



Otorohanga Community Board

MINUTES

23 April 2015

OTOROHANGA COMMUNITY BOARD

23 April 2015

Minutes of an ordinary meeting of the Otorohanga Community Board held in the Council Chambers, Maniapoto St, Otorohanga on Thursday 23 April 2015 commencing at 4.00pm.

MINUTES

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

ORDER OF BUSINESS:

ITEM	PRECIS	PAGE
PRESENT		1
IN ATTENDANCE		1
APOLOGIES		1
ITEMS TO BE CONSIDERED IN GENERAL BUSINESS		1
CONFIRMATION OF MINUTES – 12 MARCH 2015		1
REPORTS		1
Item 66	HOUSING FOR THE ELDERLY REVIEW OF RENTALS	1
Item 67	PROPOSED STRUCTURES AND WORKS IN PUBLIC PLACES BYLAW	1
Item 68	REVISED ACCESS TO RD1 TURONGO STREET	2
Item 71	SIGNS ON MAIN NORTH ROAD	3
Item 69	CONSTRUCT GARAGE OVER COUNCIL SEWER LINE - 51 MAIN NORTH ROAD, OTOROHANGA	3
Item 70	CONSTRUCT GARAGE OVER COUNCIL SEWER LINE - 11 RANGIPARE STREET, OTOROHANGA	3
Item 72	OCB MATTERS REFERRED FROM 12 MARCH 2015	4
GENERAL		4
MEETING CLOSURE		5

PRESENT

Mr R Prescott (Chair), Mr NS Chetty (attended 4.05pm), Mrs AC Laws, Mr PD Tindle and Mr DR Williams.

IN ATTENDANCE

Messrs DC Clibbery (Chief Executive), RH Brady (Engineering Manager) and CA Tutty (Governance Supervisor).

APOLOGIES

Resolved that the apologies received from His Worship the Mayor Mr M Baxter and Mrs EM Cowan, be sustained.

Mrs Laws / Mr Tindle

CONFIRMATION OF MINUTES – 12 MARCH 2015

Resolved that the minutes of the meeting of the Otorohanga Community Board held on 12 March 2015, as previously circulated, be approved as a true and correct record of that meeting.

Mr Williams / Mr Tindle

REPORTS

Item 66 HOUSING FOR THE ELDERLY REVIEW OF RENTALS

Discussion

The Governance Supervisor presented a report on the review of the Housing for the Elderly rentals in Elizabeth Place and Windsor Court, Otorohanga.

General discussion was held on the current situation in regards to allowing tenants to smoke in their units. The Governance Supervisor reported that currently the tenants are allowed to smoke in their units subject to these being ventilated and thoroughly cleaned when required. It was agreed that a report be prepared providing information for the Board to consider whether it would be appropriate to prohibit smoking in the units. Mr Tindle questioned the costs of some of the expenses incurred in maintaining the units.

Resolved

That

1. The Governance Supervisor's report be received.
2. The rental charged for units in Elizabeth Place and Windsor Court, Otorohanga, be increased as follows, effective from 1 July 2015 –
Single unit - \$90.00 per week (approx 4% increase)
Double unit - \$123.00 per week (remain unchanged)

Mr Tindle / Mrs Laws

Item 67 PROPOSED STRUCTURES AND WORKS IN PUBLIC PLACES BYLAW

Discussion

The Chief Executive presented a report advising that feedback is sought from the Board in respect of a draft of a proposed Bylaw to give Council greater control of issues relating to structures and works in public places, with particular reference to shop fronts and verandah's.

The Chief Executive reported that there is a need for a seismic assessment of the buildings along Maniapoto Street and that many of these have issues with the verandahs mainly due to these not being maintained. He advised that currently Council has no regulatory rules in place to enforce maintenance of these. The Chief Executive referred to sections 3 and 4 of the proposed bylaw which will be of most interest to Board Members. He reported that should verandahs not be maintained, Council will be able to carry out remedial work and charge the property owner.

The Chief Executive referred to section 4, Projections from Buildings, and advised that when features project over a public place, they must be safe. The Chief Executive informed Members that the next stage in this process will be to carry out public consultation.

