



Otorohanga Community Board

MINUTES

6 September 2016

OTOROHANGA COMMUNITY BOARD

6 September 2016

Minutes of an Ordinary meeting of the Otorohanga Community Board held in the Council Chambers, 17 Maniapoto Street, Otorohanga on 6 September 2016 commencing at 3.02pm

MINUTES

Minutes are unconfirmed and subject to amendment at the next meeting of the Board.

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PRESENT

Mr R Prescott (Chair), Mr NS Chetty, Mrs EM Cowan, Mrs AC Laws, Mr PD Tindle and Mr DR Williams.

IN ATTENDANCE

His Worship the Mayor, Mr MM Baxter, Messrs DC Clibbery (Chief Executive), RH Brady (Engineering Manager), CA Tutty (Governance Supervisor), D Dowd (Executive Assistant) and M Lewis (Community Facilities Officer)

DECLARATION OF INTEREST

The Chair referred members to the request for Declaration of Interest in matters to be discussed. No such Declaration of Interest was received.

CONFIRMATION OF MINUTES – 25 August 2016

Village Green Lighting

In reply to Mr Williams, the Executive Assistant advised that currently the lighting in the Village Green is not bad.

Railway Fence – Wahanui Crescent

In reply to Mr Chetty, the Engineering Manager advised that the design approved is specific to one manufacturer and that only one price had been obtained from a local builder to erect the fence.

In reply to His Worship the Community Facilities Officer advised that a large number of local builders don't wish to be involved in these smaller type jobs.

The Chair informed members that there is a local company which makes a similar type fence and accordingly queried whether a price should have been obtained from them.

Mrs Cowan reported that the company which had provided the quote could cut icons with excellent detail where as these would not work as well if simply cut out of the material, as could be done by the local company.

The Chair again expressed the opinion that being a local company; they could have been given the opportunity to come back to the Board with an alternative design and costing for a similar fence.

The Chief Executive advised that should an alternative company be approached there could be considerable effort required by them in developing a suitable design and that this would lead to more administration costs.

Mrs Cowan reported that the proposed fence provides a good effect from both sides.

The Chair expressed the opinion that he would like to see local businesses given an opportunity where appropriate.

The Engineering Manager replied that the premises of the local business has been inspected and that staff are now aware of what this company is able to create.

Resolved that the minutes of the meeting of the Otorohanga Community Board held on 25 August 2016 as previously circulated, be approved as a true and correct record of that meeting.

Mrs Cowan / Mr Williams

REPORTS

ITEM 96 POTENTIAL RESIDENTIAL SUBDIVISION DEVELOPMENT

The Chief Executive summarised his report suggesting that community consultation be carried out on a proposed Council funded residential property development.

He reported that a proposed further extension of the Westridge Subdivision appears the most practical however as there is no notation to this effect in the Annual Plan, it will be necessary to carry out consultation with the community.

The Chief Executive advised that the consultation with the community should be undertaken on such funding, through use of the Special Consultative Procedure of the Local Government Act 2002. A price for a subdivision of this scale, is not yet available, but will be obtained shortly

The Chief Executive said at this stage he is seeking agreement of the Board in principle to engage in the public consultation process.

Mrs Cowan queried whether consultation would still allow the community to consider other areas for possible development.

The Chief Executive replied that at the time Council consults with the community, a possible location should be identified, but there will not be a commitment to this. .

Resolved that the Otorohanga Community Board supports in principle the undertaking of a Council Funded Residential Subdivision development in or around Otorohanga, and agrees that consultation with the community should be undertaken on such funding, through use of the Special Consultative Procedure of the Local Government Act 2002.

Chair / Mr Tindle

ITEM 97 OTOROHANGA TOWNSHIP BUILDING OVER SERVICES RETICULATION POLICY

The Engineering Manager presented a report on a revised Building Over Services Reticulation Policy for the Otorohanga Community, jointly drafted by the Building Department and the Engineering Department. He advised that there are 24 larger sections containing Council pipes that have a medium / high likelihood of build over by an additional house.

The Engineering Manager reported that the fee for such applications has been changed to reflect what the process actually costs.

The Chair referred to Section 4. – Unapproved Build Overs – and said he understood this would mean that current owners with structures already built-over Council Pipes without Building Consents and associated Build Over approvals will be liable from now on for any costs incurred to repair / replace piping

The Chief Executive replied that the proposed Policy is not intended to be retrospective and it will only apply to new build-overs.

Members requested that this particular clause should be amended to reflect this.

Mrs Cowan felt that the proposed policy reads as though it is a Bylaw.

The Chief Executive replied that the proposed policy is not a statutory document, it is more than a guideline; it is a firm set of rules as to how Council will deal with these issues.

Mrs Cowan advised that the policy could be legally challenged.

Mr Tindle expressed the opinion that the policy needs to be clear and concise.

Mrs Cowan referred to clause 5. – Construction of new public reticulation on private property and queried the wording ‘partial exemption’ in the statement that ‘in cases where it is necessary for Council to construct new public sewer or storm water reticulation through private property it may, if appropriate, enter into agreements with property owners to provide partial exemption from the requirements of this policy”

The Chief Executive replied that should Council find itself in a situation where it has to go under a neighboring property to remedy a situation then Council is not going to demand or put conditions on that neighboring property.

In reply to Mr Tindle, the Chief Executive advised that this policy will be a binding set of rules for everyone to adhere to.

Resolved that the revised policy for Building Over Services Reticulation be adopted for the Otorohanga Community.

Mr Tindle / Mrs Laws

GENERAL

Intersection Main North Road / Huiputea Drive

Mr Chetty referred to the big drop off at the Intersection of Main North Road and Huiputea Drive and queried whether there is any proposal to consider installing a safety fence there.

Mr Chetty was advised that this is a NZTA issue.

Signage

Mrs Cowan reported that the bollard outside the Kiwiana Craft premises has been knocked sideways and therefore requested this be straightened.

She also referred to the Kiwiana signage by the Otorohanga Railway Station and said these require new skins.

Otorohanga Kiwi House – Predator Proof Fencing

Mrs Cowan reported that the Otorohanga Kiwi House has received \$75,000 from the Waikato Regional Council National Heritage fund towards the Predator Proof Fence.

She said currently the Kiwi House has \$274,000 in hand or pledged towards the project.

Mrs Cowan advised that the results of an application to Trust Waikato are also pending.

Mrs Cowan advised that the Kiwi House is also considering including the storm-water drain rerouting as part of this project.

Property Owners

Mr Williams queried whether Council could encourage shop owners to replace the lighting under their verandahs along Maniapoto Street. Mr Tindle advised that these are the property owner's responsibility and in number of cases it is just a matter of replacing the florescent lights.

The Chief Executive informed members that Council recently introduced a Bylaw to require business owners to maintain their lighting under the verandah along Maniapoto Street and to ensure that the verandahs are in a safe condition.

The Chief Executive confirmed that Council pays for the electricity used by the under verandah lighting as part of the street lighting programme. He informed members that when the By Law was introduced this was discussed with representatives of the Otorohanga Business Association.

Railway Lines

His Worship reported that concern has been expressed at pedestrians pushing pushchairs running across the railway lines behind the central business area. He said he intends to have discussion with representatives from KiwiRail suggesting they explore installing a fence on the far side of the railway lines to alleviate this.

MOTION TO EXCLUDE THE PUBLIC

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

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1987, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public."

Mr Tindle / Mrs Laws

MEETING CLOSURE

The meeting concluded at 4.06pm

CHAIRMAN:

DATE: