



Otorohanga Community Board

AGENDA

11 February 2010

Members of the Otorohanga Community Board

Mrs EM Cowan (Chairperson)
Mr TJ Jones
Mr B McNeil
Mr AG Ormsby
Mr R Prescott
Mr P Tindle

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA COMMUNITY BOARD

11 February 2010

Notice is hereby given that an ordinary meeting of the Otorohanga Community Board will be held in the Council Chambers, Maniapoto St, Otorohanga on Thursday 11 February 2010 commencing at 4.00pm.

3 February 2010

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES - 10 DECEMBER 2009

REPORTS

Item-140 DISTRICT LIBRARIANS QUARTERLY REPORT FOR OCTOBER TO DECEMBER 2009

To: Chairperson and Members
 Otorohanga Community Board

From: District Librarian

Date: 11 February 2010

Executive Summary

The final quarter of 2009 was a busy period in the library. A system upgrade has taken place and the adults' and children's book groups have continued to meet regularly. The summer holiday reading programme is currently underway. Some problems with APNK computer users' behaviour was experienced towards the end of the year. Materials issues at Otorohanga Library have increased compared to the same period last year. A report on future funding of the APNK is appended for the interest of Council members.

Staff Recommendation

It is recommended that:

That the District Librarian's quarterly report for the period October to December 2009 be received.

Report Discussion

Computer upgrade

On 20 November, we upgraded our SirsiDynix library management system from Unicorn to Symphony 3.3. This is the most recent version of the company's software. The upgrade was carried out at no cost to us. Because the company does this work during normal business hours only, we publicised a library closure for the day. Library staff were able to successfully test the installation by 3.30 pm.

The Symphony system offers us enhancements such as the ability to deliver notices to customers by email, the ability to group family members for ease of account management and the facility for users to pre-pay fines and fees for library services. As time goes on, it may be desirable for the Council to consider adding further system features, such as the Acquisitions module.

Adult Book Discussion Group

At the group's meeting on Friday 18 December, Kawhia author Bill Smith gave a talk about his recent publication "*Footballers don't cry*". Sixteen group members enjoyed Bill's reading from the book and took the opportunity to purchase their own copy. At the conclusion of the meeting, group members enjoyed a "bring a plate" lunch. Sheila will reconvene the group in February 2010; several new people have expressed interest in joining.

Christmas tree

Although the library did not host Santa in the week leading up to Christmas this year, we wish to record our thanks to the Otorohanga Business Association for providing a Christmas tree plus decorations for the Library front windows.

Children's activities

Junior book group movie trip

On Saturday 19 December, thirteen children from the junior book group attended a 5.30 pm screening in Te Awamutu of the movie "Under the mountain", which is based on Maurice Gee's book of the same name. This outing was organised by Sheila, who was assisted with transport by some of the parents. The children appeared to have enjoyed the outing and apparently lively discussion was held on the trip home about how well the film version matched the written story. Several of the children in the group will be moving on to college this year, so in February we will advertise for new members to join.

Pre-Christmas craft morning

On Tuesday 22 December, Sheila lead a craft activity for 25 of the children registered in our holiday reading programme. The children made a decorated photo frame Christmas tree ornament.

Summer Holiday Reading Programme

This year, we accepted registrations from 40 children for our 2009/10 summer holiday reading programme "Dive into books". A number of the children registered this year have not previously participated in the programme. As usual, participants are required to read a minimum of four books during the holidays and report in to library staff. Parents and caregivers appreciate the structure of this programme and the fact that it encourages children to maintain their reading skills over the summer break from school.

We will hold the reading programme finale on Thursday 28 January – the Mayor has kindly agreed to present awards this year. We have engaged storyteller Mary Kippenberger to provide entertainment, after which we will offer children and their families a "Subway" lunch (which was very popular last year).

Carpet cleaning

Cleaning of the library and meeting room carpets was undertaken by Jim Perkins of Te Awamutu on Saturday 9 January. The carpets were last cleaned in January 2009.

Computer user behaviour

Towards the end of the school year, library staff experienced difficulties in managing the behaviour of a small number of teenage boys using the People's Network computers. These boys either refused to vacate their places after their 30-minute session or exhibited rowdy

behaviour and unacceptable language within the library. The boys were requested to leave the premises but the directive given by library staff was not heeded. Council staff had to be prevailed upon to provide backup support.

Following these incidents the offenders did not, fortunately, return to the library for some weeks. We have subsequently heard that various agencies have become involved with supporting the families of the youth concerned. Some of the young people have returned to the library this year and their behaviour has been much improved. I would be reluctant to formally ban any person from the library as I feel that people from all sections of the community are entitled to benefit from the free Internet service. However, I know that trespass notices have been issued at other libraries in the Waikato region to people whose behaviour has been unacceptable.

Aotearoa People's Network Kaharoa (APNK) – Future funding

As you are aware, the National Library currently funds four broadband Internet PCs in our libraries at Otorohanga and Kawhia. Currently, there is no cost to the Council for this service and full funding has been secured from the government until the end of June 2011. The way in which the Network will be funded beyond this date is currently being investigated. A background paper prepared by Margaret Garland, former APNK Manager, is appended to this paper. At this stage, the only definite cost to the Council is for depreciation of hardware according to the following schedule:

- PCs, Monitors and Printers - 4 year
- Mouse and Keyboards - 2 years
- Gateways - 1 year

Otorohanga Library visits

	October	November	December
Total visits	5,131	4,834	4,867

New memberships

Across the district, we have registered 105 new library members over the October to December period.

Quarterly issues statistics

Otorohanga Library

	2009	2008	Difference	% change
October	5,366	5,232	+134	+2.6%
November	5,211	4,857	+354	+7.3%
December	5,291	5,232	+59	+1.1%
TOTAL	15,868	15,321	+547	+3.6%

Kawhia Library

	2009	2008	Difference	% change
October	251	425	-174	-41%
November	207	306	-99	-32.4%
December	321	423	-102	-24.1%
TOTAL	779	1,154	-375	-32.5%

Revenue statistics – Financial year to date

	2008/09	2009/10
Memberships	2,154.75	909.38
Magazines	143.35	103.25
Photocopies	866.17	909.00
Kawhia revenue	65.00	91.00
CDs	-	313.00
DVDs/Videos	1,090.30	964.90
Interloans	418.00	371.26
Sale books	637.47	424.79
Fines (overdues)	3,103.83	3,043.17
Book rentals	420.50	549.00
Reserves	82.50	107.10
Lost books	434.14	360.31
Internet	385.20	-
Sundry	(16.40)	(17.40)
Donations	21.00	2,194.03
Meeting room hire	3,652.65	2,936.89
TOTAL	13,458.46	13,259.68

Sarah Osborne
DISTRICT LIBRARIAN

Attachments

- a. Appendix - Aotearoa People's Network Kaharoa

Appendix:

Aotearoa People's Network Kaharoa (APNK) - Funding – Current and Future

APNK has been able to announce recently that funding is available to allow a further year of full costs of the service being met by NLNZ until the end of June 2011.

