



Kawhia Community Board

AGENDA

22 July 2016

1.00pm

Members of the Kawhia Community Board

Mr CE Jeffries (Chair)
Ms A Gane
Mrs DM Pilkington
Mr AJ Rutherford
Mr DM Walsh

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

KAWHIA COMMUNITY BOARD

22 July 2016

Notice is hereby given that an Ordinary meeting of the Kawhia Community Board will be held in the Community Meeting Room, Jervois Street, Kawhia on Friday 22 July 2016 commencing at 1 pm.

15 July 2016

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES -18 March 2016

DECLARATION OF MINUTES

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

REPORTS

ITEM 83 HOUSING FOR THE ELDERLY RENTAL REVIEW

**To: Chairperson & Members
Kawhia Community Board**

From: Governance Supervisor

Date: 20 May 2016

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
-

Executive Summary

A review of Housing for the Elderly rentals in Rosamond Terrace, Kawhia is proposed.

Staff Recommendation

It is recommended:

That the rental charge for units at Rosamond Terrace, Kawhia be increased as follows, effective from 1 July 2016 -

Single person - \$ 100.00 per week (11% increase)

Double (couple) \$ 120.00 per week (6% increase)

Report Discussion

Rentals for units at Rosamond Terrace, Kawhia were reviewed in March 2015 at which time it was resolved that the rental charged for the units be increased effective from 1 July 2015 to

Single person - \$90.00 per week

Double (couple) \$113.00 per week

As members will be aware it is necessary to give Tenants not less than 60 days notice of any proposed increase in rental and ideally to take into account pension dates. Council is free to set whatever rental it feels appropriate and should any Tenant experience hardship because of this, assistance is available through the Work and Income New Zealand Accommodation Supplement.

The net weekly New Zealand Super Income rates , which came into effect from 1 April 2016 (increased by approx.. 2.7%) are –

Single - living alone	\$384.76
Sharing	\$355.16
Double – one qualifies	\$281.30
- One partner qualifies & other partner included	\$591.94
- Both qualify	\$295.97 each

Asset Maintenance

At this point it is indicated that the cost of maintenance for the 2015/16 year will be approximately \$3,879, under budget of \$6,360 by \$2,481.

Capital Works in 2015/16

Refurbishment of units – budget of \$4,000, estimated actual of \$4,000.

External painting - Budget of \$15,800 estimated actual of \$11,935

Income for 2015/16

The estimated actual is \$27,000 compared to an estimate of \$ 25,000.

Asset Maintenance for 2016/17

Other services	\$4,613
Engineering Services	\$1,943
	\$6,556

Activity Operation for 2016/17

Mowing	\$2,503
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Capital Works for 2016/17

Refurbishment of Units	\$4,100
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I have contacted a local Land Agent regarding private rentals and was advised that the rental charge for a one – bedroom unit in Kawhia remains at between \$90 and \$100 per week.

Advice from the Waipa District Council is that their charge for rental of a one-bedroom unit in Te Awamutu is -

Palmer St, includes Washing Machine	\$160-\$170 per week
Churchill & Mangapiko Sts, attached garage	\$195.00 per week

The projected deficit in the account for the 2015/16 year is approximately \$21,403. This is an increase of approximately \$10,736 from the previous year. The account as at 30 June 2017 is projected to be \$24,078 in deficit.

Colin Tutty
GOVERNANCE SUPERVISOR

ITEM 84 ROUTINE INFRASTRUCTURE MAINTENANCE REPORT 2015/16

To: **Chairperson & Members
Kawhia Community Board**

From: **Engineering Manager**

Date: **22 July 2016**

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Ensure services and facilities meet the needs of the Community
-

Executive Summary

The purpose of this report is to provide Kawhia Community Board Members with an update on the maintenance tasks identified and subsequent action taken in Kawhia and Aotea over the last six months.

Staff Recommendation

It is recommended:

That the report be received.

Report Discussion

Overall during the 2015/16 financial year it is fair to say that the operational and maintenance budgets have been pushed to, and in some cases due to necessity, beyond the limit to achieve as much as reasonably possible to maintain and enhance the Kawhia and Aotea amenities. The 2015/16 accounts are still to be finalised and these will be reported in a subsequent meeting, however it should be noted that the emergency works on the retaining walls on the Kaora track will put strain on the 2016/17 budget which will limit any non-essential spending in this year.

