



Otorohanga District Council

AGENDA

23 JANUARY 2018

10.00am

STANDING APPOINTMENT

11AM – A Presentation by Sports Waikato will be made to Council.

11.45AM – A Presentation by the Otorohanga Charitable Trust will be made to Council.

Members of the Otorohanga District Council

Mr M Baxter (Mayor)
Mrs K Christison
Mr R Johnson
Mrs RA Klos
Mr P McConnell
Mr K Phillips
Mrs D Pilkington (Deputy Mayor)
Mrs A Williams

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA DISTRICT COUNCIL

23 January 2018

Notice is hereby given that an Ordinary meeting of the Otorohanga District Council will be held in the Council Chambers, 17 Maniapoto Street, Otorohanga on Tuesday 23 January 2018 commencing at 10am.

16 January 2018

DC Clibbery
CHIEF EXECUTIVE

AGENDA

ORDER OF BUSINESS:

ITEM	PRECIS	PAGE
PRESENT		1
IN ATTENDANCE		1
APOLOGIES		1
OPENING PRAYER		1
PUBLIC FORUM (UP TO 30 MINUTES)		1
ITEMS TO BE CONSIDERED IN GENERAL BUSINESS		1
CONFIRMATION OF MINUTES	- OTOROHANGA DISTRICT COUNCIL 19 DECEMBER 2017	1
	- KAWHIA COMMUNITY BOARD 15 DECEMBER 2017	1
	- OTOROHANGA COMMUNITY BOARD 21 DECEMBER 2017	1
MATTERS ARISING		1
DECLARATION OF INTEREST		1
<u>REPORTS</u>		
ITEM 229	PROPOSED DEFERRAL OF METERED WATER CHARGES	2
ITEM 230	ANIMAL CONTROL OFFICERS REPORT FOR JULY TO DECEMBER 2017)	4
ITEM 231	PLANNING REPORT FOR JULY TO DECEMBER 2017	4
ITEM 232	BUILDING CONTROL REPORT FOR JULY TO DECEMBER	4
ITEM 233	ENVIRONMENTAL HEALTH OFFICER/LIQUOR LICENSING INSPECTOR'S REPORT FOR OCTOBER TO DECEMBER	4
ITEM 234	MATTERS REFERRED – 19 DECEMBER 2017	5
ITEM 235	CONFIDENTIAL MOTION TO EXCLUDE THE PUBLIC	6
	GENERAL	6

REPORTS

ITEM 229 PROPOSED DEFERRAL OF METERED WATER CHARGES

To: Mayor and Councillors
Otorohanga District Council

From: Chief Executive

Date: 23 January 2018

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Promote the local economy and opportunities for sustainable economic development
-

Executive Summary

It is proposed that the implementation of metered water charges for all water users in Otorohanga (including residential properties) is delayed.

Staff Recommendation

It is recommended that:

The implementation of 'universal' metered water charges for all properties connected to the Otorohanga Community water supply is deferred for a further 12 months until 1 July 2019 to enable residential water users be better prepared for the change.

Report Discussion

Another round of water meter readings in Otorohanga has recently been completed, and as we do so we are progressively finding errors in the water consumption data had been previously gathered.

One such case was where a number of recently developed properties that had extremely high levels of water consumption in the first meter reading period were found to have hugely reduced consumptions over the most recent period, which we believe was due to the fact that the contractor who installed those meters when the houses were built (which was not Council's contractor) had installed pre-used water meters that had already recorded several thousand cubic metres, which when first read suggested that those properties had used massive amounts of water.

Another issue is the seasonal variation of water consumption. The annual estimates of individual water consumption that we have thus far made were based on extending the data from only part of a year to a full annual period, and this will never be completely reliable. Recent weather is not considered to have been typical and as such there is a possibility that recent consumption by properties may not reliably reflect their more normal level of use.

The level of water use affects the schedule of charges for water use that will be applied, and it is believed that more data is needed before these charges can be reliably set.

A further source of potential confusion for ratepayers is that water charges over different billing periods of each year can be very variable. If for example 4 billing periods are conducted in a year, each bill would have one-quarter of the fixed annual charge, but the charges for water used over the 'free' allocation may only kick in during the later billing periods in a year, after the total use of water has exceeded the 'free' allocation. For example a user taking around 400 cubic metres per year (a relatively

high level) might find their quarterly charges being something like \$70, \$70, \$270, \$230. For some people of limited means such a 'sting in the tail' of a year could be problematic if not anticipated.