According to the Partnership Agreement (Clause 10.2), discussions were to take place with libraries re a contribution to costs after two years from installation. These discussions have been deferred for a year as full funding is available until June 2011.

The following may be helpful information for those who are experiencing Council concern about a possible cost to Councils.

- There is no intention to seek the full costs of running the network from local authorities. The National Library remains financially committed to supporting public libraries providing access to content, services and tools via the internet as being a key enabler of the knowledge economy.
- APNK continues to refine its costs, particularly in the area of networking (bandwidth) to ensure the managed service is provided in the most efficient and effective way possible.
- Post July 2011 the government contribution reduces by \$667k (a one off \$2m top up spread over a 3 year period comes to an end) We are exploring options to replace this funding – one of these options is to seek a contribution from libraries and their local authorities who are the beneficiaries of the service. Other sources will also be explored.

We are working on developing sound financial models that will provide transparency for libraries around the costs and benefits. The principles underlying this financial modelling are:

- National Library remains committed to financially supporting public libraries providing access to content, services and tools via the internet as being a key enabler of the knowledge economy;
- That the value of the service offering with costs and savings need to be clearly identified for Local Authorities if they are to be asked for a Partner Library contribution;
- That current Partner libraries will not be in a position to pay full costs;
- Timeframes – The Governance Group is discussing this issue at its 19th November meeting. Partner Libraries can expect to have further information during the first quarter of 2010.
- Councils have the choice to withdraw from this partnership under the conditions of the Partnership Agreement.

Margaret Garland
(former) Manager, Aotearoa People's Network Kaharoa (APNK)

Item-141 OCB DRAFT MANAGEMENT ACCOUNTS FOR 31 DECEMBER 2009

**To: Chairperson and Members
 Otorohanga District Council**

From: District Accountant

Date: 11 February 2010

Executive Summary

The Draft Management Accounts for the Otorohanga Community Board for the period ended 31 December 2009 are attached under separate cover.

Suggested Recommendation

It is recommended that:

The Draft Management Accounts for the Otorohanga Community Board for the year ended 31 December 2009 be received.

Brendan O'Callaghan
DISTRICT ACCOUNTANT

Item-142 NOTIFICATION OF RESOURCE CONSENT RM090069 OTC TIMBER COMPANY

To: **Chairperson and Members
Otorohanga Community Board**

From: **District Planner**

Date: **11 February 2010**

Executive Summary

A resource consent application from OTC Timber Co Ltd for their site at 2 Ranfurly Street is to be considered as a limited notified application.

Staff Recommendation

It is recommended that:

The report from the District Planner be received

Report Discussion

The OTC Timber Co Ltd has applied for Resource Consent to develop their site at 2 Ranfurly Street.

The project involves establishing a timber treatment plant that involves the use and storage of hazardous substances and the erection of associated buildings that encroach into the front yard and other yard standards and exceeds the maximum permitted height and access to daylight and privacy standards.

This is an ambitious project that requires the demolition of most of the existing buildings and the staged construction of covered storage areas, machine shops and installation of a package treatment plant totalling almost 2,000m² of built area.

The application was received on 14 December 2009 and was circulated internally to Council Departments for comments. Further information was requested from the Applicant. Their response was provided on 13 January 2010.

Approval for the Consent has been received from all affected parties with the exception of the proprietors of an adjoining business, Landmore Enterprises.

The attached notification report contains a summary of the issues to be considered and a recommendation that the application be the subject of limited notification pursuant to s95B of the Resource Management Act.

This notification has been circulated to affected parties who have not given their approval to the application and submissions close on 22 February.

In the event that submissions are received opposing the development, a hearing will be held some time after 8 March 2010.

**A Bishop
DISTRICT PLANNER**

Attachments

- a. RM090069 Notification Report
-

LAND USE NOTIFICATION REPORT

Consent Number: RM090069
Val Ref #: 0554113400

DETAILS

Date Received: 14/12/2009
Applicant: OTC Timber Co Ltd
Location: 2 Ranfurly St
Contact Address: PO Box 18
Otorohanga 3940
Legal Description: WAIKOWHITIWHITI K 2B 1 BLK ML 407414
Road Order: 2a
Application Class: Land Use

Proposal: To Establish a Timber Treatment Plant that involves the use, storage and disposal of hazardous substances (treatment preservatives) and the erection of associated buildings that encroach into the front and other yards standards and exceeds the maximum permitted height and daylight and privacy standards

Further Information Requested: 14/12/2009 – Stormwater Calculations, NZ Railways & ODC Written approval.

Further Information Received: 17/12/2009 – NZ Railways Permission

Further Information Received: 13/01/2010 – Stormwater Calculations

Further Information Received: 22/01/2010 – ODC Written Approval

Referrals:

Councillor/s	For your information
ODC Roading	For your information
ODC Building	For your information
ODC Health	For your information
ODC Services	For your information

SUBJECT PROPERTY:


 Otorohanga District Council
 25/1/10



Figure 1: Location Map

OTC Timber Company Limited is a timber manufacturing, distribution and building supplies business which currently employs 65 employees. OTC Timber Company business is spread over three properties that are divided between Ranfurly Street and North Island Main Trunk Railway (refer to the location map above). This application involves the portion of the business located at 2 Ranfurly East Street.

The subject property is located at 2 Ranfurly East Street and is within the Urban Area as per the District Plan. Ranfurly Street East is classified as an Order 2a road in the District Plan and is located off Maniapoto Street (SH3) on the fringe of the town centre.

The subject property is composed in two certificates of title Allotment 1 Block XXI Otorohanga Maori Township, Part Defined on Deposited Plan 19460 and Allotment 7 Block XXI Otorohanga Maori Township which is 2193m² in size and Allotment 2 (Title 1), Block XXI Otorohanga Maori Township, Part Defined on Deposited Plan 19460 and Allotment 6 Block XXI Otorohanga Maori Township (Title 2) which is 1270m² in size.

There is an interest registered against both titles S176988 that states that the within land is Reserved Land and is subject to the provisions of the Maori Reserved Land Act 1955. The properties are leased by Wilshier Properties Limited for a term of 21 years dated from 1.7.1988. There are no other interests registered against the title that would restrict the land use.

