



**Otorohanga**

*District Council*

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

## Otorohanga District Council

# AGENDA

5 October 2022

1.00pm

Members of the Otorohanga District Council

His Worship the Mayor, MM Baxter  
Councillor K Christison  
Councillor K Jeffries  
Councillor RA Klos

Councillor R Johnson (Deputy Mayor)  
Councillor B Ferguson  
Councillor R Dow  
Councillor A Williams

For all meeting queries, please contact Council's Manager Governance ([governance@otodc.govt.nz](mailto:governance@otodc.govt.nz))

All attendees at this meeting are advised that the meeting will be electronically recorded (audio and video) for the purpose of webcasting to the Council's YouTube channel. Every care will be taken to maintain individuals' privacy however attendees are advised they may be recorded as part of the general meeting proceedings.

Notice is hereby given that an extra-ordinary meeting of the Ōtorohanga District Council will be held in the St David’s Community Hall, corner of Ranfurly & Turongo Streets, Ōtorohanga on Wednesday, 5 October 2022 commencing at 1.00pm.

Tanya Winter  
**CHIEF EXECUTIVE**

30 September 2022

**ORDER OF BUSINESS**

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**APOLOGIES**

*A member who does not have leave of absence may tender an apology should they be absent from all or part of a meeting. The meeting may accept or decline any apologies. For clarification, the acceptance of a member’s apology constitutes a grant of ‘leave of absence’ for that specific meeting(s).*

At the finalisation of this agenda, no apologies had been received. If an apology is tendered to the meeting the following resolution is recommended:

*That Ōtorohanga District Council receive and accept the apology from councillor xxx for ... (non-attendance/early departure/late arrival).*

**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.*

Should any conflicts be declared the following recommendation is made:

*That Ōtorohanga District Council receive the declaration of a conflict of interest from councillor ... for item ... and direct the conflict to be recorded in Council’s Conflicts of Interest Register.*

**ITEM 289: ŌTOROHANGA TOWN CONCEPT PLAN – RECOMMENDED ADOPTION**

**TO: HIS WORSHIP THE MAYOR AND COUNCILLORS OF ŌTOROHANGA DISTRICT COUNCIL**

**FROM: CHIEF ADVISOR**

**DATE: 4 OCTOBER 2022**

**Relevant Community Outcomes**

Engaged

Vibrant

Thriving



**1 PURPOSE**

- 1.1 To consider and adopt the updated draft Ōtorohanga Town Concept Plan (ŌTCP) and the draft ŌTCP Summary document (Appendices 1 and 2).

**2 STAFF RECOMMENDATION**

That the Ōtorohanga District Council:

- a) Having considered the updated draft Ōtorohanga Town Concept Plan, as amended following the consideration of submissions, and the draft Ōtorohanga Town Concept Plan Summary, as recommended by the Ōtorohanga Community Board, **adopt** both documents, with any further minor editorial changes made as required.

**3 CONTEXT/DISCUSSION**

**Background**

- 3.1 The draft ŌTCP attracted 76 submissions, some of which included petitions signed by dozens of people. The focus for the majority of submitters (at least 65) was concern about the potential for accommodating future industrial development/growth in Neighbourhoods 5 and 9. Both areas had existing mixed land-use activities (industrial and residential), but included significant blocks of mana whenua property on which the whānau groups intended to develop papakainga (housing).
- 3.2 Four hui on this matter were attended by Council representatives, and the request from submitters and via these hui was for Council to amend the draft ŌTCP to remove the industrial reference from Neighbourhoods 5 and 9. This request was considered and supported by the Council at its meeting on 20 September 2022. 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.

3.3 The remaining matters raised in submissions were heard and considered by a joint meeting of the Ōtorohanga Community Board and Council on 27 September. Members of the Nehenehenui RMC ŌTCP group were appointed to this meeting.