Taking these factors together it is believed that the community may not be fully prepared for the introduction of metered water charges on 1 July 2018, and consider that it would be preferable for all water users to have a full year of more reliable information on their water use and the likely associated charges before we actually put those charges in place.

It is also believed that one of the two factors motivating the introduction of metered water charges – increasing water use efficiency to free up water to support the growth of the community – is not likely to be desperately needed in Council's 2018/19 financial year, due to the delays that have occurred in respect of the Westridge subdivision extension and the dairy factory (if it proceeds).

A suggestion was therefore made to the Otorohanga Community Board that the introduction of metered charges for all properties in Otorohanga should be delayed for a further year, to 1 July 2019, so that the community could be prepared for the new charges by a final full year of reliable dummy bills that would closely reflect what they would be paying the following year, so that the potential for surprises is minimised as much as possible.

The Board informally signalled its agreement with this approach, and having done so this matter is now referred to Council for formal approval.

Whilst there may be some people in the community who are using small quantities of water and would therefore like metered charges implemented as soon as possible, it is believed that there will be greater benefit in delaying the onset of those charges so that more substantial users of water who will pay more under the new system will have a relatively clear picture of what those charges are likely be before they find themselves faced with the associated bills.

Dave Clibbery
CHIEF EXECUTIVE

**PAGE REFERENCE TO REPORTS LINKED TO THE FOLLOWING ITEM NUMBERS
(COMBINED WITH MASTER AGENDA)**

ITEM 230 ANIMAL CONTROL OFFICERS REPORT FOR JULY TO DECEMBER 2017 - PAGE 7

ITEM 231 PLANNING REPORT FOR JULY TO DECEMBER 2017 – PAGE 9

ITEM 232 BUILDING CONTROL REPORT FOR JULY TO DECEMBER 2017 – PAGE 13

**ITEM 233 ENVIRONMENTAL HEALTH OFFICER/LIQUOR LICENSING INSPECTOR'S REPORT FOR
OCTOBER TO DECEMBER - PAGE 18**

ITEM 234 ODC MATTERS REFERRED FROM 19 DECEMBER 2017

**To: Mayor and Councillors
Otorohanga District Council**

From: Governance Supervisor

Date: 23 January 2018

COUNCIL

21 MARCH 2017

To consider options for Council representation on the WDHB Consumer Council Group, at the appropriate time.

19 DECEMBER 2017

In a workshop meeting to give consideration to the recording of minutes of both Boards and Council.

CHIEF EXECUTIVE

18 JULY 2017

To report to the next meeting of Council on the new service agreement with the Otorohanga District Development Board.

ENGINEERING MANAGER

21 NOVEMBER 2017

To investigate the issue of trucks parking outside Prescott Holden blocking visibility at the intersection of SH3/ Te Kanawa Street

CA Tutty

GOVERNANCE SUPERVISOR

ITEM 235 MOTION TO EXCLUDE THE PUBLIC

**To: Mayor and Councillors
 Otorohanga District Council**

From: Chief Executive

Date: 23 January 2018

REASON FOR CONFIDENTIALITY

	Grounds	Reason
	Section 48(1) of the Local Government Official Information and Meetings Act 1987, which permits the meeting to be closed to the public for business relating to the following grounds: -	Subject to sections 6, 8 and 17 of the Local Government Official Information Act 1987, the withholding of the information is necessary to:
	48(1d) That the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the local authority to deliberate in private on its decision or recommendation in any proceedings to which this paragraph applies.	7(2i) Enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

GENERAL

ITEM 230 ANIMAL CONTROL OFFICERS REPORT FOR JULY TO DECEMBER 2017

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

From: Environmental Services Manager

Date: 23 January 2018

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Ensure services and facilities meet the needs of the Community
 - Recognise the importance of the Districts rural character
-

Executive Summary

A report from the Environmental Services Manager on Dog and Animal Control activities in the District for the period July to December 2017.

Staff Recommendation

It is recommended that:

The Environmental Services Manager's report on Dog and Animal Control activities for third and fourth quarters of 2017 be received.

