



Otorohanga Community Board

# MINUTES

1 November 2018

4.05pm

**OTOROHANGA COMMUNITY BOARD**

1 November 2018

Minutes of an Ordinary meeting of the Otorohanga Community Board held in the Council Chambers, Maniapoto Street, Otorohanga on 1 November 2018 commencing at 4.05pm.

**MINUTES**

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

**ORDER OF BUSINESS:**

<b>ITEM</b>	<b>PRECIS</b>	<b>PAGE</b>
<b>PRESENT</b>		<b>1</b>
<b>IN ATTENDANCE</b>		<b>1</b>
<b>APOLOGIES</b>		<b>1</b>
<b>PUBLIC FORUM</b>		<b>1</b>
<b>ITEMS TO BE CONSIDERED IN GENERAL BUSINESS</b>		<b>2</b>
<b>DECLARATION OF INTEREST</b>		<b>2</b>
<b>REPORTS</b>		
ITEM 67	PROPOSED STANDARD VERANDAH DESIGN	<b>3</b>
ITEM 68	MATTERS REFERRED – 4 OCTOBER 2018	<b>4</b>
GENERAL		<b>5</b>

## **PRESENT**

Mr. P Mc Connell (Chair), Mr. P Coventry, Mrs. E Cowan, Mrs. K Christison, Mr. N Gadd and Mr. A Buckman

## **IN ATTENDANCE**

Councillor D Pilkington, Messrs. DC Clibbery (Chief Executive), R Brady (Engineering Manager) and CA Tutty (Governance Supervisor)

The Chair declared the meeting open and welcomed those present.

## **APOLOGY**

It was noted that Council's Community Facilities Officer Mark Lewis had submitted an apology for this meeting.

## **PUBLIC FORUM**

### **Mr. B Millar**

Mr. Millar reported on issues relating to the former railway station building and surrounding area being:

- a) Consideration be given to installing shipping containers for shelter/ storage.
- b) Display the history of the former railway station.
- c) Discussion regarding the proposed bus shelter.

The Chair replied that Council's Community Facilities Officer has raised the issue of painting the former railway station building and that the matter of the proposed bus stop is in discussion however, staff will consider any ideas raised.

The Chair reported it is also the intention to improve signage in the area.

## **ITEMS TO BE CONSIDERED IN GENERAL BUSINESS**

**Resolved** that the matter of the use of areas within the Island Reserve to accommodate a workers camp for the Waikeria Prison development project be reconsidered in general business which may require a resolution.

### **Mr. Coventry / Mrs. Christison**

### **CONFIRMATION OF MINUTES – 4 OCTOBER 2018**

Mrs. Cowan referred to page 3, Item 64 – proposed bus shelter and suggested that the roof be constructed of a metal material such as color steel.

Mrs. Cowan then referred to page 5, the stopbank walkway project and raised the matter of parking being available at either end of the pathway. She referred to the final map of the proposal and reported that no parking has been identified. Mrs. Cowan said there is a need for this matter to be discussed further.

The Chair advised that the Board is aware that parking will be required and that it is proposed a footpath be installed at the Phillips Avenue end of the pathway.

Mrs. Cowan then referred to page 8, highlighting a spelling error in the second sentence "nothing" should read "noted".

### **CONFIRMATION OF MINUTES – 19 OCTOBER 2018**

Mrs. Cowan referred to page 3, paragraph 6, and requested that the words "for the Otorohanga Community" be inserted after the words "water source".

**Resolved** that the Minutes of the meetings of the Otorohanga Community Board held on 4 October 2018 and 19 October 2018, as amended, be approved as a true and correct record of those meetings.

### **Chair / Mrs. Cowan**

## **DECLARATION OF INTEREST**

The Chair asked members if they were aware of any conflicts of interest that may exist regarding items to be discussed at today's meeting.

No declarations of interest were received

## **PRESENTATION – HABITAT FOR HUMANITY**

Mr. Nick Green representing Habitat for Humanity attended the meeting and updated members on activities of his organisation. Mr. Green informed members that there is currently a housing crisis in Otorohanga which has presented real challenges. He outlined what his organisation was like five years ago however, it is now changed and looking at ways of making a difference in the Community by being a housing provider.

