



Kawhia Community Board

AGENDA

27 March 2015

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

27 March 2015

Notice is hereby given that an ordinary meeting of the Kawhia Community Board will be held in the Community Meeting Room, Jervois St, Kawhia on Friday 27 March 2015 commencing at 1.00pm.

20 March 2015

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES – 23 JANUARY 2015

REPORTS

Item 52 POTENTIAL EXTENSION OF WAIWERA STREET CONSENT

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

From: Chief Executive

Date: 27 March 2015

Relevant Community Outcomes

- Promote the local economy and opportunities for sustainable economic development

Executive Summary

Direction is sought from the Board as to whether an application should be made to extend the Resource Consent for the subdivision of Council's Waiwera Street property.

Staff Recommendation

It is recommended that:

A decision be made on the potential extension of the Resource Consent for the subdivision of Council's Waiwera Street property.

Report Discussion

As has been previously discussed with members, the Resource Consent in respect of the subdivision of Council's Waiwera Street property expires at 5 October 2016.

An application could however be made to extend this consent - potentially for up to a maximum of 5 years – but there would be a cost associated with this, which would need to be signalled in the Long Term Plan.

This cost will be significantly less than the circa \$100,000 that was originally spent to obtain the consent, but the actual figure has been uncertain, and staff have therefore requested a planning consultant to prepare an estimate for consideration by the Board. This estimate has not yet been obtained but is hoped to be received in time for presentation to the meeting.

There has been no significant buyer interest in the Waiwera Street property, and based on current low levels of activity in the Kawhia property market it seems unlikely that there would be a party willing to make the necessary substantial investment in the purchase of the land and development of a relatively large multi-lot subdivision in the near future.

As such it has to be considered that the subdivision consent does at the present time have very limited value, though it might nevertheless be worthwhile to consider extending it – potentially to

2021 - if the process appeared to be straightforward and the cost was relatively low, with 'relatively low' being suggested as being a figure under \$10,000.

It is assumed that these costs would be shared between the Kawhia Community and the District on a 50:50 basis, and as such the approval of council would also be needed for such an extension.

Dave Clibbery
CHIEF EXECUTIVE

**Item 53 COUNCIL PROPERTY POUWE STREET AND TAINUI STREET
PROPOSED SALE OF LANDS TO BE INCLUDED IN LONG TERM PLAN
REVIEW**

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

From: Chief Executive

Date: 27 March 2015

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Manage the natural and physical environment in a sustainable manner
-

Executive Summary

This report details actions needed to progress the sale of Council owned lands on Pouewe Street and Tainui Street formally used as the Kawhia Pound and the land current used for the Kawhia Native Tree Nursery.

Staff Recommendation

It is recommended that:

1. The Kawhia Community Board recommends to the Otorohanga District Council that the Council include the proposed sale of the properties formally used as the Kawhia Public Pound in the 2015-2025 Long Term Plan.
2. The Kawhia Community Board recommends to the Otorohanga District Council that the Council include the proposed sale of the properties used as the Kawhia Native Tree Nursery in Tainui Street in the 2015-2025 Long Term Plan.
3. The Kawhia Community Board recommends to the Otorohanga District Council that the Council include in the Long Term Plan that all of the net proceeds from the proposed sale of the properties formally used as the Kawhia Public Pound be used as funding for the proposed Kawhia Foreshore Seawall, the proposed Foreshore Walkway and other footpath extension works in the community.
4. The Kawhia Community Board recommends to the Otorohanga District Council that the Council include in the Long Term Plan that all of the net proceeds from the proposed sale of the properties formally used for the Kawhia Native Tree Nursery in Tainui Street be used as part of the funding for the proposed Kawhia Foreshore Seawall, the proposed Foreshore Walkway and other footpath extension works in the community.
5. The Kawhia Community Board recommends to the Otorohanga District Council that the Council pass a resolution rescinding the Council resolution of 22 June 1999, which states "Resolved that the proposal of Council to sell the vacant sections at Waiwera, Tainui and Pouewe Streets, Kawhia be terminated". Cr Earwaker/Cr Ormsby.

Report Discussion

The Board has previously indicated a desire to sell the land formally occupied by the Kawhia Pound, and possibly also (at a later stage) the site currently occupied by the Kawhia Native Tree Nursery.

