



Otorohanga District Council

# AGENDA

27 June 2006

Members of the Otorohanga District Council

Mr DF Williams (Mayor)  
Mrs S Blackler  
Mrs D de Haan  
Mr WH Earwaker (Deputy Mayor)  
Mr AL Gower  
Mr CE Jeffries  
Mrs DM Pilkington  
Mr GA Wilshier

Meeting Secretary: Mr CA Tutty (Customer Services Team Leader)

# OTOROHANGA DISTRICT COUNCIL

27 June 2006

Notice is hereby given that an ordinary meeting of the Otorohanga District Council will be held in the Council Chambers, Maniapoto St, Otorohanga on Tuesday 11 June 2006 commencing at 10.00am.

20 June 2006

**DR HALL**  
**CHIEF EXECUTIVE OFFICER**

## AGENDA

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**PRESENT**

**OPENING PRAYER**

**IN ATTENDANCE**

**APOLOGIES**

**CONFIRMATION OF MINUTES**

**OTOROHANGA DISTRICT COUNCIL - 6 JUNE 2006**

**OTOROHANGA COMMUNITY BOARD - 8 JUNE 2006**

**KAWHIA COMMUNITY BOARD - 25 MAY 2006**

**REPORTS**

**Item-258 LONG TERM COUNCIL COMMUNITY PLAN**

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

**From: Finance and Administration Manager**

**Date: 27 June 2006**

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**Executive Summary**

Council to consider submissions to the 2006–16 Long Term Council Community Plan - forwarded under separate cover.

**Suggested Recommendation**

It is recommended that:

1. The submissions be received, and
2. Subject to amendments resulting from the submissions, Council adopt the 2006-2016 Management Plan and the 2006–2016 Long Term Council Community Plan and further,
3. The rates outlined in the Plan for the year 1 July 2006 to 30 June 2007 be set in accordance with the relevant provisions of the Plan and Funding Impact Statement

**Report Discussion**

The Draft plans were approved by Council at their meeting held 2 May 2006.

The plan has been subject to the Special Consultative process and a Summary of the Plan has been sent to all Ratepayers.

17 submissions have been received and have been forwarded under separate cover.

10 Submitters will present their submission on the morning of the meeting.

Staff views on the matters raised in the submissions will be advised as they are considered by Council.

Changes to the plan will have to be agreed with the Auditors so that a final Audit opinion can be obtained. I do not envisage any great difficulty in this area because we have a robust document to work from.

**J L Pevreal**  
**FINANCE AND ADMINISTRATION MANAGER**

### **Attachments**

- a. Schedule of Submitters

**Attachment: 060627 Schedule of Submitters**

**LONG TERM COUNCIL COMMUNITY PLAN 2006/16**

**Schedule of Submitters**

Submitters wishing to be heard -

<b>Page No:</b>	<b>Organisation</b>	<b>Presentation Time</b>	<b>Representative</b>
1	Environment Waikato	10.00	
65	Q E 2 Trust	10.15	M Mackenzie
83	Waikato District Health Board	10.30	Population Health Service
98	Waikato Bio Diversity Forum	10.45	
101	Federated Farmers	11.00	Nigel Billings
105	Raukawa Trust Board	11.15	
108	Maniapoto Trust Board	11.30	Vance Winiata
110	John Dodgson	11.45	
113	Otorohanga Historical Society	12.00	Nan Owen
116	Chief Executive - ODC	12.15	David Hall

Submitters not wishing to be heard -

<b>Page No:</b>	<b>Organisation</b>
119	Les & Marilyn Yeates – 445 Te Tahi Road, R D 6, Te Awamutu
122	Transit New Zealand
130	Housing New Zealand
142	Land Transport New Zealand
145	Educating New Zealand
149	Autism New Zealand Incorporated
172	Arohena Hall Society

## Item-259 DISTRICT BUILDING CONTROL OFFICERS REPORT TO MAY 2006

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

**From:** District Building Control Officer

**Date:** 27 June 2006

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### Executive Summary

The Building Control Officers report from April 2006 to May 2006.

### Suggested Recommendation

It is recommended that:

The Building Control Officer's report to 31 May 2006 be received.

### Report Discussion

#### Wood-based Products in Wet Areas

We have probably all heard of leaking pipes in wet areas, such as bathrooms and laundries, causing significant damage to wall linings, flooring and wall framing.

NZS 3602:2003 lists wet areas in a building as laundries, bathrooms, kitchens and toilets. Some areas, such as a tiled shower pose a significantly higher risk in terms of potential water damage.

When deciding what type of timber to use in any part of the building the minimum durability requirements that apply depend on where the timber is used. If it is part of a bracing or structural system, such as floor joists, then a minimum 50 year durability applies. For non-structural framing the minimum durability requirement is 15 years.