Titles 1 and 2 adjoin each other and form a rectangular shaped corner lot that fronts onto both Ranfurly Road and the North Island Main Trunk Railway (NZ Rail Ltd).

The site contains buildings that currently occupy 43.3% of the net site area and include a garage/storage building (16.35m²), former Mitre 10 building (585m²), administration office building (161m²), stacker shed (204 m²), planer shed (213 m²), and a large storage shed (375 m²). The buildings along the road frontage (southern boundary of the site) extend to the front boundary of the property and this includes the garage, former Mitre 10 building and existing administration office.

Immediately north of the administration offices is an area used for the storage of bulk building materials. To the north of the storage is shed is the planer shed. The shed houses two planers used to manufacture timber mouldings. Wood shavings created by the planers are extracted from the shed via a vacuum unit located in the north-east of the site. The shavings are then deposited into large bins for off-site disposal. To the east of the planer shed is an open concrete paved yard. The yard provides truck access to the primary timber storage sheds located along the eastern and northern site boundaries.

There are two vehicle entrances on the site one is positioned between the Mitre 10 building and the office and is 1.8 metres wide (this is used as the vehicle exit), while the main vehicle entrance is located on the south eastern aspect of the office building and is 4.5 metres wide at the front boundary of the property. There is no on-site car parking however, 15 off-site car parks are located on 1 Ranfurly Street off Cowley Lane.

The stormwater pipe runs parallel to the property within Ranfurly Road and a sewer pipe bisects through Cowley Lane and across Ranfurly Street and into the front boundary of Title 1.

To the north of the property is vacant land that is grassed. This land is under the designated authority of the New Zealand Transport Agency. The purpose of this designation is 'to provide for State highways including the control of access to State Highways and all functions, powers and operations of NZTA.'

The adjoining buildings on Ranfurly East St are similar light industrial type commercial businesses. The adjoining property is Landmore Agri (4 Ranfurly East Street) and this corner lot fronts onto both Maniapoto Street (SH3) and Ranfurly Street East. Directly opposite this business is Otorohanga Motors Ltd (5 Maniapoto Street Otorohanga) and this consists of a petrol station, car sales yard, work shop and mechanical business. To the south west of this property is the service lane 'Cowley Lane'. Number 1 Ranfurly road (owned by Otorohanga Motors Ltd) and accessed off Cowley Lane provides 15 off site car parking spaces for OTC Timber Co. Ltd

The land has not been identified as being located within Council's Hazard or Environment Waikato's 1% Annual Exceedence probability flood hazard area and no archaeological sites have been identified.

DESIGNATIONS AND LIMITATIONS

The land is not identified as being affected by any designation, heritage orders or limited by any interests registered against the Certificate of Title.

REASON FOR CONSENT- RELEVANT DISTRICT PLAN RULES

Non-compliance with Questions 7 and 10 of the Operative District Plan.

ACTIVITY STATUS

The application shall be assessed as a **DISCRETIONARY ACTIVITY**.

SITE HISTORY:

Reference Number	Description of Activity	Decision	Decision Date
RM92D3	Over Height Building in Industrial Zone	Cancelled	02/11/1992
BC962192	Storage Shed	CCC	17/09/2007
BC972485	Erect Administration Building	CCC	22/08/2000

PROPOSAL:

The proposal as described in the application involves establishing a Light Organic Solvent Preservative (LOSP) timber treatment plant within a new independent and fully contained building in the north-west corner of the subject site with the northern and western walls of the facility forming the site boundary.

The manufacturing plant proposes to operate 24 hours per day for 7 days per week (except on public holidays). This facility would result in two additional employees; correspondingly the applicants have proposed 4 additional on-site car parks. There are currently 15 off-site car parks located on Council land off Cowley Lane. The vehicle access will remain unchanged the entry will still be via the south western corner of the property. The property will retain the existing vehicle tracking and manoeuvring around the site into the court yard and finally exiting via the vehicle entrance (currently located between the administration building and the former Mitre 10 building). Vehicle movements are unlimited for Ranfurly East Street as per the District Plan however, the number of heavy traffic movements will be significantly reduced as a result of establishing the LOSP Timber Treatment Facility. Currently timber is transported to Cambridge (Cambridge Kiln and Timber Treatment Ltd) for treatment. The new plant will eliminate an estimated 500 heavy vehicle movements per year between Cambridge and OTC Timber Company which equates to an approximate reduction of 30,000km of freight transportation per year. This reduction will correspondingly reduce heavy vehicle movements on Ranfurly Street and congestion at the Maniapoto/Ranfurly Street intersection.

The LOSP facility will be contained within 6.225m - 9.1m high concrete tilt slab panels to form the eastern, northern and western walls of the facility. This would involve storing a maximum of 60,000 litres of the timber treatment chemical (Vascol[®] Azure) in the plant area. The facility is to comprise 2 x 30,000 litres above ground steel storage tanks and an associated 18,500 litre capacity process vessel. This facility is to be located within a secondary containment bund which

ensures that it meets the requirements of the HSNO Act. All hazardous substances associated with the activity would be contained within a fully bunded area located within the covered treatment complex. The proposed design includes a stormwater interceptor which would prevent the ingress of any stormwater.

A Hazardous Substances Screening Procedure has been conducted by Golder Associates. The report concludes that HFSP Effects Ratio was calculated on Vascol[®] Azure (for both fire/explosion effect type (1.58) and environment effect type (15.8)) and the results exceed the maximum effects ratio in the District Plan. The District Plan states that a maximum effects ratio of 0.25 is required for Order 1 and 2 Roads in the Urban Services Area. The proposal fails to comply with Standard 10A of the District Plan and is considered a Discretionary Activity in relation to this question. Pursuant to Section 10 of the District Plan, an assessment of the potential adverse effects on the environment arising from accidental release of hazardous substances, and associated measures to mitigate, avoid or remedy adverse effects in accordance with the Assessment Criteria 10a-10d has been provided with the application. A qualitative risk assessment was carried out on the proposed LOSP facility and it is not considered to represent a significant risk to human health and the environment.

The plant will utilise LOSP and this is classified as a Class 3.1C flammable liquid and therefore, the proposed design and construction details of the facility have been assessed in terms of the requirements detailed in the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001 and the associated Hazardous Substances (Dangerous Goods and Scheduled Toxic Substances) Transfer Notice 2004. Essentially the facility has been assessed for HSNO compliance and is considered to meet the necessary requirements.

The proposal also involves the demolition and construction of buildings on site and the proposed buildings fail to comply with the development standards as per Section 7 of the District Plan. Overall the site coverage will increase by approximately 400m² to 54.3%. The proposed building demolition and construction of new buildings will progress in stages.