**Submission Requests/Decisions Taken**

3.4 The following table sets out the requests made by submitters and the decisions/response taken:

Request	Decision/Response
Include more detailed history in the ŌTCP	The history presented in the draft ŌTCP was deliberately kept at a high level. Having a detailed recorded history of the people and events of Ōtorohanga is a worthwhile outcome, however, it is not appropriate that the ŌTCP project undertakes this given the timing and resourcing requirements.
No further retail or industrial development in Neighbourhood 8	A separate project will be undertaken to consider options/areas for industrial growth, with the likelihood that this exercise will need to consider new areas outside of the Ōtorohanga ward. Retail activity is expected to remain consolidated in the town centre. Any proposals for large format retail will likely need to go a resource consent process.
Improve the parking, entrance, and security at Memorial Park	A reserve management strategy, supported by reserve management plans will be developed over time for all parks and reserves in the district. The suggestions made for Memorial Park can be considered as part of this process.
Assess the capability of the town's flood protection capabilities under climate change	This work will be undertaken with the Waikato Regional Council (WRC) and local Civil Defence Emergency Management and shared with the community to ensure residents/businesses operators are aware of the flood risk and have appropriate response plans in place. Any significant enhancements of the existing system can be considered with the community as part of a future WRC long term plan process
More places and spaces for youth and greater acknowledgement of the need for and coordination of youth/rangatahi wellbeing services	Projects included in the draft ŌTCP, such as the main street upgrade, sports hub, and multi-purpose community facility, provide opportunities for youth/rangatahi to shape what these projects could deliver for younger people. The scoping process for these projects will encourage participation from young people. Giving greater focus on/support for youth/rangatahi wellbeing is acknowledged as being very important. However, there are other plans, policies, processes, and strategies that are better suited to progress these matters.
More/better parking areas	The ŌTCP includes a project to develop a parking strategy for the Town. This will be the opportunity for the community, businesses, etc to shape the future parking options and opportunities
Make papakainga a permitted activity under the District Plan.	This will need to be considered as part of a future review of the District Plan, which is due in next two years (Note: this may be affected by the reform of the Resource Management Act. The current District Plan can be enabling for papakainga).
The ŌTCP vision needs a longer timeframe (e.g., 150 years)	While the ŌTCP indicates a horizon to 2050, much of the Plan and the proposed programme action has a much longer period of focus/benefit. The ŌTCP is expected to be reviewed every 5-6 years, ensuring that the period of focus continues to be long term.
Ōtorohanga doesn't need medium density residential or multi-storey (up to 6 storey) buildings in the town centre	Higher density housing (such as townhouses) is a more sustainable form of housing and offers options for people who want to be closer to the town centre and/or do not want a larger section. Providing for commercial buildings up to six stories recognises the economics of commercial building. While this will be an enabling policy (i.e., not a requirement), the height of new buildings will be a function of the economics at the time.
No reference in the ŌTCP to the Maniapoto Environmental Plan (MEP)	The ŌTCP is consistent with and complementary to the MEP, both sharing a focus on sustainability. The ŌTCP has been amended to better reflect this.

Request	Decision/Response
Improve the water quality in the Waipā River	This an area of focus for the ŌTCP, where the community, mana whenua and government agencies will work together to restore the river and provide better access
Poor drinking water quality	Council has recently invested in upgrading the local water treatment and storage system. Prolonged dry periods (such as last summer) make the treatment of water more challenging when river levels are very low. Investigations on alternative water sources are ongoing.
Make water tanks mandatory	Water tanks are currently required for all new residential and commercial buildings
Upgrade/improve the College	Council has secured additional Government funding (\$1.6 million) for the College to improve teaching levels, teaching resources and student wellbeing
Retain State Highway 3 status for Maniapoto Street	Trucks in the main street has been identified as a major issue. Better separating heavy vehicles from other traffic while encouraging more visitors to the town centre is a project in the ŌTCP
Don't upgrade the southern end of Turongo Street – parking and truck access is important	Scoping the design to upgrade of Turongo Street will involve local businesses, and no decisions will be made without extensive community consultation.
What's the future of Support House given the location options for a new multi-purpose community centre?	A scoping phase for the centre will consider what activities/services could/should be delivered from such a facility and what the best location is. This process will involve community groups including Support House. It will be many years before any new centre is a reality, as funding will be a key factor, and Support House may not need to move. However, Council acknowledges the importance of Support House to the community and will likely commit to helping secure alternative premises should that prove necessary.
Improve heritage buildings in the town centre	The ŌTCP includes a focus on heritage buildings. Council will work with building owners on ways of preserving these buildings for the community.
Ensuring the whole community are involved in the development and delivery of key actions	It is intended that an inclusive, partnering approach is followed in scoping, planning, and delivering the actions specified in the ŌTCP. The ŌTCP has been updated to reflect this, although the agencies/groups/sectors listed will not be exhaustive. Council will look to widely communicate these participation opportunities.
Council should focus on zero waste as a priority	Developing a zero waste strategy is included as a project in the action plan and aligns with Council's 2021-2031 Long Term Plan and the Government's priorities.
The Southern Waikato Economic Action Plan (SWEAP) was intended to deliver similar outcomes to the ŌTCP	SWEAP was proposed by Te Waka, the Waikato regional economic development agency, but never completed and implemented. The ŌTCP is a spatial plan, with a focus on planning for growth and developing community places, spaces, and facilities in Ōtorohanga, rather than a plan to pursue/progress economic development initiatives. The Ōtorohanga District Development Board has the mandate to pursue/progress economic development opportunities.
Recognise and avoid wahi tapu sites when planning for and delivery community projects, such as Te Ara o Waiwaia – Waipā River Park	Where these sites are known, Council will update its maps. In addition, the scoping and planning for these projects will include opportunities for places of significance to be identified and treated accordingly (e.g., avoided)