Resolved

That

1. The Board indicates its approval of the content of the draft Bylaw - Structures and Works in Public Places,
2. The Board recommends that Council takes the necessary further steps to make the bylaw, including public consultation.

Mr Chetty / Mr Tindle

Item 68 REVISED ACCESS TO RD1 TURONGO STREET

Discussion

Council's Roothing Manager, Mr Martin Gould, attended the meeting and presented a report in response to Road Safety issues raised about RD1 in Turongo Street.

The Roothing Manager reported that in addition to the option to use a disused vehicle crossing to Tuhoro Street, the following options could be considered –

1. The delivery trucks could reverse out onto Turongo Street,
2. Trucks could exit onto Lawrence Street,
3. Relocation of RD1 Ltd.

The Roothing Manager reported that NZTA will only provide funding assistance for Council's share of the cost. He said any proposal could not be undertaken cost-free to Council. He said however, the benefits would be community wide. Mr Tindle queried whether it would be better to enter the RD1 property off Tuhoro Street. The Roothing Manager replied that he did not see a lot of difference between the two entrances however, felt it would be best to enter off Turongo Street. Mr Tindle said he could see no way that a big truck could exit onto Tuhoro Street without going over the centre line. In reply to Mr Tindle, the Roothing Manager advised that the Company would have Existing Use Rights over the crossing onto Tuhoro Street. Mr Tindle suggested that RD1 be informed of the preferred option. The Chief Executive advised that should any objections be received the matter will be required to come back to the Board for further consideration.

Resolved

That the proposal by RD1 to revise their traffic management practices in accordance with the proposal from Fonterra Farm Source dated 16 February 2015 be approved, subject to the following conditions;

- a. That staff undertake consultation with the Otorohanga Business Association to confirm the reduction in parking spaces in Tuhoro Street
- b. That RD1 Limited undertake the upgrade of the vehicle crossing to Tuhoro Street at no cost to Council.

Mr Prescott / Mrs Laws

Item 71 SIGNS ON MAIN NORTH ROAD**Discussion**

Mrs Dianne Porter attended the meeting to present a proposal on the placement of signs/icons on the Main North Road bank. Mrs Porter reported that the White Ribbons have been erected on the Main North Road bank since August 2014. She put forward some alternative ideas such as letters reading 'Otorohanga', Pukeko's, Festival themes, and items to link up with the current ANZAC Day poppies. Mrs Porter felt that this bank could be better utilised in a more creative way. Mr Prescott informed Mrs Porter that all that is necessary is for an organisation to make application to the Board for use of the bank. He said the White Ribbon organisers are happy for the ribbons to remain there until such time as some other organisation requires use of the bank. Mr Tindle expressed the opinion it is a great idea however, stressed the point that any signage/ icons need to be made to a professional standard.

Resolved

That Mrs Dianne Porter's presentation be received.

Mr Tindle / Mrs Laws**Item 69 CONSTRUCT GARAGE OVER COUNCIL SEWER LINE - 51 MAIN NORTH ROAD, OTOROHANGA****Discussion**

The Engineering Manager presented a report advising that the owner of a property at 51 Main North Road, Otorohanga, would like to build a second house on the section over an existing sewer line and therefore is seeking permission to do so from the Community Board.

Mr Prescott informed Members that this application is in respect of a property owned by him whereon he wishes to erect a second dwelling on the back of the property. He said the sewer line runs right through the middle of the section. Mr Prescott advised that the Board has previously approved similar applications. He said with the location of the sewer line, he cannot utilise the full benefit of the section.

Mr Prescott then left the meeting and took no further part in the discussion nor voted on the resolution.

The Chief Executive advised that it is very clear that when the sewer line was installed it was not envisaged that another house would be placed there. He said the Board has turned down a similar such request. Mr Tindle suggested the applicant could apply for a Resource Consent to erect the house nearer the boundaries. Members were informed that in larger cities building over a sewer line is common practice and forced to happen due to the intensity of development. The Chief Executive agreed that the Applicant could apply for a Resource Consent which would incur a cost of around \$1000.