Report Discussion

	July	August	September
1. No. of Registration Notices issued	6	15	11
2. No. of Property visits for Registration Checks - Rural	11	17	12
3. No. of Property visits for Registration Checks – Urban	36	47	31
4. No. of Property visits for SOS	5	2	1
5. No. of Property visits for Two Dog Permit	1	1	1
6. No. of Complaints – Dogs Actioned	17	26	24
7. No. of Complaints – Stock Actioned	5	9	8
8. No. of Street Patrols Night – Otorohanga	4	4	4
9. No. of Street Patrols Day – Otorohanga/Kawhia	52	44	50
10. No. of Enquiries – Registration/Dog Control/General	22	26	24
11. No. of Dogs Impounded	18	14	6
12. No. of Stock Impounded	0	2	1
13. No. of Written and Verbal Warnings	8	14	7
14. No. of Infringement Notices Issued	2	3	3
15. No. of Call Outs	2	2	3

Registration Update

The annual payment for dog registration was due on 1 August 2017 with a late payment penalty of 50% payable after that date. This year we had received 2011 registrations before the late payment penalties were imposed. At the end of September 2017 the total number of dogs registered was 2239. Compliments are due to our Customer Service staff who actioned all of these transactions as the registration process involves a large amount of data entry and updating of existing databases. Details of dogs and owners are required to be held on our own regulatory system and the National Dog Database.

	Oct	Nov	Dec	Totals for 2017
1. No. of Registration Notices issued	10	6	5	89
2. No. of Property visits for Registration Checks - Rural	10	10	14	192
3. No. of Property visits for Registration Checks – Urban	32	35	21	329
4. No. of Property visits for SOS	0	1	0	21
5. No. of Property visits for Two Dog Permit	0	0	0	6
6. No. of Complaints – Dogs Actioned	25	30	22	267
7. No. of Complaints – Stock Actioned	10	10	4	98
8. No. of Street Patrols Night – Otorohanga	4	4	4	49
9. No. of Street Patrols Day – Otorohanga/Kawhia	47	40	43	546
10. No. of Enquiries – Registration/Dog Control/General	35	30	22	334
11. No. of Dogs Impounded	17	10	11	145
12. No. of Stock Impounded	0	0	0	6
13. No. of Written and Verbal Warnings	14	15	1	142
14. No. of Infringement Notices Issued	7	1	1	37
15. No. of Verbal Warnings – Dog Control	3	3	5	23

Registration Update

At the end of December 2017 the tally of registered dogs had risen to 2367. We currently have 75 dogs on our database that are not registered. The owners of 42 of these dogs have entered into time payment agreements. These dogs become registered once the fees are paid in full. Enforcement action is ongoing with regard to the remaining defaulters.

There are currently one dangerous dog and 42 menacing dogs registered in Otorohanga District.

AR Loe

ENVIRONMENTAL SERVICES MANAGER

ITEM 231 PLANNING REPORT FOR JULY TO DECEMBER 2017

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

From: Environmental Services Manager

Date: 23 January 2018

Relevant Community Outcomes

- Manage the natural and physical environment in a sustainable manner
 - Protect the special character of our harbours and their catchments
 - Recognise the importance of the Districts rural character
-

Executive Summary

Reporting on Resource Consents granted under Delegated Authority for the period 1 July to 24 December 2018.

Staff Recommendation

It is recommended that:

The Planning Report for the third and fourth quarters of 2017 be received.

Report Discussion

July to September 2017: During this quarter 16 consents (10 Land Use, 6 Subdivision) were granted under Delegated Authority as set out in the table below. These approvals compare with 17 consents (12 Land Use, 5 Subdivision) granted in the same period of 2016.

Decisions by Ward – July to September

	Land Use	Subdivision
Wharepungua	0	0
Kio Kio Korakonui	2	1
Waipa	0	1
Otorohanga	4	2
Kawhia Tihiroa	4	2
Total	10	6

October to December 2017: During this quarter 21 consents (14 Land Use, 7 Subdivision) were granted under Delegated Authority as set out in the table below. These approvals compare with 20 consents (15 Land Use, 5 Subdivision) granted in the final quarter of 2016.

Decisions of note during this period are the new Hotel on Jervois Street Kawhia, the widening of the bridge at Waikeria Road and earthworks to form the building site for the Otorohanga Medical Centre.

Although final decisions are still pending the final day of the Hearing on the Waikeria Expansion Project was held in Hamilton on 31 October and the last day of the Hearing for the Happy Valley Dairy factory was held in Otorohanga on 18 December. Final decisions on both projects are expected in February 2018.

Decisions by Ward – October to December

	Land Use	Subdivision
Wharepuhunga	0	0
Kio Kio Korakonui	4	1
Waipa	2	2
Otorohanga	2	2
Kawhia Tihiroa	6	2
Total	14	7

Highlights of 2017: Last year saw an unprecedented level of applications lodged with Otorohanga District Council. Four major applications with a total value of many hundreds of millions of dollars were processed by Council staff and consultants. The benefits that will follow as these projects roll out will bolster the economy and wellbeing of our District and community and present many opportunities for associated developments and growth.

