



Otorohanga Community Board

# AGENDA

1 NOVEMBER 2018

**4.00pm**

Members of the Otorohanga Community Board

Mr. Alan Buckman  
Mrs. Katrina Christison  
Mrs. Liz Cowan  
Mr. Neville Gadd  
Mr. Paul McConnell (Chair)  
Mr. Peter Coventry

Minutes Secretary: Mr. C Tutty (Governance Supervisor)

# OTOROHANGA COMMUNITY BOARD

1 NOVEMBER 2018

Notice is hereby given that an Ordinary meeting of the Otorohanga Community Board will be held in the Council Chambers, 17 Maniapoto Street, Otorohanga on Thursday 1 November 2018 commencing at 4pm.

25 October 2018

**DC Clibbery**  
**CHIEF EXECUTIVE**

## AGENDA

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**PRESENT**

**IN ATTENDANCE**

**APOLOGIES**

**PUBLIC FORUM**

**ITEMS TO BE CONSIDERED IN GENERAL BUSINESS**

**CONFIRMATION OF MINUTES – 4 OCTOBER 2018**

**CONFIRMATION OF MINUTES – 19 OCTOBER 2018**

**DECLARATION OF INTEREST**

**ITEM 67                    PROPOSED STANDARD VERANDAH DESIGN**

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

**From:**                **Chief Executive**

**Date:**                **1 November 2018**

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**Relevant Community Outcomes**

- Otorohanga District is a safe place to live
  - Ensure services and facilities meet the needs of the community
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**Executive Summary**

A set of potential standard specifications are presented for post supported verandahs in the pedestrian precinct areas of the Otorohanga Community

**Staff Recommendation**

That it be recommended to Council 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.

**Background**

In early 2017 it was agreed by the OCB that amendments should be made to the Structures and Works in Public Places Bylaw to permit the use of post supported verandahs in the pedestrian precinct areas of the Otorohanga District.

The primary reason for this was the recognition that many buildings in the pedestrian precinct did not meet current standards in respect of earthquake safety, and that this created both immediate and future problems in respect of the attachment of suspended verandahs to them.

It was envisaged that permitting post-supported verandahs would ease the structural requirements placed on these buildings.

The proposed change to the Structures and Works in Public Places bylaw was relatively minor, being limited to the inclusion of the new underlined words below at the beginning of Clause 3.5 of the bylaw:

Every verandah, balcony or awning over a public place shall be either of the suspended type or a post supported type constructed in accordance with one of the standard design specifications approved by Council.

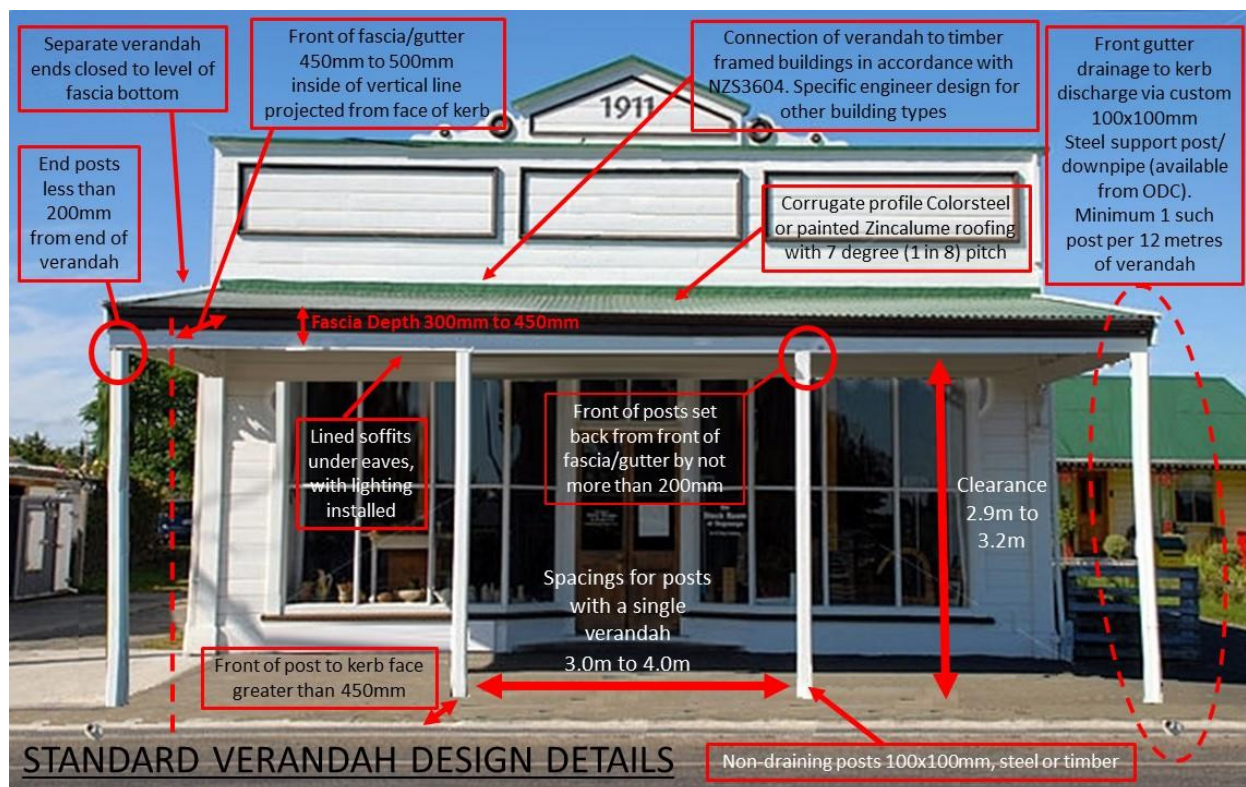
## Standard Post-Supported Design Specifications