A report to the Kawhia Community Board dated 25 September 2009 (a copy of which will be available at the meeting) provides a lot of background information that relates to the land used for

the former Kawhia Public Pound and also applies to the land used for the Kawhia Native Tree Nursery.

The previous designation of “Pound Purposes” on the District Planning maps has now been removed from the Operative District Plan, and hence further steps towards sale of the lands can proceed.

The next stage of the process is to include the proposed sale of the above land in Council’s 2015-2025 Long Term Plan (LTP).

Resolutions 1 and 2 propose the inclusion of the proposed sale of the land in the LTP, which is currently being prepared.

Because the properties are owned by the Otorohanga District Council in trust for “Municipal Purposes” under the Local Government Act any sale of the lands will only be approved by the Crown if the net proceeds of the sales are to be used for a specifically identified alternative “Municipal Purpose”.

The best place to identify and record this specifically identified alternative purpose is within the Long Term Plan.

There has been previous discussion of what this alternative purpose might be, and an initial proposal was for the funding of the seawall that is currently being developed at the Kawhia foreshore reserve. It was envisaged that this project (with an expected cost of \$70,000) would represent an appropriate use for the funding that might be obtained from the sale of the first 1 or 2 sections of land on the former pound site.

It is however desirable to identify purposes for which all of the potential revenue from the sale of all sites (which would be expected to be in the order of \$200,000) will be used, so that there all necessary permissions can be obtained through a single process.

To achieve this it is suggested that the ‘identified alternative purpose’ is extended to include the foreshore seawall, the proposed pedestrian walkway on Pouewe Street (estimated cost of \$100,000) and other footpath extension works. These would together have a cost similar to the potential revenue from the land sale.

Resolutions 3 and 4 therefore propose the inclusion of the proposed Foreshore Seawall, the proposed Foreshore Walkway and other footpath extension works in the LTP as the specific projects for which the proceeds of the sales of the former Kawhia Public Pound land and the Kawhia Native Tree Nursery land will be spent on.

These projects are very suitable as they enhance the community and are very much a “Municipal Purpose”.

Resolution 5 is a procedural matter as the Council has an existing resolution dated 22 June 1999 that stated the proposal of Council to sell the vacant sections at Waiwera, Tainui and Pouewe Streets, Kawhia be terminated.

This resolution came about as a result of a protest and land occupation of the Council land in June 1999. A copy of the Council minute relating to this matter is attached to this report.

Dave Clibbery
CHIEF EXECUTIVE

Attachments

- a. Minute of Otorohanga District Council Meeting 22 June 1999

ADJOURNMENT

SALE OF VACANT
SECTIONS AT WAIWERA,
TAINUI AND POUWEWE
STREETS, KAWHIA

The meeting adjourned at 11.25am and resumed at 11.30am.
Council's Legal Officer attended the meeting.

A deputation comprising Mr R Tooman, Mr and Mrs D Porima, and Messrs R and T Seymour attended the meeting. Councillor Jolly extended a welcome to the deputation and advised them that the Kawhia Community Board had given consideration to vacant land within the Community and decided if it was not required it be ascertained whether there was a market for the property, so that the funds could be reinvested back into the Community. He said part of the procedure is for Council to notify its intention to sell or dispose of the properties. From these publications it is intended for people to come forward. On behalf of Council he thanked the deputation for their attendance and assured them that the Board and the Council had made no definite decision to sell the land.

Councillor Jolly extended an invitation to members of the deputation to attend the Kawhia Community Board meeting to be held on Thursday 24th June 1999 at 12.00noon.

Three members of the deputation spoke to Council and reported their people disputed whether the land concerned was in legal ownership of the Otorohanga District Council. Reference was made to a water spring on one of the properties which had significant importance to the iwi. With regard to the Waiwera Street properties members were advised this had been a gift from the iwi and when the purpose of the gift had ceased the land should have been given back to those who gave it. It was agreed that further discussion was required both with the Kawhia Community Board and Council.

Councillor Jolly again thanked the deputation for their attendance particularly for the distance they had to travel to the meeting. He said Council will not make a decision lightly on an issue that concerns the Maori people and their families. He said Council and the Kawhia Community Board will be working behalf of these people.

Resolved that the proposal of Council to sell the vacant sections at Waiwera, Tainui and Pouewe Streets, Kawhia be terminated.

