM 278 LEASE OF LAND FOR COMMUNITY MEDICAL HUB

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

From: Land Management Officer

Date: 24 July 2018

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Promote the local economy and opportunities for sustainable economic development
-

Executive Summary

Post the recent adoption of Council's Long Term Plan (LTP) 2018 – 2028 which includes Council's commitment to the new community medical hub proposal, Council staff now wish to progress the next stage of this process and seek Council approval by way of resolution for this to occur.

The proposed occupation of the new medical hub on Reserve land requires a Lease to be negotiated between Council as Landlord and the successful applicant for the Lease of the land for the medical hub site.

Under section 61(2) of the Reserves Act 1977, the Council is a leasing body for the purposes of the Public Bodies Leases Act 1969. That Act accordingly applies to this particular Lease and under section 9 of the Public Bodies Leases Act Council is required to go through the process of seeking public applications for the Lease of the Local Purpose Reserve land at a specified rental amount, for the purpose stated by Council, being that of a community medical hub.

Section 17 of the Public Bodies Leases Act defines the process that Council is bound by, which includes but is not limited to the following;

- the leasing authority shall by public notice call for applications to lease the land
- the notice shall specify the rent at which the land will be leased
- the date and time of closing of applications and place for making applications, being not less than 21 days from the date when the land is first notified as open for leasing

Although it is acknowledged that the Otorohanga District and Community Charitable Trust (ODCCT) would appear to meet the requirements of a suitable party to provide the new medical hub building and therefore could be awarded a Lease for the land the building will occupy, Council cannot at this stage rule out other parties that may also be suitable to meet the requirements by way of providing a new purpose built community medical hub that will equally meet the needs of the community as per Council's Community Outcomes and the guiding principles under section 14 (1)(h) of the Local Government Act 2002.

The rental as at the commencement date of the Lease has been determined as follows:

The adjacent St Johns Ambulance site has an area of 2100 metres square and an unimproved land value of \$117,000.00 as at 4 November 2011. The land proposed for the location of the medical hub is considered very comparable to this site. At this rate of unimproved land value (\$55.00 per metre square) and assuming a rental at 6% per year, the rental based on the land having an area of 2500 metres square would be approximately \$8,250.00 per annum.

Once Council has been through the process of seeking public applications for the Lease of the Reserve land, staff will come back to Council with a recommendation for awarding the Lease along with details of the proposed terms of the Lease for a Council resolution to proceed with awarding the Lease so construction can begin for the new medical hub.

It should be noted that if more than one application is made for the Lease, determination of which application is most suitable will be in accordance with section 17 of the Public Bodies Leases Act, which gives Council discretion in this selection.

Staff Recommendation

1. That Council approves for staff to proceed with the process of calling for applications by public notice to Lease the land classified as Local Purpose Reserve off Kakamutu Road, Otorohanga for the specific purpose of providing a community medical hub to meet the current and future medical needs of the Otorohanga and District community.
2. That Council approves the recommended rental rate for the Lease area for the proposed new community medical hub of 6% per year of the unimproved land value, based on \$55.00 per metre square and the land having an area of approximately 2500 metres square equating to \$8,250.00 per annum.

Background and Report Discussion

Representatives from the local medical practice, Oto Med first informed the Mayor of their desire to construct a new purpose built medical centre at a meeting in July 2016 with the Mayor showing support for the concept due to the recognisable social and economic benefit to the community.

Council became involved at the start of May 2017 when John Oliver informed the Chief Executive of his intention to donate \$1 million towards the proposed new community medical centre which is now being referred to as the Community Medical Hub.

Council's Chief Executive first presented a report to Council on 16 May 2017 informing them of the proposal by Oto Med to develop a new purpose built community medical centre for the Otorohanga District, with the assistance of generous funding from John and Sarah Oliver with the staff recommendation for support from Council for the proposal, including Council being open to considering a joint funding arrangement for the proposed new centre. At that meeting Council showed their support with the following resolution being made;

Council Resolved that:

1. *Council is supportive in principle of potential joint funding, with John and Sarah Oliver, of the construction of a new Medical Centre for Otorohanga to be owned by the Otorohanga Charitable Trust on behalf of the community.*
2. *Council extends its thanks, on behalf of the Community, to John and Sarah Oliver for their outstanding generosity.*
3. *That preliminary consultation is immediately conducted with the community on such Council funding (in the order of \$1 million), prior to undertaking any further substantial planning work towards the proposed project.*

Since the meeting in May Council has been through a number of statutory processes including public consultation and notification to formalise Council and Community support for Council's involvement in the provision of a new community medical hub to ensure the current and future medical needs of the local community are met as per Council's Community Outcomes and section 14(1)(h) of the Local Government Act 2002, which states; 'In performing its role, a local authority must act in accordance with the following principles: in taking a sustainable development approach, a local authority should take into account (i) the social, economic, and cultural interests of people and communities; and (ii) the need to maintain and enhance the quality of the environment; and (iii) the reasonably foreseeable needs of future generations.

The new medical hub proposed by Oto Med will provide for significant advances in the delivery of healthcare in general to the Otorohanga Community. With the new building being estimated at 700m² it will be approximately twice the area of the current medical centre, which will enable many more patients to access a new initiative from the Waikato District Health Board called 'Primary Options'.

