



# Omaha Beach Residents Society Inc

Newsletter August 2006

## CURRENT COMMITTEE

### General Committee

Mike Campbell (Chairman)  
Greg Stenbeck (DCC Chairperson, OBC Chairman))  
Linda DeVine (OBC Rep)  
Andrew Boyd  
Steve Marshall (OBC Rep)  
Don Sykes  
Chris Morton (Controlling Member) - see below  
Paul Macnicol - Manager (Non Committee)

### Note:

The Controlling Member is appointed by the Developer and retains that membership only for as long as the Developer owns land within the development. The Controlling member does not have the same rights as an ordinary member but only those that are specified within the constitution. In particular the Controlling Member has special voting rights as contained in Sect 11.14 of the constitution.

### Design Control Committee

A sub committee and is responsible for approving all structures erected on the development.

Greg Stenbeck (Chairman—Independent of OBRS)

*And principals from the following firms:*

Peter Neeve Planning  
Hulena Architects Ltd  
Boffa Miskell Ltd

## WHAT'S BEEN HAPPENING

### Rodney District Council

- Variation 53

The committee has supported the proposed Variation 53 to the District Plan. This is to correct an anomaly caused by a recent Environment Court decision in which the RDC had to apply a 7.5 metre boundary on rear sections and yards as opposed to the original 2 metre restriction. The variation seeks to restore the boundary conditions back to where they were prior to the Environment Court decision.

- Maintenance of roadside plantings

Concerns raised by members at the last AGM regarding plantings at and around intersections thereby creating vision barriers has been dealt with by RDC with the removal of tall plants & replanting. Committee members have met with RDC Parks & Reserves representatives and have been advised that, as a trial, residents are responsible for the care of the "gardens" adjacent to their roadside. They have further advised that if proper maintenance of those plantings are not maintained then they will be removed by Council. General untidiness of common areas has also been raised with Council who has advised that their allocated budget for maintenance of these areas has proved inadequate (especially around water lakes & way areas).



- Rates Reduction

In conjunction with Omaha Beach Community the committee has been successful in getting RDC to change the rating category of Omaha South. The rating has changed from "Matakana Rural" to "Omaha Serviced Towns". Members should see a significant reduction in rate demands from Council.

- Rubbish

The committee and OBC have had and is having discussions with council regarding rubbish collections. While Council is not prepared to make any change to collection points they are considering changing the collection day to better service weekend accommodation.

#### Design Control Committee (DCC)

This committee consists of a general committee representative and a collection of qualified professionals (architect, landscape architect, planning consultant) who meet regularly to assess the suitability of applications placed before it. The guidelines by which they operate are available and are those set in place by the developers.

Matters affecting the DCC are:

- Darryl Maclean has resigned as chairman of the DCC. Greg Stenbeck is the current chairman.
- All structures erected on Omaha South land are required to be approved by the DCC before they are erected. A bond is required to be paid when each lot was purchased from the developer or when any new lots are later subdivided. The costs of assessing the application are deducted from those bond proceeds. The residue of the bond is refunded to the owner once DCC has "signed off" the completed structure. These measures are there to protect view corridors, construction quality and aesthetics.

The procedure for the **release of any bonds held** that has been paid to the society is:

The residual bond is refunded after a final inspection by the Design Control Committee. To obtain a final inspection you must provide a copy of the Council Code of Compliance Certificate plus an advice from a registered surveyor showing that the dwelling or structure is correctly located on the site. All of that documentation should be sent to Design Control Committee, P.O. Box 340075, Birkenhead.

#### Section Maintenance

Most members have been diligent in maintaining their property's to a suitable standard. There are some however who have not attended to lawn mowing as required. The committee has given notice to those members whose lawns are untidy for them to mow the affected lot(s). Where this has not resulted in any remedial action the committee has arranged for a mowing contractor and the costs have been charged to the affected owner. This policy will continue.

Members are also asked to be considerate regarding the placement of household rubbish awaiting collection.

#### Tennis Courts

Access code is C-51049

Please ensure that gates are shut after you exit the courts and that the court surface, nets and surrounds are respected. Options to address some flooding issues on the court surfaces are being addressed by the committee.

#### Levies

Some members have enquired why the payment of levies (presently \$112.50 + GST bi-annually) is necessary. The levy services the following: maintenance tennis court and other common facilities, membership of OBC, legal and consulting costs regarding matters affecting all members' interest (e.g. local & central govt issues etc), administration costs. Surplus funds belong to members and are rebated via ongoing reductions in future levies. Further details regarding the objectives and funding of the society are available in the handout titled "What is the Omaha Beach Residents Society" which has been sent to all members. Contact Paul Macnicol for a copy if required.

#### Omaha Beach Residents Society Inc

All enquires to:  
Paul Macnicol,  
Macnicol & Co Ltd, Chartered Accountants, Box 44 Warkworth

Phone (09) 4257719  
Fax (09)4257736  
Email info@macnicol.co.nz