Stage 1 involves demolishing the existing tool shed which is located north of the existing administration office and constructing a two storey amenities block that is approximately 111m². This building exceeds the maximum height standard of 7.0m by 0.38m. The ground floor plan includes a tool room with men/women/accessible toilet complex and the 1st floor consists of an office, workshop and staff lunchroom (with kitchen facilities).

Stage 2 involves erecting 9.1m high concrete tilt slabs panels against the walls of the existing storage shed located on the north western boundary, this building will house the proposed LOSP facility. These buildings fail to comply with the other yard, access to daylight and privacy plane and height standards.

Stage 3 involves demolishing the garage and former Mitre 10 buildings located on the southern boundary of the property along the Ranfurly road frontage and constructing a 28m x 27m (750m²) proposed portal canopy. This building will not be setback from the front boundary and will exceed the height and access to daylight and privacy plane standards.

Stage 4 involves demolishing the planer shed and erecting a replacement planer shed that adjoins the proposed new amenities block. This building is approximately 395m² and will exceed the maximum height standard.

INFORMATION RECEIVED

The following information has been provided:

- Land Use Consent Application, Assessment of Environmental Effects Report prepared by Golder Associates and Nigel Wilshier (OTC Timber), Information for Assessment of Effects on the Environment for Proposed Light Organic Solvent Plant September 2009 prepared by Golder Associates (NZ) Limited, HSNO Location Certificate Assessment, Structural Calculations Project No. 9097 Prepared by H. Pearse-Danker for Redco NZ Ltd. Written Approvals from 1 Maniapoto Street, 2 Huiputea Drive, 16 Huiputea Drive,

Environment Waikato, NZTA, Nehenehenui RMC, NZ Railways Ltd, Otorohanga District Council.

- Proposed Rendering Views, Site Plan – Existing, Site Plan Proposed, Elevations, Site Stormwater Control, Cross Sections and Amenities Block Floor Plans for ‘OTC Development Ranfurly Street Otorohanga’ 30/11/2009, Moloney Design Ltd.
- OTC Timber Co Ltd – Storage Tank Details and Proposed LO SP Plant Storage Tanks Detailing.

INTERNAL REFERRALS

The application was referred to the Roding Manager, Environmental Health Officer, Environmental Services Manager and Services Engineer for comments and the following comments were provided:

Roding Comments:

Following the additional information supplied from the applicants, it has been confirmed that timber which is currently machined on site, and then sent to Cambridge for treatment, then returned to the site, and this will all now occur on site. The applicants advise that this involves 500 vehicle movements or 30,000km per year.

This beneficially reduces both highway traffic, and loading / unloading operations on Ranfurly Street.

The only issue I have now is the potential for a truck leaving through the roller door across the public footpath to conflict with pedestrians. It is accepted that very few pedestrians use this section of footpath, and that the path (and redundant ramp) is to be significantly damaged during the removal and reconstruction process. The best option to me is to form a new footpath after the building is complete, and for this to be 1.5m wide formed against the back of the kerb, leaving a grass berm between path and building. A simple barrier rail or fence will then ensure a vehicle leaving the building will be visible to pedestrians before it gets to the path.

Conditions:

A \$2,000.00 cash bond is to be paid to Council by the applicants for reinstatement of the footpath / berm / pavement following demolition and construction works on the site. The bond of \$2000 will be invoiced upon application for demolition / building consents, and will be refunded once all site works and any reasonable reinstatement works have been complete.

The existing full width footpath fronting the site is to be removed and replaced with a 1.5m wide concrete path behind the kerb and channel. (120mm 20 mpa concrete on 50mm blinding metal) the area between the building and the new footpath shall be grassed or landscaped, and a barrier fence erected to prevent pedestrians walking beside the building on approaching the new building vehicle exit point.

A new vehicle crossing conforming with diagram TS306 & TS310 (copy enclosed) of the Hamilton City Development Manual (industrial specification) shall be formed between the building entrance and the existing kerb line.

Environmental Health Officer Comments:

HAZARDOUS SUBSTANCES

The timber treatment plant involves the use of hazardous substances which require controls to ensure that there is no likelihood of contamination of land, water, air or risk to health or public safety. The steps to be employed by the applicant to mitigate any possible adverse effects are clearly set out in the application. Included are an interceptor trap and bunding to ensure no treatment products enter the stormwater system. Likewise, the applicants have described how

they will employ methods to ensure that no air discharges and odours from the plant will be discernible from the site.

Documentation from Environment Waikato states that because there will be interceptor traps installed, no resource consent application is required for stormwater discharge and that any discharges to air will comply with the appropriate rule in the Regional Plan.

HSNO

The proposal has been examined by John Herd, who is a HSNO test certifier and he states in his report that provided the plant is constructed in accordance with the plans there will be no difficulty in issuing a HSNO stationary container systems test certificate. The applicant will be required to obtain a HASNO location certificate.

NOISE

It is anticipated that the plant will not increase the ambient noise level generated by the existing site activities.

I do not have any other Environmental Health issues relating to the proposed plant.

BUILDING COMMENTS:

Revised application received 11 Dec.

Building work subject to Sec 75(2) BA2004 - Building on 2 or more allotments.

Backflow prevention device required at property boundary.

Fire Safety Design and Report required.

All these matters will be conditions of building consent.

SERVICES COMMENTS:

Council has received the stormwater control design and plans for the OTC development on Ranfurly St. The design has been prepared by Graham Rundle a Chartered Professional Engineer. They have submitted plans, calculations, a spec sheet for a Hynds interceptor, run-off calculations and a Producer Statement.

The design requires a new 300mm diameter connection into the Council stormwater drain in addition to the existing 300mm diameter connection. Based on a 10% AEP rainfall event of 80mm/hour the flow rates from the outfalls will be 52 litres per second and 13 litres per second respectively.

The stormwater drain in Ranfurly St is 450mm diameter. It runs eastwards under the railway line to connect with a 900mm diameter main in Limestone Drive. There is adequate capacity to handle the additional load from this development.

The stormwater design is approved. Include standard condition about new connections being installed by Council approved contractors. A trade waste licence will be required for the regular cleaning of the interceptor. This design and approval will also be part of the application for Building Consent.

ASSESSMENT OF DISCRETIONARY RESOURCE CONSENT APPLICATION UNDER SECTIONS 95A-95F OF THE RESOURCE MANAGEMENT ACT 1991

STATUTORY CONSIDERATIONS

Section 95A of the Resource Management Act provides for resource consents to be processed on a non-notified basis unless Council decides that the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Regardless of Section 95A, Section 95A(3) states that applications must not be publicly notified if a rule or national environmental standard precludes public notification. No such provision is contained within the Otorohanga District Plan.