Cr. Earwaker / Cr. Ormsby

Otorohanga District Council 22 June 1999

Item 54 HOUSING FOR THE ELDERLY RENTAL REVIEW

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

From: Governance Supervisor

Date: 27 March 2015

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 2015 -

Single person - \$90.00 per week
Double (couple) \$113.00 per week

Report Discussion

Rentals for units at Rosamond Terrace, Kawhia were reviewed in March 2014 at which time it was resolved that the rental charged for the units remain at, which were effective from 1 July 2012 -

Single person - \$85.00 per week
Double (couple) \$108.00 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 2014 are –

Single - living alone	\$366.94
- Sharing	\$338.71
Double – one qualifies	\$282.26
- One partner qualifies & other partner included	\$536.54
- Both qualify	\$282.26

The new rates to be effective from 1 April 2015 have not yet been announced.

Maintenance

At this point it is indicated that the cost of maintenance for the 2014/15 year will be approximately \$4,500, same as that budgeted.

Capital Works in 2014/15

Refurbishment of units \$3,500, \$500 over budget.

Income for 2014/15

The estimated actual is \$27,000 compared to an estimate of \$ 26,000.

Maintenance for 2015/16

Other services	\$4,500
Engineering Services	\$1,820
	\$6,320

Activity Operation for 2015/16

Mowing	\$2,442
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Capital Works for 2015/16

Refurbishment of Units	\$4,000
External Painting	\$15,800

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	\$123.75 per week
Churchill & Mangapiko Sts, attached garage	\$146.25 per week

The projected deficit in the account for the 2014/15 year is approximately \$10,448. This is a decrease of approximately \$1,240 from the previous year. The account as at 30 June 2016 is projected to be \$31,178 in deficit.

Colin Tutty
GOVERNANCE SUPERVISOR

Item 55 HAMILTON & WAIKATO TOURISM PRESENTATION

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

From: Chief Executive

Date: 27 March 2015

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Promote the local economy and opportunities for sustainable economic development
 - Foster an involved and engaged Community
 - Recognise the importance of the Districts rural character
-

Executive Summary

Hamilton & Waikato Tourism Chief Executive, Ms Kiri Goulter, will attend the meeting to give a presentation on Tourism activities.

Staff Recommendation

It is recommended:

That the Hamilton & Waikato Tourism presentation be received.

DC Clibbery
CHIEF EXECUTIVE

Item 56 KCB MATTERS REFERRED FROM 23 JANUARY 2015

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

From: Governance Supervisor

Date: 27 March 2015

Executive Summary

1. BOARD MEMBERS

26 September 2014

- i. To organise the removal of the large Kawhia Museum sign.
- ii. To give consideration to Council's 'New Resident' Pack, in particular to inserting issues of a local nature.

2. MR WALSH

26 September 2014

- i. To liaise with Council's Engineering Support Officer, Robyn Hodges, regarding a refuse bin at Tom French Grove.

3. CHAIRPERSON

12 December 2014

- i. To provide a letter of support for the Kawhia Primary School regarding the effect of funding changes introduced by the Ministry of Education.

23 January 2015

- ii. To follow up on the matter of whether the museum group has come up with a new image for the large museum sign and whether they require this to be placed in a different location.

4. ENGINEERING MANAGER

12 December 2014

- i. To arrange for staff to advise the Kawhia Medical Centre that the replacement of the roof has been delayed until around July 2015, when the work will be re-tendered.

23 January 2015

- ii. To check with Council's Roding Manager the matter of providing directional signs indicating how to find Ocean Beach and the Hot Water Springs.
- iii. To check with staff whether it is intended to retain the roadway through the new berm extension area at the Kawhia Cemetery.
- iv. To check with staff who is responsible for the various maintenance requirements at the Kawhia Cemetery.

5. CHIEF EXECUTIVE

23 January 2015

- i. To provide options that may be available for the Waiwera St subdivision.
-

- ii. To meet with Mr David Morrison regarding his consideration of submitting another subdivision application at Aotea.

6. FINANCE & ADMINISTRATION MANAGER

12 December 2014

- i. To arrange for staff to check the rental income figure in relation to the Kawhia Community property operating income.

CA Tutty

GOVERNANCE SUPERVISOR

GENERAL