Mr. Green reported that Habitat for Humanity now has a large rental portfolio to assist in housing the elderly and low income families with children.

Mr. Green advised that Housing for Humanity is also assisting property owners with maintenance and repairs to their homes. He referred to the Government mandate of "Healthy Homes" as said they are there to assist in making this happen.

Mr. Green referred to the proposed Waikeria Prison expansion and said that this will create a direct relationship with Otorohanga.

Mr. Green confirmed that his organisation does have land available in Otorohanga and wishes to work with the Board / Council on how to address housing concerns in Otorohanga.

In reply to Mr. Gadd regarding Habitat for Humanity's plans for Otorohanga Mr. Green replied that at the present time his organisation has no plans however, they do own land in Merrins Avenue which could be utilised for development. He said this will depend on what demand there is and to respond to what the Community requires.

The Chair said it is his desire for communication to be held between Habitat for Humanity and the Board. Accordingly he will contact Mr. Green in due course.

The Chair expressed the Boards thanks to Mr. Green for his attendance at today's meeting.

## **ITEM 67 PROPOSED STANDARD VERANDAH DESIGN**

The Chief Executive presented his report informing members that a set of potential standard specifications are presented for post supported verandahs in the pedestrian precinct areas of the Otorohanga Community.

He said it is proposed to amend the structures and works in Public Places Bylaw once a standardised verandah design has been approved.

The Chief Executive outlined the following objectives that have been identified in respect of establishing these specifications.

- 1 – Verandah construction should be relatively straightforward and no more expensive than necessary.
- 2 – A high level of consistency of appearance is desirable.
- 3 – Roof design should be relatively simple through external street-side gutters discharging directly through the kerb with hollow verandah support posts acting as downpipes. It is believed that other forms of separate downpipes have potential to be unsightly and prone to damage.
- 4 – Adequate separation of verandah support posts from the kerb must be maintained to minimise potential interference with parked vehicles.

Mrs. Christison referred to the issue of the verandahs being earthquake proof and questioned if Council could seek assistance from central government to co-fund the project.

The Chief Executive replied that central government would be reluctant to provide financial assistance as should it provide this for one town, then they would have to consider other towns throughout the country.

Mrs. Christison queried should the Bylaw be enforced, who would be responsible for this to be upheld.

The Chief Executive informed members that this area relates to Maniapoto Street and the streets running off it. He said it is only in respect to replacing existing verandahs, and that it would be the responsibility of the regulatory team to enforce.

Mrs. Cowan highlighted the need that the overhead cover is actually solid to prevent heat building up.

Mr. Buckman referred to the earthquake that occurred recently near Taumarunui and suggested this proposal be introduced now rather than later.

Mrs. Christison queried whether this Council could engage with other Council's and whether Council could co-fund replacement verandahs in order to inspire other property owners to do so.

Mrs. Cowan suggested the need for the Board to be consistent in its approach and to consider the issue from a safety point of view.

The Chief Executive advised that the proposal for the Board to assist would place a huge cost on the ratepayer who would usually expect the cost of the work to be met by the building owners themselves.

The Chair said that if over time building owners wish to replace their verandahs that structural engineers be engaged to assist in the placing of post supported verandahs.

The Chief Executive informed members that Council's Building Department have looked at the situation and there are not believed to be many urgent issues.

Mr. Buckman referred to the old bakery building and said this appears to be in a dangerous state.

The Chair referred to the costs of any survey undertaken by structural engineers and said these would fall on Council.

The Chief Executive said that the purpose of the amendment to the Bylaw is to provide an additional option for the form a verandah could take should the existing one need to be replaced.

Mr. Coventry felt it would be giving building owners an option in the event of failure of their verandahs in the near future.

### **Resolved that**

1. The described standard design specification for post supported verandahs in the pedestrian precincts of the District be adopted; and
2. A process to amend the Structures and Works in Public Places Bylaw is undertaken to enable the use of such post supported verandahs.

### **Mrs. Cowan / Mr. Coventry**

#### **ITEM 68 MATTERS REFERRED – 4 OCTOBER 2018**

The Chair took members through matters referred.