In regards to full notification, in determining whether or not the activity will have, or is likely to have, adverse effects on the environment which are more than minor, the following matters will be disregarded:

- Effects on persons who own and occupy the land in, on or over which the applications relates, or land adjacent to that land ;
- Any effect on a person who has given written approval to the application;
- Trade competition and the effects of trade competition.

The consent authority may also disregard an adverse effect of the activity on the environment if a rule or national environmental standard permits an activity with that effect.

If an application does not need to be publicly notified, then the consent authority must decide if there are any affected persons or affected order holders in relation to the proposed activity. A person is considered to be an affected person if the adverse effects of the activity on the person are minor or more than minor (but are not less than minor).

In considering whether a person is an affected person in relation to an activity, the consent authority in its assessment:

- may disregard an adverse effect on a person if a rule or national environmental standard permits an activity with that effect
- must have regard to every statutory acknowledgement made in accordance with the Act specified in Schedule 11
- must disregard those persons who have provided their written approval (and has not been withdrawn in writing)
- it is unreasonable in the circumstances to seek the person's written approval.

A person is an affected order holder if

- the person is the holder of a customary rights order
- the activity may have any adverse effects on a recognised customary activity

If the consent authority does not publicly notify an application, and it is decided that there are affected persons / affected order holder (of which consent has not been obtained (unless unreasonable) and /or withdrawn) then the application is subject to limited notification under S.95B. Regardless of Section 95B, Section 95B(2) states that applications must not be limited notified if a rule or national environmental standard precludes limited notification. No such provision is contained within the Otorohanga District Plan.

Notwithstanding the above, a consent authority shall have regard to whether special circumstances apply. In such cases, the application may be publicly notified (Section 95A (4)).

SECTION 92 REQUESTS

A Section 92 request was required for written permission from NZ Railways Ltd, stormwater calculations. This information was received on 13th January 2010.

2.0 DISTRICT PLAN ASSESSMENT

7. Are any buildings to be erected on the site?		Yes	No
Standards		Yes	No
7A FRONT YARD			x
	<u>Rural</u>		
	Order 1 Road	15 metres	
	Order 2 and 3 Roads	7 metres	
	<u>Urban Services and Urban Limited Services</u>		
	Order 1 Road/Pedestrian Precinct	Nil (See Floor Area Ratio)	
	Order 1 Road	8 metres	
	Order 2 and 3 Roads	3 metres	
7B OTHER YARDS			x
	<u>Rural</u>		
	Order 1, 2 and 3 Roads		
	- Residential buildings	5 metres	
	- Other buildings	15 metres	
	<u>Urban Services and Urban Limited Services</u>		
	Order 1 Road/Pedestrian Precinct	Nil (See Floor Area Ratio)	
	Order 1 Road	5 metres	
	Order 2 and 3 Roads	3 metres	
	Buildings may only be erected within these other yards where:		
	i) The effect on the environment does not extend beyond the properties immediately adjacent to the property upon which the building is to be erected; and		
	ii) The consent in writing of all owners and occupiers of the immediately adjacent affected properties has been obtained.		
	Comment: The effect on the environment does not extend beyond the properties immediately adjacent to the property on which the building is to be erected and the consent has been obtained from all immediately adjacent affected properties has been obtained except for 4 Ranfurly East Street Otorohanga.		
7C FLOOR AREA RATIO			NA
	The floor area ratio of 1.5:1 shall apply to all properties adjoining a pedestrian precinct depicted on the Planning Maps. This will allow a gross floor area for buildings on the site which is no greater than 1.5 multiplied by the gross area of the site.		
	<i>Example: If the gross site area of your property is 1,000m² you may erect up to 1,500m² gross floor area of buildings on that property.</i>		
7D ESPLANADE YARDS			NA
	<u>Rural</u>		
	Order 1, 2 and 3 Roads	25 metres	
	<u>Urban Services and Urban Limited Services</u>		
	Order 1, 2 and 3 Roads	23 metres	
7E SITE COVERAGE			

<u>Rural and Urban Limited Services</u> Order 1 Road/Pedestrian Precinct Nil (See Floor Area Ratio) Order 1, 2 and 3 Roads 30% of the site		
<u>Urban Services</u> Order 1 Road (Pedestrian Precinct) Nil (See Floor Area Ratio) Order 2A Roads 65% of the site or demonstrated coefficient of runoff For the site does not exceed 0.85 Order 1, 2 and 3 Roads 35% of the nett site	x (54 %)	
7F ACCESS TO DAYLIGHT AND PRIVACY All new buildings shall comply with the following height in relation to boundary daylight access and privacy plans (See Appendix 14 for diagrams): <u>Rural and Urban Limited Services</u> Order 1 Road (Pedestrian Precinct) Nil Order 1, 2 and 3 Roads 3 metres high at the boundary plus a 33° daylight privacy access and privacy plane. <u>Urban Services</u> Order 1 Road (Pedestrian Precinct) Nil Order 1, 2 and 3 Roads 3 metres high at the boundary plus a 45° daylight privacy access and privacy plane. Buildings which exceed the access to daylight and privacy plane may only be erected where: i) The effect on the environment does not extend beyond the properties immediately adjacent to the property upon which the building is to be erected; and ii) The consent in writing of all owners and occupiers of the immediately adjacent affected properties has been obtained.		x
7G MAXIMUM HEIGHT <u>Rural</u> Order 1, 2 and 3 Roads 20 metres <u>Urban Services and Urban Limited Services</u> Order 1 Road (Pedestrian Precinct) 10 metres Order 1 Road 7 metres Order 2 and 3 Roads 7 metres		x
7H BUILDING IN AIRSPACE ABOVE ROADS AND FOOTPATHS No new building or part of a building, structure or sign which requires a building consent, except a verandah required by this Plan shall encroach into the airspace above footpath or road reserve.		NA
7I VERANDAHS <u>Urban Services and Urban Limited Services – Pedestrian Precinct Only</u> All new buildings shall provide a verandah which shall extend from the face of the supporting building to a distance 450mm inside the vertical line drawn from the face of the kerb and for the full length of the building fronting the road. Verandah clearances from the finished level of the footpath shall be not less than 2.9 metres. All verandahs shall be provided with under-verandah lighting to enable the full length of the footpath in front of the site to be illuminated.		NA
7J BUILDINGS OVER IWI CULTURAL SITES No building shall be built on or over an identified waahi tapu or taonga site without the prior approval of tangata whenua.		NA

10.1 Any activity which complies with all of the standards is a permitted activity.		x
10.2 Any activity which does not comply with standards 10A, 10B or 10C will be considered as a discretionary activity.	x	
10.3 Any activity which does not comply with standard 10D will be considered as a non-complying activity.		x
Assessment Criteria		
10a There is an adequate separation distance to adjoining land users to prevent risk of exposure to hazardous substances.	The immediately adjoining lands are of a similar commercial/light industrial nature. To the north of the property is vacant land that is under the designated authority of the New Zealand Transport Agency. The purpose of this designation is 'to provide for State highways including the control of access to State Highways and all functions, powers and operations of NZTA.' To the east of the subject property is North Island Main Trunk Railway (ONTRACK). South of the subject site is Otorohanga Motors Ltd which includes a workshop, petrol station, car sales yard. There appears to be adequate distance to adjoining landuses the nearest dwellinghouses are located over 100 metres from the proposed site.	
10b Sensitive environmental features are protected from risk of exposure to hazardous substances.	There are no sensitive environmental features such as water courses immediately surrounding the property. The nearest residential dwelling is located approximately 100m from the proposed LO SP Timber Treatment Plant in both the northern and western direction.	
10c The site is designed in a manner which will avoid the accidental or other release of hazardous substances to waterbodies.	The primary risk as identified in Golder's report is that associated with the proposed LO SP facility with respect to sensitive environmental receptors is the accidental release of stored treatment chemical. To mitigate this risk the facility has been designed to meet the requirements of the HSNO Act and regulations. This includes inter alia the installation of a bund system capable of handling at least 110% of the total storage capacity of substances stored, certification of all bulk storage tanks, and seismic restraint of storage tanks. The nearest natural water bodies are located a reasonable distance from the site as to be of minor concern due to the distance and the controls implemented at the site. Lake Huiputea is approximately 350m from the proposed location site and the Waipa River is over 500m. Environment Waikato determined the LO SP Treatment Plant to be a high risk facility and therefore required stormwater interceptor has been included into the design and Environment Waikato does not require any discharge consent as a result of this.	
10d The assessment of environmental effects adequately identifies potential adverse effects and proposes measures to avoid, remedy or mitigate against them.	The assessment of environmental effects report adequately addresses the potential adverse effects and proposes adequate measures to avoid, remedy and mitigate against them. These include: <ul style="list-style-type: none"> • Stormwater Interceptor • Containment bund for chemical storage and processing. • Preliminary approval (based on the design drawings) from HSNO Test Certifier to verify that a Location Test Certificate can be obtained for the facility. 	

13. Will your proposal cause noise that may be heard outside the property boundaries?					N/A	Yes	No
Standards					Yes	No	
13A Noise Measurements shall not exceed:					X		
<u>Rural Effects Area</u>		L ₁₀ Day	L ₁₀ Night	L _{Max} Night			
Order 1, 2 and 3 Roads	55	45	70				
<u>Urban Services Effects Area</u>							
Order 1 and 2 Roads	55	45	70				
Order 2A Roads	70	60	75				
Order 3 Roads	50	40	65				
<u>Urban Limited Services Effects Area</u>							
Order 1 Roads	55	45	70				
Order 2 and 3 Roads		50	40	65			
Rules					Yes	No	
13.1 Any activity that complies with standard 13A is a permitted activity.					x		

14. Will your proposal cause odours that may be smelt outside the property boundaries?					N/A	Yes	No
Standards					Yes	No	
14A The odour is not objectionable.					x		
14B The odour is objectionable but is not generally by an industrial and/or trade premises and the source of the odour is not discernible beyond the boundary of the subject property.							x
Rules					Yes	No	
14.1 Any activity that complies with standard 14A or 14B is a permitted activity.					x		

The following objectives and policies from the Otorohanga District Plan were considered in relation to the application:

2.01 RELEVANT OBJECTIVES AND POLICIES

Issue 1 – Safety of Road Users	
Objectives	
1.2.1	To ensure that land use, development activities and the volume of traffic generated do not adversely affect road safety or the efficient operation of roads and state highways.
1.2.2	To ensure the design and location of signs does not adversely affect road safety while preserving the primacy of traffic and guide signs over temporary and advertising signs.
1.2.3	To ensure that glare or light spillage from activities do not adversely affect road safety.
1.2.4	To ensure that dust drift does not adversely affect road safety.
Policies	
1.3.1	The volume of traffic generated by an activity should not overload a road to the extent that the existing function and design of the road or State Highway is compromised thereby endangering road safety.
1.3.2	Safe access to and from roads and State Highways is maintained by requiring that accesses and intersections are constructed to a design standard that is appropriate for their intended use.
1.3.3	The efficiency of roads and State Highways is ensured by appropriate spacing, construction and use of property accesses and intersections in a manner which does not significant disrupt traffic.
1.3.4	Road safety should not be adversely affected by: <ul style="list-style-type: none"> The planting of trees and crops that reduce visibility at road or State Highway intersections, railway

<p>crossings or property access;</p> <ul style="list-style-type: none"> • The planting of trees and crops that result in the icing of any road pavement; • Signs located in a manner which reduces visibility at road or State Highway intersections or property access; • Signs that are distracting or confusing for drivers, including temporary or advertising signs that conflict with, or reduce the effectiveness of official signs; • The intensity, design, orientation and nature of lighting, including illuminated signs, where this is likely to cause distraction to drivers vision; • The potential for reflective surfaces to cause temporary impairment of driver vision; • Dust drift which creates visibility problems for road users.

Issue 2 – Amenity Values and Existing Neighbourhood Character

Objectives

- 2.2.1 To ensure that activities, land use and development in the urban services effects area maintain or enhance the character of the area which includes low density development, open space and the visual quality (or appearance) of the area and do not adversely affect the amenity values which constitute this character.
- 2.2.2 To ensure that activities, land use and development in the urban limited services effects area avoid, remedy or mitigate adverse effects upon the character of the area which includes low density development a relaxed coastal lifestyle, tranquillity, open space, scenic coastal vistas, and the visual quality (or appearance) of the area and do not adversely affect the amenity values which constitute this character.
- 2.2.3 To ensure that activities, land use and development in the rural effects area avoid, remedy or mitigate adverse effects upon the character of the area which includes low scale development, variety of landscapes, scenic vistas, high proportion of natural space and the dominant natural features of the area and do not adversely affect the amenity values which constitute this character.
- 2.2.4 To ensure that the construction and relocation of buildings do not compromise the relationship of Maori cultural values to and with their ancestral lands, water, sites, waahi tapu and other taonga.

Policies

- 2.3.1 Land use and development activities in the District should not detract from the existing character of the area and should not degrade amenity values.
- 2.3.2 Avoid, remedy or mitigate against the adverse environmental and/or iwi cultural effects of:
 - Any activity altering the visual outlook from a road or other properties;
 - The construction or relocation of a building on a site unduly restricting the sunlight received by, or privacy enjoyed by the occupants of another property;
 - The volume of traffic generated by an activity intensifying the character of a road or neighbourhood.
 - Noise generated by an activity adversely affecting neighbouring activities;
 - Objectionable odour generated by any activity beyond the boundary of the property;
 - The state of the land following the conclusion of earthworks;
 - The extent of light spill or the intensity, location, duration or orientation of lighting.

Issue 3 – Parking and Loading

Objectives

- 3.2.1 To ensure that the design and location of parking and loading spaces does not adversely affect road safety.
- 3.2.2 To ensure that activities provide for onsite parking and loading spaces associated with their activity to ensure the efficiency of State Highways and District roads and to maintain the availability of public parking and roadside parking on District roads and State Highways within urban areas.

Policies

- 3.3.1 The location of parking and loading spaces should not create a nuisance for adjoining land owners.
- 3.3.2 The location and design of parking and loading spaces should not create a road safety hazard.

Issue 5 – Hazardous Substances

Objectives

5.2.1 To ensure that the use, storage, disposal or transportation of hazardous substances in the District causes only a minimal risk of accidents and damage to life, property and the environment.

Policies

5.3.1 Hazardous substances should not be used, stored or transported where they may have a more than minor adverse effect on the environment.

5.3.2 Hazardous substances should not be used or stored where they may have a more than minor adverse effect on the waterbodies of the District.

5.3.3 Hazardous substances should not be disposed of within the District.

5.3.4 The use and storage of hazardous substances should be adequately separated from adjoining land uses.

2.02 ADVERSE EFFECTS ON THE ENVIRONMENT ASSESSMENT

The following assessment of effects is undertaken on the basis that the level of effects arising is avoided, remedied or mitigated (as appropriate) by the proposed consent conditions contained in this report.

- Odour – The application states that it is expected that low levels of odour will occur on site from the processing and storage of treated timber. Currently treated timber is already stored on site and no odour complaints have been received throughout the operational history of the business. The main concern would be any odour arising during processing LOSP timber treatment.

The LOSP facility has been designed to minimise odour and contaminants so that it does not cause an objectionable effect beyond the boundary of the property and therefore it is a permitted activity under both the Regional and District Plan.

The application states that during the treatment process the treated timber is subsequently held under cover in a well ventilated area for sufficient time for the treatment to stabilise and excess solvent to flash off. The treatment building will be fitted with vents on the inside walls to provide good airflow through the building and to keep solvent emission levels to the required standard. These levels would reduce significantly on exiting the building and would have dissipated on reaching the site boundaries. In addition the 6.3 metre high concrete tilt panel walls surrounding the treatment pant building provide both a vapour barrier to comply with HSNO Class 3 controls but also serve the purpose of providing an additional barrier from any unlikely odour considerations.

The District Planner contacted Waipa District Council to discuss the odour that was associated with The Cambridge Kiln and Treatment Plant (which utilises the same LOSP process) and was told by their Environmental Health Officer that the odour associated with the LOSP process was no more than minor and that complaints relating to odour had not been received during the operational history of the plant.

The District Planner also got in touch with David Stagg, Programme Manager for the Resource Use Group at Environment Waikato, he advised that there are a number of LOSP plants in the region, and that no complaints had been received about the odour from any of these. In addition, he also stated that the separation distance to residential sites (at the Otorohanga Site) is shortest on the western side at 140 metres and that he was confident that this distance is sufficient to avoid odour effects from the plant. The District Planner is satisfied that the effects of odour will be no more than minor.

- Noise - The location of the OTC Timber Company is quite unique given that the eastern boundary of the property adjoins the North Island Main Trunk Railway and the property is less than 25 metres from State Highway 3 (Maniapoto Street), given this location there is a relatively high level of background noise occurring around the site. The application

states that noise will be generated by the treatment process but will not exceed the existing background noise level on the site. This has been supported by a survey that was conducted on a similar site using a SL4001 Lurton Sound Level Meter and no increase in noise levels above the site background noise levels were recorded outside the building or on the boundaries throughout the treatment process. Noise generated by the treatment process is minimal and confined to intermittent very short interval vacuum and transfer pump operations of less than 5 minutes/treatment cycle/hour. The District Planner is satisfied that the effects of noise will be no more than minor.

- Hazards: The timber treatment plant involves the use of hazardous substances which require controls to ensure that there is no likelihood of contamination of land, water, air or risk to health or public safety. Pursuant to Section 10 of the District Plan, an assessment of the potential adverse effects on the environment arising from accidental release of hazardous substances, and associated measures to mitigate, avoid or remedy adverse effects in accordance with the Assessment Criteria 10a-10d has been provide with the application. A qualitative risk assessment was carried out on the proposed LOSP facility and it is not considered to represent a significant risk to human health and the environment. The steps to be employed by the applicant to mitigate any possible adverse effects are clearly set out in the application. Included are an interceptor trap and bunding to ensure no treatment products enter the stormwater system, the design plans for the facility has been assessed for HSNO compliance and it is considered to meet the necessary requirements. The applicants have undertaken background soil and water sampling to benchmark the site and are prepared to continue with an ongoing Soil and Groundwater Monitoring Programme. Likewise, the applicants have described how they will employ methods to ensure that no air discharges and odours from the plant will be discernible from the site. The District Planner is satisfied that the effects of the hazardous substances that are going to be used, stored and transported on site will be no more than minor.
- Character and Visual Amenity of the Application Site and Surrounding Environment: The proposed building works do not comply with the relevant development standards as per Section 7 of the District Plan. Specifically Standards 7a (front yard), 7b (other yards), 7f (access to daylight and privacy) and 7g (maximum height). The effect on the environment does not extend beyond the properties immediately adjacent to the properties upon which the building is being erected and all immediately adjacent affected properties have provided their written approval except for Landmore Agri Ltd at 4 Ranfurly East Street. The proposal is in keeping with the exiting character of the built environment along Ranfurly East Street. Ranfurly East Street is characterised by large buildings that are predominantly used for similar light industrial type commercial activities. The scale, bulk and mass of the proposal appears to be in keeping with the adjoining properties and the encroachments will not cause overshadowing or adversely impact on access to daylighting and privacy. The proposal does not project forward of the established building line, all buildings located on Ranfurly East Street are built up to the boundary edge and fail to comply with the front yard requirement. The District Plan has permitted more intensive development within this street (and the adjoining Progress Drive) by allowing up to 65% site coverage therefore, proposal does not appear out of character with the existing built form and will not detract from the visual amenity of the surrounding area. The District Planner is satisfied that the proposal is in keeping with the character of the area and will have a no more than minor effect on the visual amenity of the application site and surrounding environment.

SPECIAL CIRCUMSTANCES

Special Circumstances are generally those that are unusual or exceptional or involve some significant or important public interest element.

The proposal, in itself, is not considered to give rise to special circumstances and there is no basis for Council to exercise its discretion under s95A (4).



Figure 1: Locality Plan for Properties that applicant has consulted with for this application.

2.03 ADVERSELY AFFECTED PERSONS

The applicants have consulted with the following adjoining landowners and other parties (as highlighted on the above Location Plan and listed in the table below). Written approval has been obtained from all parties except Landmore Agriculture, 4 Ranfurly Road (as highlighted on the above Location Plan and listed in the table below) whom Council is satisfied may be adversely affected by the activity.

PERSON (owner/occupier)	ADDRESS	REASONS	APPROVAL OBTAINED
Otorohanga District Council	17 Maniapoto Street	Front Yard Encroachment	Yes
Nehenehenui RMC	P.O.Box 151 Otorohanga	Cultural impact	Yes
NZ Transport Agency	183 Collingwood Street, Hamilton	Impact on adjoining designated land	Yes
Otorohanga Motors Ltd	1 Maniapoto Street, Otorohanga	Impact on amenity	Yes
Excelsior Nissan – Triumph Promotions Ltd	16 Huiputea Drive, Otorohanga	Impact on amenity	Yes
Environment Waikato	401 Grey St, Hamilton	Regional Consent requirements	Yes
NZ Rail Ltd	North Island Main Trunk Railway	Impact on amenity	Yes
Landmore Agri	4 Ranfurly Road, Otorohanga	Impact on Amenity	No

In addition, the applicant has obtained the written approval of the following persons, who are not considered to be adversely affected by the proposed activity.

PERSON (owner/occupier)	ADDRESS	REASONS	APPROVAL OBTAINED
Balance Agri Nutrients	2 Huiputea Drive, Otorohanga	Property is not immediately adjacent to the proposed works and is therefore, not considered an affected party	Yes

AFFECTED ORDER HOLDER

There are no affected order holder's adversely affected by the proposed activity.

SECTION 95 RECOMMENDATION

Pursuant to Section 95B of the Resource Management Act 1991, it is recommended that this application RM090069 be the subject of limited notification. The adverse effects on the environment of the activity are considered to be minor /no more than minor, however, not all persons who in the opinion of Council may be adversely affected by the activity have given their written consent as shown in Table Two above. It is therefore recommended that notice of the application be served on those persons who have been identified as being adversely affected (and who have not provided their written approval), as shown in Table Two above.

SECTION 95 DETERMINATION

Acting under delegated authority and for the reasons set out in the above assessment this application RM090069 for resource consent shall be limited-notified as recommended in Section 95 recommendation above.

RECOMMENDED:

Aimee Bishop
District Planner

APPROVED

Andrew Loe
Environmental Services Manager

APPROVED

Dave Clibbery
Chief Executive Officer

**Item-143 APPLICATION FOR TEMPORARY ROAD CLOSURE - ANZAC DAY
COMMEMORATIONS**

To: **Chairperson and Members
Otorohanga District Council**

From: **Engineering Support Officer**

Date: **11 February 2010**

Executive Summary

Council is required to apply for road closures within the Otorohanga Community to enable the Otorohanga Anzac Day Commemorations to proceed on Sunday, 25 April 2010.

Suggested Recommendation

It is recommended that approval be granted for the following road closures:

Purpose: Anzac Day Commemorations

Date: Sunday, 25 April 2010

Periods of Closure: 5.45am to 6.45am;
and
9.45am to 10.45am.

Details of Closure: **STATE HIGHWAY 3 / MANIAPOTO STREET**, from the northern entrance of Huiputea Drive to its intersection with Te Kanawa Street;
KAKAMUTU ROAD, from Maniapoto Street to its intersection with Turongo Street
GRADARA AVENUE, from Kakamutu Road to its intersection with Summit Drive.
RANFURLY STREET, east end from its intersection with Maniapoto Street to end
COWLEY LANE – entire length
WAHANUI CRESCENT – entire length
WHITTINGTON LANE – entire length

Detour: Will be by way of Huiputea Drive.

The road closure will be subject to the following conditions:

1. Council must comply with the objection provisions as contained within the Transport (Vehicular Traffic Road Closure) Regulations 1965.
2. No objections are received from the NZ Police Department or NZ Transport Agency.
3. During the proposed period of road closures, emergency services will be allowed through in the event of an emergency.
4. Council is to notify the local information centre, bus and taxi operators, and affected businesses and residents of the closures.
5. Council is to pay for all advertising costs in appropriate newspapers. Public notice advertisements are to be published in the Waitomo News.

6. Signs advising of the road closures are to be erected at the start and end of the closed portions of roads and on each intersecting road two weeks prior to the road closure. All signs are to be removed immediately after the closure.

Report Discussion

Council has public liability insurance to a value of \$5m that will adequately indemnify Council against any damage to property or persons as a result of this event during the road closure period.

Downer EDi Works have agreed to sponsor the traffic management requirements for this year's closure. Works will be responsible for the management of both periods of road closure and will be solely responsible for adequate sign posting and policing of the roads to be closed to ensure that no vehicles have access to the closed portion of road, which includes arranging delivery, erection and staffing of all barriers and detour signs, and the removal thereof after the closures.

Due to problems experienced in 2008, it is recommended that the no exit end of Ranfurly Street, Wahanui Crescent, Whittington Lane and Cowley Lane be closed to prevent traffic entering the CBD from the south end of town via Pine Street and causing disruption to Anzac Day proceedings when exiting the area.

After discussion with Ingham Honda, a reduction in closure times has been agreed upon, to allow access to this business for as long as is practically safe.

Robyn Hodges
ENGINEERING SUPPORT OFFICER

Item-144 OCB MATTERS REFERRED FROM 10 DECEMBER 2010

**To: Chairperson and Members
 Otorohanga Community Board**

From: Governance Supervisor

Date: 11 February 2010

Executive Summary

1. BOARD

8 October 2009

- i. To discuss the proposal for Board Members to hold a Public forum to obtain the public's expectations, etc.

2. PARKS & RESERVES COMMITTEE

10 December 2009

- i. in conjunction with Council staff to meet with David Bailey to look at the playing areas on the Domain to the right of the Pavilion.

**CA Tutty
GOVERNANCE SUPERVISOR**

GENERAL