During the year Council approved 55 land use consents and 27 subdivision consents. In 2016 a similar number of approvals, being 54 land use consents and 29 subdivision consents were granted.

AR Loe
ENVIRONMENTAL SERVICES MANAGER

Attachment: Resource Consent Decisions

Resource Consent Decisions - 1/07/2017 to 30/09/2017

No	Applicant/Location/Proposal	O/S	Decision
170035	J J Morris 362 Tainui Street Site a Garage within the three metre wide Other Yard.	LU PS	GDA 4/07/17
170033	OTC Timber Co Ltd 2 Ranfurly Street Second Storey Office Addition	LU PS	GDA 6/07/17
170036	RP and SM Schlager 14 Old Te Kuiti Road Build a Garage and relocate Carport	LU PS	GDA 11/07/17
170037	EW & HE Schuler 374E Waikeria Road Dwelling sited within the 15 metre wide Other Yard	LU PS	GDA 11/07/17
170038	P A Rangitaawa 10 Sunset Close Earthworks and retaining walls in the Urban Services Area.	LU PS	GDA 26/07/17
170040	A Reekers Hone Road Build a shed within the 15m wide other yard	LU PS	GDA 3/08/17
170044	Tait Investments Limited 28 Progress Drive Boundary Encroachment for Storage shed	LU PS	GDA 17/08/17
170048	M & J Bell 188 Okapu Place Build a Dwelling near an archaeological site.	LU PS	GDA 31/08/17
170041	Department of Corrections Waikeria Road Enabling works - Earthworks and Removal of Indigenous Vegetation	LU ARL	GDA 25/09/17
170052	MA Balzer 96 Wasley Lane Site dwelling within 3.0 metre wide other yard and within Site of Significance NH84	LU PS	GDA 26/09/17

Total for Land use		10 consents	
170017	TS & CA de Malmanche 149 Honikiwi Road Create one additional lot and boundary relocation	SB PS	GDA 28/07/17
170039	LM and BJ Weld 137 Te Kawa Road Create one additional lot	SB PS	GDA 3/08/17
170045	RK & ST Watkinson 823 State Highway 31 Kawhia Road Create one additional lot	SB PS	GDA 10/08/17
170046	BN Bolt 749 Barber Road Boundary Relocation	SB PS	GDA 29/08/17
170049	Otorohanga Property Limited 12-16 Tuhoro Street s348 Application to create a ROW easement	SB AL D	1/09/17
170047	N M Pratt 38-44 Phillips Ave Boundary Relocation	SB PS	GDA 8/09/17
Total for Subdivision		6 consents	

Resource Consent Decisions - 1/10/2017 to 31/12/2017

No	Applicant/Location/Proposal	O/S	Decision
170070	Otorohanga District Council Widening of existing bridge and retaining wall over Waikeria Stream	LDE ARL GDA	30/11/17
170055	Two Degrees Networks Ltd State Highway 31 Kawhia Road Establish Operate and Maintain a Telecommunications Facility.	LU PS GDA	2/10/17
170056	GW Shaw 344 Mangaorongo Road To build a shed within the 15 m wide Other Yard	LU PS GDA	10/10/17
170057	Ngutunui Enviro School Cnr Ngutunui Road and SH39 Erect an Offsite Sign	LU PS GDA	10/10/17
170060	Ngutunui School Outline Plan Waiver for addition to Classroom	LU PS GDA	12/10/17
170043	Taharoa C Block Incorporation 136 146 Jervis St Hotel Development	LU PS GDA	16/10/17
170058	S Millin Kio Kio Station Road Build a shed within 15 metre wide other yard	LU PS GDA	20/10/17
170059	L J Dryland 117A Phillips Ave Site a dwelling in the 3 metre wide other yard	LU PS GDA	1/11/17
170068	DF Stockdale 34 Ocean Ridge Place Site a dwelling within 100m of archaeological sites	LU PS GDA	20/11/17
170065	HL & EJ Northcott 678D Mangaorongo Road Build two attached dwelling units	LU PS GDA	13/12/17
170073	Otorohanga District Council Kakamutu Road Earthworks to form level Building Platforms in the Urban Services Area	LU PS GDA	22/12/17
Total for Land Use		11 consents	
170066	A & I Luka Te Tahiro Road Construct garage within Other Yard	PB PS GDA	1/11/17
170067	S Claridge & C Fell 73 Otewa Road Construct a Versatile Garage within the 15.0m Other Yard.	PB PS GDA	14/11/17
170063	Nigel & Bronwyn Simmons 19 Terry Road Shed and House additions within the Other Yard setback.	PB PS GDA	29/11/17
Total for Permitted Boundary Activity		3 consents	
170051	NJ Neill and TM Maxwell 794 Mangaorongo Road Create one additional lot	SB GDA	3/10/17
170042	Thornbury Properties Limited Otewa Road S127 Application for Variation of RM070053	SB ARL GDA	5/10/17
170054	MN and CL Sandy 85 Hanning Road Create one additional lot	SB PS GDA	5/10/17
170034	KR Green 14 Te Kawa Road S243 Application for Cancellation of easement	SB ARL GDA	17/10/17
170064	KT and NM Bardsley 2229 State Highway 31 Kawhia Road Create one additional lot	SB PS GDA	31/10/17
170069	JN Davies 1 McKenzie Avenue Creation of one additional Lot	SB PS GDA	6/12/17
170061	MH and SR Adams 171 Whawharua Road Creation of one additional lot	SB PS GDA	20/12/17
Total for Subdivision		7 consents	