Resolved

That permission for the owner of 51 Main North Road to build over the existing sewer line be declined.

Mr Tindle / Mrs Laws**Item 70 CONSTRUCTION OF A GARAGE OVER COUNCIL SEWER LINE - 11 RANGIPARE STREET, OTOROHANGA****Discussion**

The Engineering Manager referred Members to a report on the request from the owner of 11 Rangipare Street, Otorohanga to construct a new garage over an existing sewer line. The Engineering Manager informed Members that the applicant could reposition the proposed garage where it does not sit on the sewer line. The Chief Executive reported that sewer lines were installed on properties where it was felt they were best suited at that time. Mr Prescott, who had

returned to the meeting, expressed the opinion that the Board will be receiving more and more 'in fill' building applications due to potential development in the Community. He said there is no easement over the title to his property. The Chief Executive advised that in this situation it is called a Statutory Easement where the pipeline has been installed for a considerable length of time and has the right to be there. The Chief Executive suggested the matter could be approached in a different way and consideration given to changing the existing policy. Mr Tindle expressed the opinion that the policy has to be 'one size fits all'. The Chief Executive advised that greater discretion is given to applications for commercial development.

Resolved

That permission for the owner of 11 Rangipare Street to build over the existing sewer line be declined.

Mr Williams / Mr Tindle

Item 72 OCB MATTERS REFERRED FROM 12 MARCH 2015

Discussion

The Governance Supervisor took Members through Matters Referred.

WAIPA RURAL WATER SUPPLY COMMITTEE

With regard to discussion with representatives of the Waipa Rural Water Supply Committee regarding the supply of water to properties outside of the Otorohanga Community and Waipa Rural Water Supply areas, the Chief Executive reported that this matter was referred back to the Scheme members who expressed the opinion that it was not right for their Scheme to be restricted when the Community can take whatever consumption of water it wants. The Chief Executive referred to the proposed introduction of water metering within the Community and felt that in time the Scheme Members would be in agreement.

OTOROHANGA SPORTS CLUB

Mr Tindle reported that Mr Prescott and himself had met with representatives of the Otorohanga Sports Club, Mr Graham Wilshier and Mr Paul McConnell. Mr Tindle reported that it became apparent that the previously proposed Memorandum of Understanding (MOU) documents had not been discussed or distributed amongst their members. In regard to the draft MOU, the representatives agreed to give consideration to this. Following discussion it was agreed that Mr Wilshier will get back to the Board within the next 10 days. Mr Tindle confirmed that any agreement will now be with the Otorohanga Sports Club.

GENERAL

CHESTNUT TREE – BLEDISLOE AVENUE/HINEWAI STREET

Mr Williams queried the reason why the chestnut tree located on the corner of Bledisloe Avenue and Hinewai Street has been removed. The Chief Executive advised that the chestnut tree was a notable tree and accordingly its removal should perhaps have been advertised. Members were informed that an arborists report had indicated that the tree was dying. The Otorohanga College had also expressed concern regarding the condition of the tree.

BUILD OVER POLICY

The Chief Executive advised that if it is the wish of the Board as a whole, a review of the existing Build-over Policy could be carried out. Mr Tindle said he would be eager to see what has taken place over the previous ten years particularly in respect to residential versus commercial applications. Mr Prescott queried why there should be any difference in considering applications from business, industrial or residential property owners. The Chief Executive replied that it has always been the view of Council that there cannot be jobs without businesses and that business

development should therefore take priority. Mr Williams queried what other Communities do in this situation. The Chief Executive replied that this will vary as the driver is based on the potential for economic growth, which may differ between Districts.

SPORTS IN OTOROHANGA

The Chief Executive reported that Council is to consider, in a workshop situation, the matter of a desire to reduce funding in respect to the Sport Waikato District Co-ordinators role. He said a contestable fund may be made available to assist local 'struggling' Clubs. The matter of the Island Reserve is also to be discussed.

MEETING CLOSURE

The meeting concluded at 5.30pm.

CHAIRMAN:

DATE: 21 May 2015