Matters Identified During the Community Board Inspection

The Bank and Associated Planting to the Corner of Tainui and Waiwera Streets

The initial investigation showed some growth has encroached onto the footpath and this was cut back soon after the Community Board inspection. There is a larger issue in that those sections of the high bank bordering / including 71A Waiwera Street whilst currently appearing to be stable may slip during heavy weather. This means that any attempted short term remedial works may well cause more significant damage. Roading budget could be allocated to repairs under urgency ie if a slip occurs, however as the bank may well remain in place for the foreseeable future there is no budget currently available for non-urgent repairs. The proposed course of action is to monitor the bank for signs of movement and should a slip occur take the opportunity to deal with the issue at that time.

Retaining Walls to Kaora Track

The retaining walls on both sides of the track starting approximately 50m from the eastern end, had started to fail and there was a very real possibility of a significant slip occurring which could impact on the houses above the track and the sea erosion protection below the track. This work was carried out under urgency by Ross Dockery and his team and has recently been completed. The final cost of this has not been received but the estimate is in the region of \$20,000 and as

this work straddled the financial year end the cost will be split between 2015/16 and 2016/17 financial years. The following photographs show the finished walls and scope of work:



Minor Works

Cut back the ivy along the Kaora track in the vicinity of the retaining wall repairs has been completed.

Repair to the rubber at the base of the walkway onto the floating pontoon at the wharf has been completed.

Replace the missing lid to the fire hydrant on Tainui Street (Water Services Budget) has been completed.

Repair the footpath on Tainui Street (Roading Budget) has been completed due to the tripping hazard identified.

Planting on the cemetery extension to screen the refuse station has been completed.

Rusted bollard on the pontoon – will be repaired.

Replace a missing rail on the wharf – will be repaired.

Other Notable Work Completed

Repairs to the gabions and groynes along the section of beach protection structures below the Kaora Track.

Repairs to paving in front of the wharf.

Remove fallen tree across beach access.

Repair broken hinge on pontoon and refurbish pontoon ladder.

Concrete erosion repairs to the area adjacent to the wharf to ensure safety of those using the area.

Loose piles at the end of the wharf replaced.

Replacement of the damaged Pou/Bollards around Omimiti Park.

Bollards extended next to the toilets in Jervois Street.

Repairs to the section of the rip-rap wall at the end of Omimiti Street, which had scoured out under the roadway.

2016 Works Planned

Maintenance work to the eastern end of the Aotea Seawall in the vicinity of 655 and 661 Lawton Drive, which is in need of restacking. Budget for this work in \$4,000 and the work is due to take place during July, weather permitting.

Maintenance to the steps along the Aotea Seawall, which will include replacing some of the timber hand rails and non-slip material to the lower steps. This work is scheduled for August with an estimated cost of \$3,000

Investigation is currently underway to place lights in front of the library and covering the adjacent car park across the road from the Kawhia Hotel. An estimate has been received for the supply and placing of the lights and fittings, however work is still required to gain permission from Waipa Networks to use their poles, and the power company to grant permission and supply power to the lights. Once this work is done and a firm price obtained, this will be put to the Board under cover of a separate report to confirm a desire to complete the work and confirm which budget could be used.

Roger Brady
ENGINEERING MANAGER

ITEM 85: KCB MATTERS REFERRED FROM 18 MARCH 2016

To: Chairman and Kawhia Community Board Members

From: Governance Supervisor

Date: 27 May 2016

Executive Summary

1 BOARD MEMBERS

26 September 2014

- i. To give consideration to Council's 'New Resident' Pack, in particular to inserting issues of a local nature.

2 MS GANE

18 March 2016

- i. To have discussion with the Mowing Contractor regarding the standard of workmanship.

3 CHIEF EXECUTIVE

25 November 2015

- i. To arrange for staff to look into the matter of drainage issues behind the Kawhia Community Hall.

18 March 2016

- ii. To check when the Kawhia Nursery Contract is up for review.

4 COMMUNITY FACILITIES OFFICER

18 March 2016

- i. To liaise with Wendy Piggales on the planting plan for the area around the new extension at the Kawhia Cemetery.

CA Tutty
GOVERNANCE SUPERVISOR

GENERAL