ITEM 232 BUILDING CONTROL REPORT FOR JULY TO DECEMBER 2017

To: His Worship the Mayor & Councillors
Otorohanga District Council

From: Environmental Services Manager

Date: 23 January 2018

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
-

Executive Summary

A report on building control statistics covering the period from 1 July to 31 December 2017.

Staff Recommendation

It is recommended that:

The Building Control activity report for the third and fourth quarters of 2017 be received.

Report Discussion

July to September 2017: The building consents issued during the quarter are detailed in the table below.

Type of Work	2016	\$Value of Work	2017	\$Value of Work
Dwellings, Transportable dwellings	10	2,535,720	16	4,858,291
Other Residential Alterations, Garages, Fireplaces Relocated second hand dwellings	25	620,611	40	1,069,535
Farm Buildings Dairy Sheds, Barns, Sheds	13	611,268	14	602,428
Commercial, Education Infrastructure	4	2,146,631	4	523,000
Demolition	0	0	0	0
Total consents issued	53	5,914,230	74	7,053,254
Applications received	59	5,885,666	64	6,123,547
CCC's Issued	89		75	5,072,367

October to December 2017: The building consents issued during the quarter are detailed in the table below.

Type of Work	2016	\$Value of Work	2017	\$Value of Work
Dwellings, Transportable dwellings	16	4,136,807	9	2,771,824
Other Residential Alterations, Garages, Fireplaces Relocated second hand dwellings	12	465,474	23	1,124,884
Farm Buildings Dairy Sheds, Barns, Sheds	11	552,220	7	182,658
Commercial, Education Infrastructure	6	1,239,500	3	510,000
Demolition	1	5,000	1	1,000
Total consents issued	46	6,399,001	53	4,971,378
Applications received	52	8,000,395	53	6,500,150
CCC's Issued	45	2,732,590	76	8,604,092

During the calendar year 2016 Council granted 214 consents with a total value of \$20,367,131. The total for 2017 is 254 consents issued for building work valued at \$29,173,301. Annual totals for the various categories are tabled below

Type of Work	2016	\$Value of Work	2017	\$Value of Work
Dwellings, Transportable dwellings	38	9,271,444	51	17,881,536
Other Residential Alterations, Garages, Fireplaces Relocated second hand dwellings	103	2,434,227	140	4,573,697
Farm Buildings Dairy Sheds, Barns, Sheds	49	2,217,329	47	4,733,068
Commercial, Education Infrastructure	18	6,414,631	13	1,954,000
Demolition	6	29,500	3	31,000
Total consents issued	214	20,367,131	254	29,173,301