Flooring must meet a minimum 50 year durability requirement where the wall plates are laid directly over the flooring or it is a structural floor diaphragm, otherwise a 15 year minimum is required.

In the standard it states that "floor coverings" in wet areas shall be as set out in E3/AS1, where maintenance of an impervious coating cannot be assured in wet areas, plywood or timber flooring treated to a minimum H3.1 shall be used. It goes on to recommend the use of treated timber for adjoining framing and timber supporting fittings.

It further requires that floor coverings, such as lino or vinyl tiles or specialised coatings, be maintained to ensure the timber particle board, plywood or wood-based products' surface is protected from moisture. It also mentions carpet that cannot be realistically expected to protect a floor from moisture.

It is recommended that H3.1 timber should be used in these areas, but is not required, the use of H1.2 treated timber should be sufficient. The basis is that H1.2 treated timber is not supposed to get wet when in use but will cope with situations when it does.

Ground floor joists should be treated to H1.2 to meet the requirements of NZS 3602. Since mid or first floor joists can be left untreated, there is potential for complete failure of a flooring system if partial board was used over untreated framing and a leak from a wet area went undetected.

There are two possible options here. Treat the floor joists to H1.2 in which case partial board could be used, if in accordance with manufacturers specification. Use untreated joists, in which case treated plywood, compressed fibre-cement sheets or partial board if suitably protected by an appraised water proofing membrane should be used.

## **BUILDING**

During the last two months the building trend has continued at a steady rate which is very positive towards continued growth within the District as there was a 60% increase of new dwellings over last year. The Building Consents issued during this period are broken down into the following areas:

Otorohanga District	56	Consents Value	\$2,860,605.00
Otorohanga Urban	15	Consents Value	\$757,367.00
Kawhia Urban	4	Consents Value	\$174,000.00
<b>Total:</b>	<b>75</b>	<b>Total Value</b>	<b>\$3,635,372.00</b>

## **INSPECTIONS**

During April and May the building team have been extremely busy by providing outstanding service to its clients. The number of inspections for this period amounted to 244 and 48 Code Compliance certificates were issued.

As this is my last report to Council due to my retirement I wish to thank his Worship the Mayor and Councillors for their continued support during my five years with Council.

I have enjoyed my time with Council and wish my successor, Gavin Phillips, all the best for the future as there are some challenging times ahead. I congratulate Dianne Tautari for her efforts in achieving greater knowledge in the building industry and her choice of a career path in building inspections. It is of great importance that during the next few years Management and Councillors support these two officers through the changes ahead.

I wish you all the best for the future.

**John Apeldoorn**  
**DISTRICT BUILDING CONTROL OFFICER**

## **Item-260 DISTRICT LIBRARY REPORT - MARCH - MAY 2006**

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

**From:** District Librarian

**Date:** 27 June 2006

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### **Executive Summary**

The library has subscribed to a package of electronic reference resources, known as EPIC.

Several activity programmes for children have been held in the library.

Planning is on schedule to implement the "Gold card" membership option and a rental DVD collection on 1 July.

Issues statistics for the Otorohanga Library show an increase of over 2%, when compared to the same period in 2005.

### **Suggested Recommendation**

It is recommended that:

That the District Librarian's report for March - May 2006 be received.

### **Report Discussion**

#### **EPIC (Electronic Purchasing in Collaboration)**

Otorohanga District Library's subscription to the EPIC databases was activated in May.

On 29 May, Otorohanga Library staff travelled to Hamilton City Library to receive training in the use of EPIC from Mark Caunter, Manager of the Library's Information & Heritage division.

A function to formally launch EPIC was held on 13 June. Up to 30 people attended, including elected representatives, Council management, Friends of the Library, representatives of local community groups and Kawhia Library volunteers. We were also pleased to welcome Fiona Rigby, EPIC Manager and Greg Marshall from Te Wananga o Aotearoa, who is a member of the EPIC Governance Group. Faye Clark, Director of Hamilton City Libraries also attended.

Thanks are due to Trevor Penwarden from Council's IT department for arranging the wireless Internet link which permitted Mark to showcase some of the features of the electronic resources.

Members of the public have expressed interest in accessing these new resources, thanks partly to publicity in the Council's rates newsletter and the *Waitomo News*. As library staff and patrons become more familiar with the range of information available, we hope that usage of EPIC in the community will grow. If there is sufficient demand, we may consider offering tutorial sessions within the library.

#### **Children's programmes**

A full programme of activities for children has been scheduled over the past quarter.

During the April school holidays, 40 Easter Activity packs were distributed to children visiting the library to borrow books. The packs had all been claimed within 48 hours of the holidays starting.