3.5 The draft ŌTCP has been amended to reflect the outcome of the consideration of submissions, and will, together with the ŌTCP Summary, be circulated for members' consideration. Once the ŌTCP is adopted, submitters will be advised of the outcome of their submissions.

**Options and Implementation**

- 3.6 The Council has the option of not adopting the ŌTCP and Summary, but that would be contrary to the intent of project and the considerable investment already made. It would also be at odds with feedback received throughout the project, most of which strongly supported the direction now signalled. Furthermore, no submission requested that Council not adopt the ŌTCP.
- 3.7 The staff recommendation is that Council adopt the ŌTCP and Summary. In doing so Council is not automatically committing to the implementation of any of the major projects, as there will be review/decision points on all of these prior to their confirmation and implementation. In many cases the delivery of these projects require the support of other agencies/organisations, as well as a need for external funding.
- 3.8 Council has previously approved, in the 2012-2031 Long Term Plan, \$2.1 million over three years (2023-2025) to support the implementation of the ŌTCP and the Kāwhia and Rural Area plans to be developed in 2023. A project management resource will be required to support the implementation of these plans, which will be funded from the budget already approved.

Ross McNeil  
**CHIEF ADVISOR**

**Appendices (provided separately)**

Appendix #	Name of document	Document #
1	Updated draft Ōtorohanga Town Concept Plan	652775
2	Draft Ōtorohanga Town Concept Plan Summary	652776

**ITEM 290: RESOLUTION TO EXCLUDE THE PUBLIC**

**TO: HIS WORSHIP THE MAYOR AND COUNCILLORS OF ŌTOROHANGA DISTRICT COUNCIL**

**FROM: MANAGER GOVERNANCE**

**DATE: 5 OCTOBER 2022**

**Relevant Community Outcomes**

Engaged

Empowered

Responsible



**1 PURPOSE**

1.1 The purpose of this report is to exclude the public from parts of the proceedings of the Council meeting.

**2 EXECUTIVE SUMMARY**

2.1 All formal meetings are open to the public however, there are some parts of the meeting where the public can be excluded. Council must provide a good reason if to exclude the public from a Council or committee meeting - this also includes the media.

2.2 A resolution must be made at a time when the meeting is open to the public stating the general subject of each matter, the reason for passing that resolution in relation to the matter, and the grounds on which the resolution is based.

2.3 Resolutions to exclude the public are made under Section 48 of the Local Government Official Information and Meetings Act 1987. Reasons for 'public excluded' parts of a meeting include:

- Disclosing trade secrets.
- Prejudicing the maintenance of the law (including the right to a fair trial).
- Protecting the privacy of any person.
- Commercial confidentiality or legal privilege.

2.4 Public excluded agenda and minutes are not available to the public.

2.5 Where possible, Council will release public information which has been considered during the public excluded part of a meeting.

### 3 STAFF RECOMMENDATION

3.1 That Ōtorohanga District Council:

a **Exclude** the public from the following parts of the proceedings of this meeting namely,

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Contract award	Good reason to withhold exists under section 7 Local Government Official Information and Meetings Act 1987.	Section 7(2)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

Item Number	Section	Interest
Item 292: Turitea Road and Mangamahoe Road pavement rehabilitation – tender report	7(2)(1)	To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

Kaia King  
**MANAGER GOVERNANCE**