It was agreed that these design specifications needed to be determined before the change to the bylaw was made, so that the implications of the change could be better understood.

The following objectives 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 drainage should be relatively simple through external street-side gutters discharging directly through the kerb with hollow verandah support posts acting as down pipes. It is believed that other forms of separate down-pipes have potential to be unsightly or prone to damage.
4. Adequate separation of verandah support posts from the kerb must be maintained to minimise potential interference with parked vehicles.

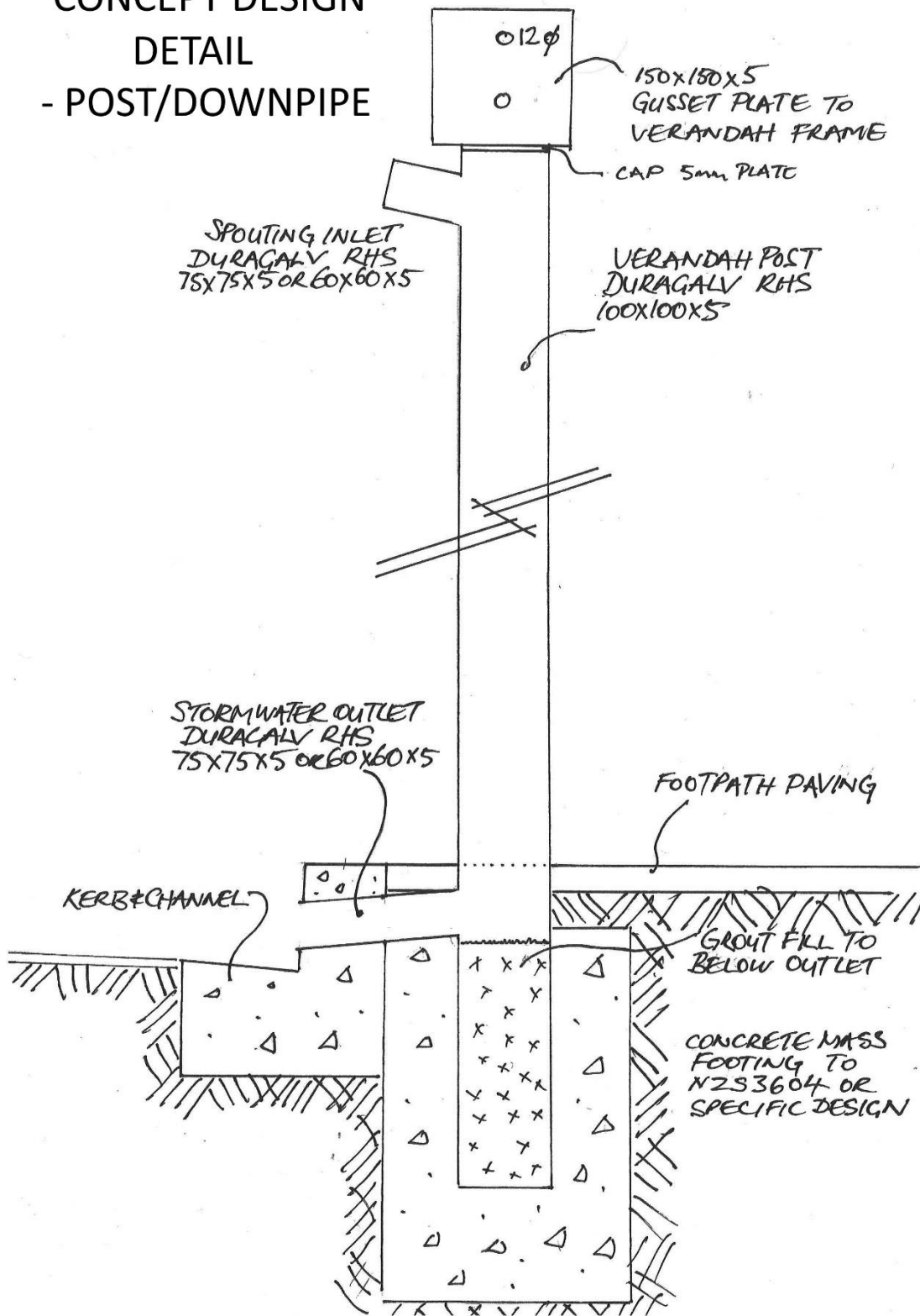
A design specification intended to meet these objectives is graphically illustrated in the following figure.