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A writing workshop lead by Hamilton children's author Alison Robertson was held in the meeting room on 9 May. A total of 50 children from six schools around the district attended, including a group of children from Kawhia.

On 17 May, retired teacher Ruth Short read stories from the picture book finalists in the New Zealand Post Children's Book Awards. A group of children from the Hopscotch Early Learning Centre formed an appreciative audience.

In the first week of the July school holidays, we will be offering two balloon-sculpting workshops, to be lead by Hamilton magician Alista Fow.

### **Gold card**

Artwork has been commissioned from David Walmsley of DesignDesign in Rotorua for our new "gold" card and production of the card is being undertaken by Bays Print Management in Hamilton.

Current subscription members and potential card purchasers have shown much interest in the concept and we are optimistic that the card will prove popular, thus enabling us to reach desired revenue targets. Holders of the gold card will be able to use it from 1 July, when the library's new charging schedule comes into operation.

### **DVD collection**

Thanks to a donation from Friends of the Library, we have been able to purchase a new collection of DVDs, comprising 120 titles for both adults and children. This collection is to be displayed in a prominent position within the library and will be available for rental borrowing from 1 July.

### **Greater Waikato Regional Libraries Group**

A comprehensive application was submitted by the group on 21 April for funding from the Department of Internal Affairs' Community Partnership Fund. As part of the funding application, a Memorandum of Understanding for a collaborative arrangement between public libraries of the greater Waikato region has been signed by the Chief Executive Officers of each of the local authorities involved. A community survey of regional residents and library staff, undertaken on behalf of the group by International Research Consultants Ltd, also forms part of the application. The group has applied for funding of \$579,000:

*"...to cover the evaluation and selection of a Library Management System, harmonisation of service and operating policies, creation of a shared web portal for the region's library and information services, and staged implementation of a shared LMS for the partner libraries."*

The outcome of the group's application will be known at the end of June.

### **Staff training**

Over the past three months, library staff have participated in a number of professional development opportunities. Dawn and I attended the National Library's basic and advanced Te Puna Interloan skills workshops held at the Waikato Medical Library in April. Also in April, Dawn attended a LIANZA-sponsored course in reference service skills at Waikato University.

### **Quarterly issues statistics**

It is pleasing to note that the number of materials issued from the Otorohanga Library for this quarter showed an increase when compared to issues for the same period last year – it is to be hoped that this trend will continue!

#### ***Otorohanga Library***

	<b>2006</b>	<b>2005</b>	<b>Difference</b>	<b>% change</b>
March	4,794	4,537	+257	+5.7%

April	4,690	4,854	-164	-3.4%
May	4,891	4,664	+227	+4.9%
<b>TOTAL</b>	<b>14,375</b>	<b>14,055</b>	<b>+320</b>	<b>+2.3%</b>

### ***Kawhia Library***

	<b>2006</b>	<b>2005</b>	<b>Difference</b>	<b>% change</b>
March	432	362	+70	+19.3%
April	268	494	-226	-45.7%
May	389	351	+38	+10.8%
<b>TOTAL</b>	<b>1,089</b>	<b>1,207</b>	<b>-118</b>	<b>-9.8%</b>

### **Quarterly revenue**

	<b>March</b>	<b>April</b>	<b>May</b>
Memberships	\$92.00	\$1	\$1.0
Magazines	46.00	35	44.5
Photocopies	54.50	21	104.80
Kawhia Library	47.60		4.0
Videos	32.50	28	10.0
Interloans	34.00	20	53.5
Sale books	63.85	49	45.0
Fines (overdues)	375.00	307.5	335.60
Book rentals	190.50	205.0	173.00
New rental fiction	213.00	173.5	238.50
Reserves	18.00	13	17.0
Lost books	72.35	28	17.8
Internet	70.50	64	81.5
Sundry		89	
Donations			2,500.00
<b>TOTAL</b>	<b>\$1309.800</b>	<b>\$980.6</b>	<b>\$3,626.20</b>

**Sarah Osborne**  
**DISTRICT LIBRARIAN**

## **Item-261 SUBDIVISION OF RESERVOIR LAND**

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

**From: Finance and Administration Manager**

**Date: 27 June 2006**

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### **Executive Summary**

Council to consider approving subdivision of Reservoir Land in Thompson Avenue.