AR Loe
Environmental Services Manager

Attachment: Summary of Building Consents Issued for 1/07/17 to 30/09/17

Applicant Name	Location	Proposal	Value
Gisler Architects (2017) Insignia Design & Architecture	88 Scott Road, 123 Okapu Place	Dwelling Two storey, two bedroom dwelling Three bedroom dwelling with attached garage	550000 355760 300000
Keystone Design Ltd	23 Thomson Ave	Addition to existing offices.	350000
Wilshier Properties Ltd Millin & Blake Building Limited	2 Ranfurly Street 205 Kio Kio Station Rd	Four bedroom Dwelling	350000
EDB Consultants	125 Te Tahi Road 664 Mangaorongo Road	Addition of bedroom & bathroom Relocate used four bedroom Dwelling	155000 265000
A Johnson		Change of Use: Convert garage to dwelling	65000
B & RC Management	1 Sangro Crescent 227 Mangaorongo Road	Four bedroom dwelling with attached garage	331065
GJ Gardner Homes			
R Schlager	14 Old Te Kuiti Rd	Garage and resite carport.	25000
Stenson Plumbing	98 Tainui Street	On site sewage system	15000
Roger Ramsey	164 Ouruwhero Rd	Install bay window.	15000
Coralie Robertson and Jeff Snackers	912 Ngahape Road	3 bedroom Residential Dwelling, with Double Garage and	300000
Murray Furze	425 Waikeria Road 480 Wharepuhunga Rd	Small Bathroom Alteration Garage	19135 17351
Reid Macfie Holdings			
Joint Opportunity Ltd	1 Sangro Crescent	Kent Signature Wood Burner	5000
Laser Plumbing Te Kuiti	212 Mangawhero Rd	Woodsman Flare wood burner	5000
SA & AM Murray Otorohanga Te Kuiti Plumbing & Gas	75 Robertson Road 37 Mountain View Road	Installation of woodfire Installation of new woodfire	4000 5000
Bolt Builders Limited	377 Barber Road 51A Mountain View Road	Pole shed Firenze Bronte freestanding Wood Burner	36000 8000
Pratts Group			
Coresteel Buildings Versatile Homes & Buildings	421 Waikeria Road 56 Mangaorongo Rd	Dwelling Versatile Garage. Convert garage into living space and laundry	412220 20000 35000
Glenn and Simone Morris	49 Ngahape Road		
Goldpine	300 Ngutunui Road	Storage Shed	20000
Goldpine	527 Honikiwi Road	Storage Shed	25000
Argest Building	2-8 Bledisloe Ave	Fire Alarm Upgrade	150000
Classic Builders	10 Sunset Close	Four Bedroom Dwelling	335500
Pratts Plumbing	872 Bayley Road	Kent Murchison Woodfire	5000
Dennis Wall	21 Wall Road 678B Mangaorongo Rd	Three bay Shed Three Bedroom Dwelling	13000 420000
MPL Design			
Pratts Group	263 Te Kawa Road	Installation of Kent Logfire II	6000
Pratts Group	412A Te Kuiti Road	Metro Aspire Woodburner	3000
BirDESIGN Ltd	117 Hanning Road	Addition to dwelling	40000
Otorohanga & Te Kuiti Plumbing & Gas	145 Te Raumauku Road	Installation of new woodfire	5000
Skyline Buildings	102A Kio Kio Stn Rd 627 Waitomo Valley Road	Garage Two Bay Shed	13802 12676
Pitts-Brown Family Trust			
A Reekers & JC Whalley	653 Te Kawa Road	Shed	85000
Gibson Construction	601 Te Kawa Rd	Six Bay Mitek Farm Shed	70000

