



Otorohanga

District Council

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

Otorohanga Community Board

AGENDA

4 October 2022

4.00pm

Members of the Otorohanga Community Board

Board Member N Gadd (Chair)
Board Member K Merrin-Brown
Board Member P Coventry

Councillor K Christison
Councillor R Dow

For all meeting queries, please contact Council's Manager Governance (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 Community Board will be held in the St David’s Community Hall, corner of Ranfurly & Turongo Streets, Ōtorohanga on Tuesday, 4 October 2022 commencing at 4.00pm.

Tanya Winter
CHIEF EXECUTIVE

29 September 2022

ORDER OF BUSINESS

APOLOGIES	2
DECLARATION OF CONFLICTS OF INTEREST	2
DECISION REPORTS	
ITEM 92: ŌTOROHANGA TOWN CONCEPT PLAN – CONSIDERATION OF UPDATED DRAFT FOLLOWING CONSIDERATION OF SUBMISSIONS	3
INFORMATION ONLY REPORTS	
–	
OTHER ITEMS	
-	

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 Community Board receive and accept the apology from 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 Community Board receive the declaration of a conflict of interest from ... for item ... and direct the conflict to be recorded in Council’s Conflicts of Interest Register.

ITEM 92: ŌTOROHANGA TOWN CONCEPT PLAN – CONSIDERATION OF UPDATED DRAFT FOLLOWING CONSIDERATION OF SUBMISSIONS

TO: CHAIRPERSON AND MEMBERS OF THE ŌTOROHANGA COMMUNITY BOARD

FROM: CHIEF ADVISOR

DATE: 4 OCTOBER 2022

Relevant Community Outcomes

Engaged

Vibrant

Thriving



1 PURPOSE

1.1 To consider the updated draft Ōtorohanga Town Concept Plan (ŌTCP) and the draft ŌTCP Summary document and recommend their adoption by the Ōtorohanga District Council (to be circulated separately as Appendices 1 and 2).

2 STAFF RECOMMENDATION

That the Ōtorohanga Community Board:

- 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, **endorse** both documents and **recommend** their adoption by the Ōtorohanga District Council.

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 papakāinga (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 Board and Ōtorohanga District 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 papakāinga).
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)	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.

Request	Decision/Response
buildings in the town centre	
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.
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) makes 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.
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 is being amended to reflect the outcome of the consideration of submissions, and will, together with the ŌTCP Summary, be circulated for members consideration. Subject to any further amendments, these documents will be referred to Council for consideration and adoption. Once the ŌTCP is adopted, submitters will be advised of the outcome of their submissions.

- 3.6 The Board has strongly supported this project from its inception. While very unlikely, if the Board did not endorse the updated draft ŌTCP and Summary at this point, it would cause significant damage to the Board’s reputation.

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