### **Suggested Recommendation**

It is recommended that:

1. Pursuant to Section 104 of the Resource Management Act 1991 the Otorohanga District Council approves the subdivision of the land in CFR SA47A/295 and CFR SA47D/883 as shown on DP 357873.
2. Pursuant to S.114 (2) (b) and (h), Public Works Act 1981 the Otorohanga District Council consent to declaring Lot 1 DP 357873 to be road.
3. Pursuant to Sec 40 (4) and Sec 40(6), Public Works Act 1981 the Otorohanga District Council approves the amalgamation of Lot 3 on DP 357873 with CFR 180889 on the grounds that Lot 3, because of size, shape and situation is suitable only for amalgamation with adjacent land.
4. Pursuant to Sec 47, Public Works Act 1981 the Otorohanga District Council approves the granting of a Right-of-Way over "A" being Part Lot 2 on DP 357873 in favour of Lot 2 DP 344030

### **Report Discussion**

This land is held in Council's ownership for water works and this resolution and action includes changing the ownership to legal road for the land shown in Lot 1.

Lot 3 is part of the land that was acquired for water works from the Harpers in 1977 and section 40 of the Public Works Act deals with the provisions of offering back the land to the persons from whom it was acquired. The size, shape, and situation is difficult and accordingly there is no requirement to offer back the land which will be amalgamated with the adjoining land - Lot 1 DP 344030, held in title CT 180889 (Lot 1 of Westridge Subdivision)

The land shown as Lot 2 DP 357873 will remain in Council's ownership for water works (reservoir land) and a right-of-way is granted over part of the land in favour of Lot 2 DP 344030 held in CT 180890 (Lot 2 of Westridge Subdivision). This right-of-way provides the physical access to Lot 2 of the Westridge subdivision as the road frontage of Lot 2 to Thomson Ave is very steep and not practical access. The right-of-way has been formed with a kerb and channel and a concrete driving surface.

The Council, as owner of the Area A, also has the right to use the driveway as access to the Reservoirs.

**JL Pevreal**  
**FINANCE & ADMINISTRATION MANAGER**

**Attachments**

- a. Plan DP 357873

**Attachment: Thompson Ave Reservoir Land Rationalising - DP 357873**

## **Item-262 VALUATION SERVICE CONTRACT RENEWAL.**

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

**From: Finance and Administration Manager**

**Date: 27 June 2006**

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### **Executive Summary**

Council to consider renewal of Valuation contract

### **Suggested Recommendation**

It is recommended that:

The offer from Quotable Value to provide Valuation services from 1 November 2006 for a 6 year period be accepted

### **Report Discussion**

The Council has had a contract with Quotable Value Ltd for 3 years. The cost has been \$10.27 per assessment and the annual cost is about \$52,000 per annum for the valuations. This is a very important service and provides a database of information used for rating purposes.

The valuation service has been very good and a measure of this is the number of objections to the revaluation which was only 65. Some difficulties have been experienced in the past with a low volume of sales in some areas giving insufficient data on which to base reasonable values. However Quotable Value has been responsive to Councils concerns and brought in specialist valuers if the need arose.

Since 2003 the industry has suffered from a shortage of qualified valuers which has generally driven the cost of the service up. The volume of transactions is also increasing in the District with Subdivisions, building consents and sales at higher levels than they were 3 years ago. Another cost element that needs mentioning is the cost of complying with the rules of the Valuer General.

Quotable Value have offered 2 options - \$63,000 for a 3 year term or \$57,000 for a 6 year term (excluding GST).

I am recommending that we retain the services of this provider because –

- They are a specialist provider of rating valuation services
- They have a long successful relationship with this Council
- Local Knowledge
- 87% of Councils use this provider
- Ease of access to information
- The cost of going to Tender is unlikely to attract any savings taking into account
  - our size
  - that we would need specialist input and
  - the cost of migration in the event of change.

Another part of the Rating service provided by Quotable Rating is the Database Management Contract. This covers the secure storage of the District Valuation Roll and the necessary reporting requirements to facilitate the reconciliations, OVG reports, property data etc. This service is also available from the Local Authority Shared Services SVDS. The cost of joining the group is at least \$16,000 and annual costs would appear to be at least as much as the QV option of net \$3,460 (ex GST). The Service provided would include this management contract as well.

**JL Pevreal**  
**FINANCE & ADMINISTRATION MANAGER**

## **Item-263 REPRESENTATION REVIEW - ENVIRONMENT WAIKATO**

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

**From:** Chief Executive

**Date:** 20 June 2006

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### **Executive Summary**

Attached is a report from Environment Waikato regarding representation arrangements for the 2007 local body elections. Considerable amendments have been made to what is proposed to be called the "Waipa – North King Country" constituency. As noted in the report, these alterations are considered necessary in order to conform with the new '+/- 10%' rule.

Submissions on the proposed rearrangement of Regional constituencies close on 3 July.

### **Suggested Recommendation**

It is recommended that the information be received.

**D R Hall**  
**CHIEF EXECUTIVE**

### **Attachments**

- a. Report to Environment Waikato – Constituency Arrangements

**Attachment: Representation Review Arrangements for Waikato Region**

**GENERAL**