Laser Plumbing	81 Tihiroa Road	Firenzo Contessa woodburner	6500
Totalspan	372 Ngahape Road	Outbuilding	43860
Totalspan	163A Ngahape Rd	Outbuilding	51027
Versatile Homes and Building	83 Mountain View Road	Double garage	21790
Truestyle Homes	163B Ngahape Rd 102A Kio Kio Stn	Three bedroom dwelling	298000
WTS Homes Limited	Road	Four bedroom dwelling	357000
A&C Ducker	10 Turongo Street	Install new insert woodburner	3000
Pratts Group	58 Gradara Ave	Install Kent Inbuilt Wood Burner	6000
Skyline Buildings	268 Cooper Drive	Extension to existing building	21957
G J Gardner Homes	63 Honikiwi Road,	Three bedroom dwelling	372246
M Sampson Builders Pratts Plumbing	869 Waipapa Road	Rumpus room	100000
Otorohanga	587 Mangawhero Rd	Yunca Fireplace with Wetback,	6000
Pratts Group	57 Otewa Road	Metro Xtreme Rad Ltd fireplace	7000
Aztech Buildings Ltd	8 Roberts Road	Monoslope roof pole shed	28000
W Pu	6 Charleton Street	Fisher Blenheim Woodburner.	3000
Otorohanga Te Kuiti Plumbing & Gas	902 Te Raumauku Road	Installation of new wood-fire	5000
PLB Construction	141 Tahae Road,	New transportable dwelling	35000
Shedit NZ Ltd	147 Hingaia Road	Canopy and shed	25000
Sanctuary Trust	864 SH 31	Yunca freestanding woodfire	5000
Envirowaste Services	40 Progress Drive	Relocate Portacom building	15000
Pratts Group	5084 SH 31	Pyroclassic Mini Woodburner	7000
PLB Construction	1032 Ranginui Rd	New transportable dwelling	35000
New Vision Architecture	10 Turongo Street	Alterations install beams	15000
Davies Homes Ltd	171 Matire Street	Dwelling	130000
PLB Construction	321 Tahae Road, 22 Burr Road, Kio Kio	New transportable dwelling Metro Extreme Ped Ltd Fire with Wetback	35000 5000
Pratts Group	345 Waikeria Road	Farm shed	20000
Pratts Group	48 Whawharua Rd	Firenzo Contessa fireplace	6000
Te Kuiti & Otorohanga Plumbing & Gas	193 Paewhenua Road	Installation of New Woodfire	5000
Coresteel Buildings Waikato	374E Waikeria Road	Two bedroom dwelling	277000
G Corbett	12 Ranfurly Street	Addition of stairs to ceiling space	75000
OTC Timber Co LTD	2 Limestone Drive	Alteration to retail premises	8000
Agbuild	Waikeria Road	Three Calf Sheds , one hayshed	135000
Totalspan	36 Old Te Kuiti Rd	Outbuilding	37865
Otorohanga Plumbing	869 SH 31	Metro Wee Rad Fire & Wetback	4500

Attachment: Summary of Building Consents Issued for 1/10/17 to 31/12/17

Applicant Name	Location	Proposal	Estimated Value
Otorohanga District Council	Kahorekau Road	New 400 m3 Reservoir.	140000
B & G Withers	5448 SH 31	Utility Shed	66000
Paul Ratray Builders	40 Turongo Street	Enclosure of mezzanine floor	160000
Dairytech	75 Honikiwi Road	Farm Shed	50000
VNC Projects Ltd	Te Puia Road,	Relocate existing Dwelling	65000
Ross McGowan Building	66 Blackett Road	Three bedroom dwelling	283200
Davies Homes Ltd	20 Mountain View Rd	Three bedroom dwelling	260000
A1 Homes waikato	85 Te Raumauku Rd	Three bedroom dwelling	340867
Department of Corrections	Waikeria Road	Relocatable dwelling	25000
Department of Corrections	Waikeria Road	Relocatable duplex dwelling	30000
R Dempsey	142 Kaora Street	Construction of new dwelling	200000
ML Wood	Scown Road	Three bedroom dwelling	350000
TJ & L Collingwood Limited	170 Scown Road	Farm shed	25000
Q & D West	Cooper Drive	New Double Garage	50000
S Loughran & S Beem	3 Sangro Crescent	Convert carport into bedroom	15000
Legg Brothers Building Ltd	224 Ngahape Road	Convert carport into lounge	45000
Gisler Architects Ltd	335 Hoturoa Street	Addition of garage and lounge	150000
Dustex	498 Old Te Kuiti Rd	Filtration dust collector system	900000
D Whiteman & K Street	219 Mangamahoe Rd	Toyotami Laser 73 Diesel Heater	3000
Kiwi Transportable Homes Ltd	706 Puketawai Road	Three bedroom dwelling	50000
Alter Architecture Ltd	Ngahape Road	Three bedroom dwelling	390000
Woolly Farm Limited	117 Mangamahoe Rd	Cattle underpass	115000
PE & BM Taukiri	Mangati Road	Four bedroom dwelling	280000
WTS Ltd - Golden Homes Ltd	127E Main North Rd	Four bedroom dwelling	379390
T Silcock	60 Kaimango Road	Dwelling Additions	50000
Maihihi Settlers Hall Society	1034 Maihihi Road	Demolition of Maihihi Settlers Hall	5000
Wilshier Properties Ltd	Factory Drive	Install a 2 cubicle toilet layout	12000
Letts Construction	16-18 Progress Drive	New storage unit	68000
FN & PK Scott	766 Puketawai Road	Wood fire installation	3000
SR Pinny	104 Tapuae Road	Hay barn	35000
WTS Homes Limited	156 Te Tahi Road	Four bedroom dwelling	431860
HCL Construction	211 Honikiwi Road	Shed	24000
N Heppenstall Drafting Services	17A Haerehuka St 140 Waitomo Valley Rd	Two bedroom dwelling	350000
MS Bacon & DR Kay	Rd	A new 3 bay farm shed	13000
We Do It All Ltd	80 Smith Road,	Four bay lean-to shed	18500
MK & SE Bethell	333 Pekanui Road	New swimming pool and fencing	50000
Parker Family Trust	485 Te Tahi Road	Installation of septic tank	8474
Waratah Farms Limited	1035 Ormsby Road	Farrowing Room	150000
Te Kuiti & Otorohanga Plumbing	Haurua Road	Installation of new wood fire	4000
Te Kuiti & Otorohanga Plumbing	39 Mountain View Rd	Installation of new wood fire	4500
SM McGaughran	12 Ellis Road	Double Garage	27000
WTS Homes Limited	254G Pekanui Road	Three bedroom dwelling	391490
W & E Korkie	171 Matire Street	Relocate portacom with ablutions	15000
A1 Homes Waikato	34 Whitbourne Road	Three bedroom brick dwelling	310000
Totalspan	163K Ngahape Road	Outbuilding	37098
Skyline Buildings Hamilton Ltd	251 Old Te Kuiti Rd	Erect garage workshop	18622