This initiative, for which funding already exists, allows health services which would normally require a visit to the Waikato Hospital to be outsourced to a primary care setting, such as Oto Med. Whilst Oto Med is already offering

this service on a limited basis to a few patients, lack of space prevents this option being offered to all who fit the criteria. Under the new proposal patients can be offered intravenous antibiotics and infusions, treatments for cellulitis and for those presenting with chest pain that meet criteria, a program called the Rural Chest Pain Pathway will also be available.

In the new built for purpose clinic, nurses will be able to treat more patients, more effectively and efficiently and more people will be able to be treated locally, with no pressure to travel to Waikato Hospital and the associated financial and emotional stresses that this brings.

Additionally, the proposed new medical centre or hub will have the capacity to offer a comprehensive radiology and ultrasound service, as patients also currently have to travel to receive these services. Once again the financial and emotional costs for patients and their whanau associated with travelling will be removed.

The staff of the existing medical facility are very excited about this proposal and believe that this plan will assist in enabling Oto Med to be able to meet with the changes of medical services in the future. The proposal of the new community medical hub will also be an appealing package to a future medical workforce in the community and to those looking to make Otorohanga their home.

During the investigation into the feasibility of the proposal the discussions and planning have evolved with Council staff keeping Elected Members and the Community included in the decision making at key milestones along the way.

Investigations into a suitable site for the new medical hub resulted in an area of Council owned Reserve land on Kakamutu Road being identified as a potential option to be explored. The proposal to use the Council Reserve land was deemed to be a good fit as there were other existing community facilities/buildings already located on the land with the Reserve itself having been identified as needing to have the classification changed due to these other existing community buildings already occupying the land. The Reserve Land was also easily accessible, relatively central and nearby to the St John's Ambulance Centre and it also allowed for security of tenure with a longer lease being available under the Reserves Act than other previous sites considered were able to offer.

On the 15 August 2017 the Chief Executive presented a report to Council on the matter of the Reserve land located at Kakamutu Road being classified as Recreation Reserve, which didn't accurately reflect the current use with the number of community buildings being located on it (Museum buildings, Parents Centre Building and former Girl Guides Hall now being used as a Community Hall). The Chief Executive recommended in his report that the classification be revoked and the Reserve be reclassified to Local Purpose Reserve (Community Buildings/Facilities) to allow for the way the land was currently being used and the potential additional use of the land for the new medical hub, should final Council and Community approval be given for the proposal. Subsequently at this Council meeting, Council resolved:

'That Council commences the process to reclassify the 5800m² (approx.) of Recreation Reserve west of Kakamutu Road (Part Lot1 DPS 47261 & Lot 3 DPS 82843) and an area of approximately 6000m² around the site of the former WWII memorial on the eastern side of Kakamutu Road (Part Section 2 SO 61620) as Local Purposes (Community Buildings) Reserves.'

The first stage of this process was to place a public notice of the proposed change of classification to the Reserve proposing it be Local Purpose to give members of the public opportunity to submit in support or in opposition to this, a process required of Council under the Reserves Act 1977.

Such a notice was placed on 22 August 2017 with a closing date for submissions of 25 September 2017. At the closing date one submission had been received, from Dr Ross Marshall, the owner of the existing Medical Centre Building, opposing the reclassification of the Reserve.

Dr Marshall's submission in opposition to the proposed change in Reserve classification was addressed in a report presented to Council by the Chief Executive on 24 October 2017 where it was agreed that Mr Marshall's submission did not directly relate to the reclassification of the Reserve but was instead directed at the new community medical centre proposal and Council's involvement in it. Council did not believe that the received submission on the proposed reclassification represented grounds not to proceed with it and went on to make the following resolution:

'That Council approves the Reclassification of Reserve Land off Kakamutu Road as described in the report to Council on 15 August 2017'

Whilst Mr Marshall's submission was arguably not particularly relevant to the Reserve reclassification, Council staff formally responded to Mr Marshall's submission addressing the matters relating to the Reserve that he had raised.

Council staff proceeded with the reclassification process as per the Council resolution and the notice of the change was placed in the New Zealand Gazette in January 2018, upon which the change became official.

The proposal for the new medical hub is now reaching its final stages and the recently adopted Council Long Term Plan includes a commitment of \$1.5 million of loan funding towards the construction of the new medical facility to be built on Council owned Local Purpose Reserve land off Kakamutu Road, Otorohanga.

The occupation of the new community medical hub on Reserve land requires a Lease to be negotiated between Council as Landlord and the party to whose application to Lease the land for the medical hub site is successful through the appropriate application process which has been included in the executive summary of this report.

Patricia Ambury
LAND MANAGEMENT OFFICER

ITEM 279 MATTERS REFERRED – 17 APRIL 2018

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

From: Governance Supervisor

Date: 24 July 2018

ENVIRONMENTAL SERVICES MANAGER

17 April 2018

To organise representative of the various interest groups to speak to Elected Members on issues that WRC Plan Change 1 and Variation 1 pose for the Otorohanga District.

COUNCILLOR KLOS

15 MAY 2018

To arrange for Mr. Robert Quigley to speak to Council on the Waikeria Prison Expansion project.

CA Tutty

GOVERNANCE SUPERVISOR

GENERAL

