



Otorohanga District Council

MINUTES

21 March 2006

OTOROHANGA DISTRICT COUNCIL

21 March 2006

Minutes of an ordinary meeting of the Otorohanga District Council held in the Council Chambers, Maniapoto St, Otorohanga on Tuesday 21 March 2006 commencing at 10.07am.

MINUTES

ORDER OF BUSINESS:

| ITEM | PRECIS | PAGE |
|------------------------------|--|------|
| PRESENT | | 1 |
| IN ATTENDANCE | | 1 |
| OPENING PRAYER | | 1 |
| APOLOGIES | | 1 |
| CONFIRMATION OF MINUTES | | 1 |
| REPORTS | | 2 |
| Item-211 | ENVIRONMENTAL HEALTH OFFICER'S REPORT FOR NOVEMBER 2005 - MARCH 2006 | 2 |
| Item-212 | ROUTINE ROADING REPORT - MARCH 2006 | 3 |
| Item-217 | APPLICATION FOR TEMPORARY ROAD CLOSURE – ANZAC DAY – LATE ITEM | 4 |
| Item-213 | SECOND HAND DWELLINGS | 5 |
| Item-214 | OTOROHANGA DISTRICT & COMMUNITY CHARITABLE TRUST APPOINTMENT OF TRUSTEES | 5 |
| GENERAL | | 5 |
| MOTION TO EXCLUDE THE PUBLIC | | 7 |
| Item-215 | ODC PROPERTY CONFIDENTIAL | 8 |
| Item-216 | COUNCIL SUBDIVISION COVENANTS CONFIDENTIAL | 8 |
| MEETING CLOSED | | 8 |

PRESENT

Mr DF Williams (Mayor), Crs S Blackler, D de Haan (attended 10.17am), WH Earwaker, AL Gower, DM Pilkington and GA Wilshier.

IN ATTENDANCE

Messrs DR Hall (Chief Executive), DC Clibbery (Engineering Manager) (attended 10.10am), Mrs J Meade Rose (Environmental Services Manager), Mr CA Tutty (Customer Services Team Leader) and Mrs A Burdon (Executive Assistant).

OPENING PRAYER

Cr Wilshier read the Opening Prayer.

APOLOGIES

Resolved that that the apologies received from Cr C Jeffries and Cr de Haan (for lateness), be sustained.

Cr Earwaker / Cr Pilkington

CONFIRMATION OF MINUTES

OTOROHANGA DISTRICT COUNCIL – 28 FEBRUARY 2006

Matters Arising

Councillors requested the following changes to wording -

Item 208, third paragraph, last sentence should read *"The Finance & Administration Manager advised that there were 'unlikely' to be any additional cost to ratepayers."*

General - Ngutunui - Road Conditions *"...Roading Manager to liaise with Transfield that work was required on this section of road."*

General - Walker Road Pot Holes - *"...although Walker Road is within the Prison boundary, Council has in the past maintained that section of the road, before the bridge"*.

Resolved that the minutes of the meeting of the Otorohanga District Council held on 28 February 2006 as previously circulated, be approved as a true and correct record of that meeting.

Cr Wilshier / Cr Blackler

OTOROHANGA COMMUNITY BOARD – 22 FEBRUARY 2006

Resolved that the minutes of the meeting of the Otorohanga Community Board held on 22 February 2006 as previously circulated, be received and the recommendations contained therein adopted.

Cr Wilshier/ Cr Gower

REPORTS

Item-211 ENVIRONMENTAL HEALTH OFFICERS REPORT FOR NOVEMBER 2005 - MARCH 2006

Discussion

The Environmental Services Manager presented the Environmental Health Officer's report for November 2005 to March 2006.

Communicable Disease Control

Members were advised that 11 cases of notifiable infectious disease was normal for this time of year.

Water Quality

Members were informed of one case where chemical analysis was required due to a suspected former sheep dip location causing possible contamination of water.

Food Quality

Members were advised that routine inspections were carried out with Notices being served on two Otorohanga premises. Cr Pilkington queried whether any follow up would be carried out with these premises. The Environmental Services Manager replied there would be. In reply to Cr Blackler's question whether the premises had been closed she was advised by the Environmental Services Manager that they had not been at this stage, although discussion had taken place on this matter.