ITEM 233 ENVIRONMENTAL HEALTH OFFICER/LIQUOR LICENSING INSPECTOR'S REPORT FOR OCT-DEC 2017

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

From: Environmental Health Officer / Licensing Inspector

Date: 12 January 2018

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Ensure services and facilities meet the needs of the Community
 - Promote the local economy and opportunities for sustainable economic development
 - Manage the natural and physical environment in a sustainable manner
-

Executive Summary

The Environmental Health Officer and Licensing Inspector's report for the period October to December 2017.

Staff Recommendation

It is recommended that:

The Environmental Health Officer and Licensing Inspector's report for October to December 2017 be received.

Report Discussion

Sale and Supply of Alcohol Act 2012

A quarterly collaboration meeting took place between Otorohanga District Council, Waitomo District Council, Waipa District Council, and Waikato District Health Board on 25 October 2017 at Te Kuiti Hospital. In addition, the NZ Police were in attendance.

This meeting satisfies the requirements of s.295 Sale and Supply of Alcohol Act 2012 under which reporting agencies have a duty to collaborate.

Discussions were centred on licensing and enforcement issues around the districts. No concerns were raised and no complaints received regarding licenced premises operating in the Otorohanga District.

Alcohol Licensing Processing Statistics

• On Licences	New	0
	Renewals	1
• Off Licences	New	0
	Renewals	0
• Club Licences	New	0
	Renewals	1
• Managers certificates	New	3
	Renewals	2
• Special licences		8
• Temporary Authority		0

The Food Act 2014

The new Food Act 2014 came into effect on 1 March 2016. The existing Food Hygiene Regulations 1974 will be revoked on 31 March 2018.

Most type of food operators are now required to register their risk based measure in the form of a Food Control Plan or National Programme before 31 March 2018.

All affected businesses have been notified and encouraged to apply before the deadline. Of the 40 registered food operators 43% have transitioned onto the new system.

The other operators who have yet to transition were invited to a workshop held at the Kiwi House on 18 October 2017. In attendance were three representatives from the Ministry of Primary Industries who were on hand to explain the new requirements of the legislation. There was a presentation followed by an open discussion on how it will affect the businesses. It was well received by the attending operators.

There was one new food business that opened in Otorohanga district this quarter and there one hygiene complaint received. The latter was for an existing premises and was related to an insufficiently heated product. The complaint was investigated and the owner was requested to supply training records for relevant staff. This was complied with and the complainant advised. Discussions with the operator regarding the new regime also took place.

There were 1 food control plan verification undertaken this quarter.

A Waikato Food Cluster group meeting was hosted by Thames Coromandel District Council and the Ministry of Primary Industries on 6 October 2017. This is a quarterly meeting between all territorial councils in the Waikato District and is an opportunity for inspectors (now known as verifiers) to discuss and seek clarification around the implementation and administration of the new Food Act 2014. Areas covered were specialised food procedures, allergens and compliance issues.

Resource Management Act 1990

Noise

No complaints received this quarter resulted in equipment seizure.

The Health Act 1956

There were one complaint received this quarter regarding smoke from a residential bonfire.

The owner and tenant were written to requesting that they undertake the action without causing nuisance.

No further complaints were received regarding this issues.



Mary Fernandez
ENVIRONMENTAL HEALTH OFFICER / LICENSING INSPECTOR

DATED: _____

SIGNED: _____

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