

Chairperson and Community Board Members

PARAPARAUMU/RAUMATI COMMUNITY BOARD

1 FEBRUARY 2011

Meeting Status: Public

Purpose of Report: For Decision

MATAI ROAD INDUSTRIAL AREA UPGRADE

PURPOSE OF REPORT

1. To consider and approve a preferred option for the Matai Road Industrial Area Upgrade.

SIGNIFICANCE OF DECISION

2. The Council's Significance Policy is not triggered by this report.

BACKGROUND

3. The Matai Road Industrial Area was the first industrial area created in the Kāpiti Borough and is now in the middle of a residential area.
4. The upgrade of the Matai Road Industrial Area has been a project that has been under discussion by the Paraparaumu/Raumati Community Board since 2006/07. \$40,000 was budgeted for the project in the 2008/09 and consultation was undertaken with the property owners after some initial design work and the project was not advanced.
5. For the 2010/11 year, \$30,000 was budgeted for the upgrade of the Matai Road Industrial Area.
6. Prior Paraparaumu/Raumati Community Boards have been keen to upgrade the frontage to this industrial area but have met with some resistance from the tenants and property owners in the past.
7. The Paraparaumu/Raumati Community Board, in the previous triennium, agreed to erect a fence along the Council boundary which would then be planted to provide some screening to the industrial area. The proposal was to put up a hurricane diamond netting fence using galvanised pipe as posts and providing hinges on gate posts so that the owners and tenants could hang suitable gates across their entrance ways.
8. Individual meetings were held with the property owners/tenants in September 2010 to put the proposal to them and receive feedback.

9. The feedback received included the main following issues:
 - Impact of boundary fence on accessibility for large trucks offloading goods to industrial properties and the lack of visibility created by a 1.8 metre high fence;
 - The closeness of the boundary fence to some of the buildings restricting access; and
 - Parking of vehicles on the road reserve and on the road outside the other industrial properties on Matai Road is a continual problem.
10. The new Paraparaumu/Raumati Community Board held a site visit on 13 December 2010 and met with the property owners/tenants. Similar feedback to the September 2010 meeting was received from property owners/tenants.

CONSIDERATIONS

Issues and Options

11. As the Matai Road Industrial Area Upgrade has been planned since 2006 the Board needs to resolve following the site visit on 13 December what actions it will take in regard to this upgrade. A copy of the plans showing the boundaries between the Council's road reserve, Matai Road Industrial Area, the position of a proposed fence and the accessways is attached as Appendix 1. It has been suggested that a 1.2 metre fence rather than a 1.8 metre fence would be sufficient for the plantings to be established alongside.
12. The options for the upgrade include the following:
 - A) Install a 1.2 metre hurricane netting fence along the boundary between the Council's road reserve and the industrial properties using galvanised pipe posts and hurricane netting with plantings to be undertaken on the Council side of the fence to provide a visual barrier for the industrial area. Total budgeted capital cost including the installation of planting and a grass berm would be around \$30,000. There would also be ongoing maintenance costs of the plantings estimated to be \$6,000 per annum.
 - B) Install a 1.2 metre hurricane netting fence on the Council's road reserve in front of the properties where the property owners/tenants as yet have not shown any desire to improve and maintain on an ongoing basis the frontage of their industrial properties including their buildings. Properties where a 1.2 metre fence with plantings would be installed include:
 - Blue Bird Rentals, 145 Matai Road
 - Coastal Cylinder Testing, 141 Matai RoadThe cost of this option is estimated to be \$4,000. There would also be ongoing maintenance costs of the plantings estimated to be \$1,500 per annum.
 - C) Negotiate a solution with the property owners/tenants that will improve the frontage to their properties without having to install a fence. The cost of this option would be limited to staff time.

Option A

13. Advantages

- Every property in the Matai Road Industrial Area would be treated in exactly the same manner by having a fence on the boundary between Council's road reserve and their individual property.
- Once the planting is established on the fence then there would be a consistent visual view potentially up to 1.2 metres high along the full Matai Road Industrial Area.

14. Disadvantages

- Feedback from some of the property owners suggest that this option is impracticable for the following reasons:
 - Closeness of fence to some of the buildings restricting access; and
 - Traffic safety issues arising from position of fence in relation to accessways and its impact on visibility for trucks reversing and offloading and uplifting goods.
- Council's Roding staff have also acknowledged that the traffic safety issues could arise if a boundary fence was placed along the full frontage of the Matai Road Industrial Area.

Option B

15. Advantages

- Targets only properties in Matai Road Industrial Area where owners have shown no inclination to improve the frontage of their industrial areas including their buildings. This option would resolve most of the problems without creating traffic safety and accessibility problems by fencing the full frontage of the Matai Road Industrial Area.
- A fence on Council's road reserve in front of the properties owned by Blue Bird Rentals and Coastal Cylinder Testing would not cause any traffic safety issues.
- A fence with plantings would improve the industrial area frontage and make it more difficult to park and work on vehicles on Council's road reserve.
- It could encourage other Matai Road Industrial Area property owners to improve their frontages.

16. Disadvantages

May be seen as being unfair on those properties specifically targeted.

Option C

17. Advantages

This would be the least costly option and would be the best solution if proposals negotiated were actually delivered on.

18. Disadvantages

There is a risk that nothing will change.

Recommended Option

19. The recommended option is option B because the property owners within the industrial area are generally cooperative in terms of improving the frontage of the Matai Road Industrial Area. There are only two property owners who have not demonstrated a continued improvement to their frontage. The Coastal Cylinder Testing property owner has agreed that a fence could be installed in front of the old machinery that he has in his yard providing it does not prevent him from having access to the back of his property.
20. A letter was sent to the property owner of Blue Bird Rentals in December advising them that the Board would be considering installing a fence on the boundary line between the Council's road reserve and his property which would effectively only be up to 2 metres away from the front of his building. This would effectively prevent the business from working on their vehicles on Council's road reserve and would also encourage the business to actually clear their back yard so that vehicles are able to be worked on within their premises.

Financial Considerations

21. The Paraparaumu/Raumati Community Board has budgeted \$30,000 for the Matai Road Industrial Area upgrade in the 2010/11 year.
22. Option B, if approved, is estimated to be \$4,000 to install with ongoing estimated maintenance costs of the plantings of \$1,500 per annum.

Delegations

23. The Community Board has the authority to consider this report under para 6.3 of the Governance Structure: "listen, articulate, advise and act on any matter of interest or concern to the community..."

Legal Considerations

24. Council is entitled to erect a fence on its boundary between its property and a neighbouring property.

Consultation

25. Adequate consultation has been carried out over several years. Meetings were held with the property owners/tenants in September 2010 and again in December 2010 to discuss the proposals.

Policy Implications

26. There are no specific policy implications from this report.

Publicity Considerations

27. A media release will be prepared based on the Board's preferred approach.

Other Considerations

28. There are no other considerations.

RECOMMENDATIONS

29. That the Paraparaumu/Raumati Community Board approves with Option B as their preferred upgrade option which is to install a 1.2 metre hurricane netting fence on Council's road reserve in front of the following properties:
Blue Bird Rentals, 145 Matai Road; and
Coastal Cylinder Testing, 141 Matai Road (directly in front of the old machinery located outside that property).

Report prepared by:

Warwick Read
GROUP MANAGER FINANCE

- Appendix 1: Copy of plan of Matai Road Industrial Area showing boundaries and potential fence lines and accessways.