The Environmental Services Manager reported that the Environmental Health Officer was very pleased with the overall standards carried out at the County Fair, Kawhia's Kai Festival and the Kiwiana Festival.

Noise

An Abatement Notice had been issued to a property on Phillips Avenue and another was processed for a property on Rangitahi Street. Noise and environmental assessments were carried out at a Motor-cross event on Waitomo Valley Road as part of the Resource Consent Application for the King Country Motor-cross Association. Preliminary results looked good.

Contaminated Sites

Laboratory tests showed low levels of contamination at a site and that the clean up of the premises was not a problem.

On-Site Waste Water Management

The Environmental Health Officer was appointed as the LGNZ representative on the expert Committee to revise the standards for septic tanks and On-site Wastewater Management. One of the issues highlighted was for continued maintenance of septic tanks and associated systems. Members were advised that by adopting the new standard, it could avoid the less satisfactory method of a Bylaw.

Trade Waste

Notice was served on premises in Otorohanga who were discharging trade waste to stormwater drains which contributes to problems in the vicinity. Work is in progress to bring the premises up to compliance.

Resolved

That the Environmental Health Officer's report for November 2005 to March 2006 be received.

Cr Pilkington / Cr Blackler

Item-212 ROUTINE ROADING REPORT - MARCH 2006

Discussion

The Engineering Manager presented the Routine Roading Report on various roading matters.

Waiharakeke Bridge

The Engineering Manager outlined additional maintenance which will be required to the 100 year old bridge. He reported it is suspected that settlement of the bridge piers may be more extensive than was previously believed. He reported a specialist Consultant has been engaged to assess the condition of the bridge and to identify appropriate remedial action. He said it is necessary to ascertain the options available as the bridge may be beyond repair. The Engineering Manager advised that should replacement of the bridge be necessary, this cost, though substantial, will be shared between the Waitomo and Otorohanga Districts. The Engineering Manager reported that, at the present time, the sharing of the Consultant Engineer's costs are being discussed with the Waitomo District Council. He said Council is currently looking at having a closure of the bridge to carry out emergency repairs. Cr Blackler informed Members that there were alternative routes available to using the bridge however, these were not of a very high standard. She also suggested whether consideration should be given to placing a weight restriction on the bridge. The Engineering Manager replied these suggestions were being considered in the short term.

Plant Pest Control

Cr de Haan reported she had received a call from a ratepayer complaining of Council allowing paspalun to grow on the sides of the road. She said he was very upset over the matter and would like to see this sprayed or mown.

Bromley Road

Cr de Haan reported that the Contractor had been up Bromley Road, widened and rolled it and created the necessary water tables. She reported this looked very good however, yesterday metal was applied to the middle of the road very thinly. She suggested this needs a good thick layer of metal right across the road.

Cr Pilkington referred to the recent work carried out on Okupata Road and endorsed the favourable comments - a fantastic job had been carried out.

Cr Gower queried whether there was any chance of engaging Works to carry out the next round of road improvements. The Engineering Manager replied these have to go to tender however, Council may disqualify some of the tenders received. Cr Gower raised the matter of pine trees seeding on the sides of roads and suggested these be eradicated as soon as possible.

Cr Pilkington referred to Okupata Road, the section from State Highway 31 to the Village, and reported she had received several comments on the amount of Woolly Nightshade still there. Discussion was held on the grading of roads which has taken place to date. It was queried whether the new grader would remedy this. The Engineering Manager replied that this is more an Operator function not that of the grader itself.

Resolved

That the Roading Manager's report on Routine Roading Matters - March 2006 be received.

Cr Pilkington/ Cr Gower

Action Required

Engineering Manager - pine tree seedling and Woolly Nightshade eradication and grader operations.

Item-217 APPLICATION FOR TEMPORARY ROAD CLOSURE – ANZAC DAY – LATE ITEM

Discussion

The Engineering Manager presented a late item from the Engineering Support Officer on Council's Application for a Temporary Road Closure to enable the Otorohanga ANZAC Day commemorations to proceed. He reported this is only the second year a formal Road Closure has taken place on Maniapoto St for the commemorations. He advised the same closures are being requested for this year, with only a low level of disruption to road users. The Closure Conditions are standard. The Engineering Manager further advised that Council is to prepare the Traffic Management Plan and that no cost will be charged to the RSA for the Closure, costing in the vicinity of \$600 - \$1000.