Objective 3 above posed a challenge in that whilst an example of a combined verandah support post and downpipe had been previously seen in an image from overseas, it has not been possible to identify where such posts were sourced from. It is therefore proposed to pursue custom local manufacture of such combined support/drainage posts, with an initial quantity of perhaps 10 such post being purchased by ODC, which we would then on-sell to any party wishing to construct a post supported verandah.

A drawing of the proposed form of these custom manufactured posts and associated installation arrangements is also attached. Some degree of post-manufacture customisation of these posts at the lower ends may be needed to accommodate variations in verandah heights within the permitted range, and details of how this is best achieved will require further discussion.

CONCEPT DESIGN  
 DETAIL  
 - POST/DOWNSPIPE



**Other Verandah Options**

Whilst initial consideration of alternative verandah designs to ease the structural requirements placed on buildings was focussed on the use of post supported types, another option that has subsequently become apparent is the possible use of a relatively lightly constructed semi-freestanding steel cantilevered structure, that has been locally designed and manufactured and which has recently been used on some commercial buildings in Kihikihi.



This is a very functional design that meets the objectives of simplicity, relatively modest cost and simple drainage arrangements.

It may not have as much 'character' as some other verandah options, but it also does not have the potential for obstruction that is present with a post supported design.

A local builder has provided information that suggests that verandah replacements using such a light steel structure might have a typical total cost in the order of \$2,200 per m<sup>2</sup> of verandah area, which is very significantly lower than the estimates previously provided by Livingstone Builders to the Mayor, and which I think reflects that these lighter structures are more of a 'budget' option, but which might be appropriate to our needs.

It has also been suggested that a post supported verandah, constructed to the specification previously described, would be unlikely to be significantly cheaper than this light steel option.

It is recognised that the possible existence of such an affordable light steel verandah option might cause questions to be asked regarding whether it is appropriate to permit post supported verandahs to be introduced.

It is however believed that it would be desirable to give property owners a degree of choice, and that it is therefore still worthwhile to include post supported verandahs as one of those options.

**Dave Clibbery**  
**Chief Executive**

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

**To:            CHAIR AND MEMBERS  
                  OTOROHANGA COMMUNITY BOARD**

**From:        Governance Supervisor**

**Date:         1 November 2018**

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**Chair / Board**

**9 August 2018**

To provide a date for members to have a Workshop on landscaping issues around the Community in particular to the current Gardening contract.

To consider in a workshop meeting the following items –

- 1) Otorohanga Museum – lease arrangements.
- 2) Traffic Bylaw – change of signage and items from 14 June 2018.
- 3) Design work of the proposed Stopbank footpath.
- 4) Truck parking area.

**Community Facilities Officer**

**4 October 2018**

To discuss with the contractor the severe pruning of well-established plants at the south end of Otorohanga.

**CA Tutty**

**GOVERNANCE SUPERVISOR**

**GENERAL**