#### **PRUNING OF PLANTS – SOUTH END OF OTOROHANGA**

The Engineering Manager reported that Council's Community Facility Officer has taken up the matter of the severe pruning of well established trees at the south end of Otorohanga with the Contractor concerned. He advised that the contractor will replace the plants with larger specimens however, would like to undertake this in Autumn 2019.

#### **OTHER ITEMS**

The Chair then reported on the following items:

#### **OTOROHANGA MUSEUM – LEASE AGREEMENT**

The Chair reported that this matter is ongoing.

#### **TRAFFIC BYLAW – CHANGE OF SIGNAGE AND ITEMS FROM 14 JUNE 2018**

The need for good ideas to be presented to Council.

#### **DESIGN WORK OF THE PROPOSED STOPBANK PATHWAY**

This item has been actioned.

#### **TRUCK PARKING AREA**

This item is ongoing – need to find a suitable location..

#### **POTENTIAL USE OF ISLAND RESERVE FOR WORKERS CAMP**

Mr. Coventry expressed the opinion that any growth and development of the District should be positive and he believes that the proposed workers camp could be this however, it is necessary that the Board take the Community with it on this proposal.

He suggested that consideration be given to rewording the Boards previous recommendation to Council in order to "calm the waters" around this issue.

Mr. Coventry suggested that the amended recommendation be that-

The Otorohanga Community Board indicates its support in principle for use of areas within the Otorohanga Town and environs to potentially accommodate a workers camp for the Waikeria Prison's development operated by CPB Contractors, in consultation with Council Staff.

Mr. Coventry suggested that a more timely pace be had in regards to this proposal to enable other options to be highlighted.

Mrs. Christison said she totally agrees with Mr. Coventry's suggestion which would allow others within the District the opportunity.

Mrs. Cowan agreed and believes that the area identified is not suitable.

Mr. Gadd expressed the opinion that an application for a Resource Consent will define the outcome.

The Chief Executive reported that CPB have been looking at other sites. He said it would be desirable for Council to indicate whether it supports a site it administers otherwise CPB could go through the Resource Consent process in relation to a particular site and find that it is declined at the end.

Mr. Buckman said that being a company they will have a time line in place and will go somewhere where the proposal will meet their timeframes. He said it is a business decision they will be required to make.

Mrs. Cowan said that CPB is a large company and that the Otorohanga District is also large therefore consideration should be given to considering another site other than the Island Reserve.

Mr. Coventry expressed the opinion that by declining the Island Reserve site this may speed up the process for CPB.

The Chair said that a new recommendation to Council would be signaling that all options be explored and considered.

**Resolved** that the Otorohanga Community Board indicates support in principle for use of areas within the Otorohanga town and environs to potentially accommodate a workers camp for the Waikeria Prison development, operated by CPB Contractors.

**Mr. Coventry / Mrs. Christison**

**GENERAL**

**OLD LANDFILL SITE**

Mrs. Cowan referred to an email regarding the status of the old landfill site adjacent to the Otorohanga College.

The Chief Executive replied that the Waikato Regional Council will support a grass covered area however, this area is not to be ploughed or dug up.

**MOCK WATER INVOICES**

The Chief Executive replied to Mr. Coventry regarding Council's mock water invoices and reported that the \$25 charge is quarter of the \$100 fixed charge.

**PROPOSED BUS SHELTER**

The Engineering Manager circulated samples of the colour choice for the roof of the new bus shelter.

Following discussion it was agreed that the bronze colour be utilised.

Members were informed that the product to be used is "Clearlight" and is envisaged to have a lifespan of around twenty years.

**DOMAIN TOILETS**

The Chair said he has received a comment regarding the upgrading of this facility for additional trees to be removed. It was also agreed that the colours used to paint the building match in with the surrounds.

**POWER POLES**

The Chair referred to the development of the new medical hub and the result of increased foot traffic. He reported that there are two poles in the middle of the footpath at the Kakamutu Road end of Te Kawa Street and queried whether the Lines Company would be agreeable to resiting these.

**MEETING CLOSURE**

The meeting closed at 5.18pm.

**CHAIR:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