Resolved

That approval be granted for the following road closures:

| | |
|------------------------------|---|
| Purpose: | Anzac Day Commemorations |
| Date: | Tuesday 25 April 2006 |
| Periods of Closure: | 5.45am to 6.45am; and 9.30am to 11.00am. |
| Roads proposed to be closed: | STATE HIGHWAY 3 / MANIAPOTO STREET, from the northern entrance of Huiputea Drive to Te Kanawa Street; and KAKAMUTU ROAD / MANIAPOTO STREET INTERSECTION |
| Detour: | Will be by way of Huiputea Drive; and by way of Kakamutu Road and Gradara Avenue. |

The road closure will be subject to the following conditions:

1. No objections are received from the NZ Police Department, No. 2 Region N.Z.R.T.A. or Transit New Zealand;
2. Council must comply with the objection provisions as contained within the Transport (Vehicular Traffic Road Closure) Regulations 1965 in relation to submissions received by the public;
3. Council must prepare a detailed Temporary Traffic Management Plan. This must comply with Transits Code of Practice for Temporary Traffic Management and will require the services of STMS Level One qualified personnel for preparation of the plan and supervision of setting out and control of all temporary traffic management;
4. Council to notify the local information centre, bus and taxi operators of the closures;
5. During the proposed period of road closures, emergency services will be allowed through in the event of an emergency or necessity.

Cr Wilshier / Cr Earwaker

Item-213 SECOND HAND DWELLINGS

Discussion

The District Building Control Officer attended the meeting and presented his report on Second Hand Dwellings. He advised a number of dwellings have never been completed once occupied and that there continues to be a considerable number of relocated dwellings being re-sited within the District. There are also second hand dwellings which have been under construction for eight-nine years which will have to be continually monitored and the owners encouraged to provide a completion programme.

The District Building Control Officer requested Council to consider adopting a policy where the Developer would be charged a bond at the time a Building Consent is applied for. He said there was no reference to this proposal in the District Plan however, suggested a Bond of \$10,000 be charged. He further advised, should the Waipa District Council calculation be followed, the bond would be equivalent to the value of the building cost multiplied by up to 200 per cent which then would create the value of the Bond (see attached revised report).

Members further discussed the matter and confirmed their support for the Officer to have the necessary powers in place to ensure these dwellings were brought up to compliance.

Resolved

That the District Building Control Officer's report on second hand dwellings (as amended) be adopted.

Cr de Haan / Cr Wilshier

**Item-214 OTOROHANGA DISTRICT & COMMUNITY CHARITABLE TRUST
APPOINTMENT OF TRUSTEES**

Discussion

The Chief Executive presented his report on the Appointment of Trustees to the Otorohanga District & Community Charitable Trust. His Worship reported an amount of \$414 had been donated to the Trust from the auction of a David Henshaw cartoon at the Kiwiana Festival.

Resolved

That Messrs Peter Burton and Robert Walters be reappointed to the Otorohanga District & Community Charitable Trust for a further term of three years.

Cr Earwaker/ Cr Blackler

GENERAL

HAUTURU

Cr Pilkington reported ratepayers on Hauturu road were very happy with the standard of grading carried out.

Cr Pilkington reported she attended the Hauturu School barbeque, along with His Worship. She said it was a great function and a source of much information.

KIWIANA FESTIVAL

Cr Pilkington extended her congratulations to all those people involved with the Kiwiana Festival. She said she attended the day and was most impressed with it all.

WAIKATO REGIONAL PEST MANAGEMENT STRATEGY

Cr Gower reported Environment Waikato will continue to lobby the Crown for financial assistance.

WAIPA RIVER SUB-COMMITTEE

Cr Blackler reported that Environment Waikato (EW) wishes to work with Council in regards to the Waipa River. She advised that AHB Funding is being phased out. EW is proposing to bring in differentials between Districts to take account of the valuation dates.

Cr Blackler reported the sub-committee is proposing to cut out 50 percent of the proposed Capital Works in order to keep the maintenance up. She said it has been recommended to decrease the debt by 50 percent over the next 10 years. It was intended that the Zone Rate will go up by approximately 40 percent.

His Worship reported on the following items –

OTOROHANGA DISTRICT DEVELOPMENT BOARD MINUTES FOR 2 FEBRUARY 2006

Cr Blackler queried the statement in the Minutes that the balance of Westridge sections had been sold to a developer. His Worship reported this statement was incorrect and it should have read 'the balance of land was sold to a developer'.

WAIKATO REGIONAL TRIENNIAL FORUM

This Forum is lead by Environment Waikato (EW) and included the 12 surrounding Councils and EW.

It was reported that the forum discussion on the Regional Council's Representation Review had arisen. At present the North King Country is well over +-10% representation and Waipa is below the percent. It is being proposed to remove the North King Country seat and amalgamate it with Waipa. Councillors agreed that there is a real need to retain the identity of the North King Country within EW. The +- 10% rule was set up for good governance, however, in a number of cases for this to be adhered to it is diametrically opposed to good governance.

The issue of water allocation was also raised at the forum. Currently 50 percent goes to agriculture, 19 percent to Council usage and 18 percent to manufacturing and mining. It has been reported some businesses are buying their water allocation and on-selling their excess at a much higher rate to businesses who require more than they are allocated. In terms of allocation, EW gives priority to human consumption but it is being proposed that everyone, including Councils, will have to provide Demand Management Plans to support water taken. At present allocation expiry dates are throughout the year but in the future this will be replaced by a common expiry date.

TRANSIT 10 YEAR FORECAST

His Worship referred to correspondence received from Environment Waikato regarding Transit New Zealand's recently published Draft 2006/07 10 Year Forecast. Forwarding information, in table form, showing the difference between the current 10 year forecast and the draft proposed, and how this compares with the regional priority as expressed in the Regional Land Transport Committees submission made to the 2005/06 forecast.

It is noted the substantial changes proposed by Transit NZ, and how these changes deviate from existing regional priorities.

Environment Waikato has advised it intends to present a submission to Transit NZ and would welcome any party who wishes to present a joint submission.

TE WAI O RONA DIABETES PREVENTION STRATEGY

His Worship met with Ms Lynette Stafford and Ms Lynne Benefield who advised him about the new project to identify people in the Otorohanga, Te Kuiti and Pio Pio Communities who are at risk of diabetes. Mentors will then work with each person to reduce their risk.

NZ POST CHANGES

A letter has been received advising that over the next five years NZ Post will fundamentally change the way mail is processed in NZ. There will be new post codes throughout the country, replacing the old system but still with only four digits.

WEL NETWORKS TE UKU WIND FARM PROJECT

Plans are underway for a \$130M wind farm off State Highway 23 between Hamilton and Raglan. A feasibility study is expected to be completed in 2007. The wind farm is expected to have the potential to provide electricity for about 30,000 homes or about 70 percent of Hamilton.

TOURISM WAIKATO

His Worship tabled a flyer recently published by Tourism Waikato called 'Best of All Worlds'. The flyer promotes a suggested itinerary of six days in the Waikato/Coromandel area, flying into Hamilton, and staying a night in Otorohanga. His Worship commented that Tourism Waikato is getting behind marketing our District.

VEHICLE CRUSHING OPERATION

The Engineering Manager advised he has been approached by a Contractor to pick up, free of charge on site, abandoned and derelict vehicles. He said the Contractor has requested the use of a site for collection and crushing of these vehicles and suggested the disused Frosts Pit on Otewa Road. His Worship queried Public Liability for people coming on site. The Engineering Manager advised that gates will be locked and that the area will be clearly signed it is not open to the public. Members agreed this site would be suitable for this use.

MOTION TO EXCLUDE THE PUBLIC

"THAT the Otorohanga District Council, pursuant to Section 48, Local Government Official Information and Meetings Act 1987, resolves that the public be excluded from the following parts of the proceedings of this meeting.

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."

Cr Earwaker / Cr de Haan

Item-215 ODC PROPERTY CONFIDENTIAL

Item-216 COUNCIL SUBDIVISION COVENANTS CONFIDENTIAL

MEETING CLOSED

The meeting concluded at 12.12pm.

MAYOR:

DATE:

