



Otorohanga Community Board

AGENDA

14 March 2013

Members of the Otorohanga Community Board

Mr R Prescott (Chair)
Mrs EM Cowan (Deputy Chair)
Mrs AC Laws
Mr AG Ormsby
Mr PD Tindle
Mr DR Williams

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA COMMUNITY BOARD

14 March 2013

Notice is hereby given that an ordinary meeting of the Otorohanga Community Board will be held in the Council Chambers, Maniapoto St, Otorohanga on Thursday 14 March 2013 commencing at 4.00pm.

6 March 2013

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES – 14 FEBRUARY 2013

REPORTS

Item 126 HOUSING FOR THE ELDERLY – REVIEW OF RENTALS

To: Chair & Members
Otorohanga Community Board

From: Governance Supervisor

Date: 14 March 2013

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Foster an involved and engaged Community
-

Executive Summary

A review of Housing for the Elderly rentals in Elizabeth Place and Windsor Court, Otorohanga is proposed.

Staff Recommendation

It is recommended that:

Rental charged for the Housing for the Elderly units in Otorohanga be increased to –

Single	\$78.50 per week.
Double	\$112 per week

These being effective from 1 July 2013.

Report Discussion

The rentals for units in Elizabeth Place and Windsor Court were reviewed in March 2012 at which time it was resolved that the rental charged for the units be increased to, effective from 1 July 2012 –

Single unit	\$70 per week
Double	\$100 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 Work and Income New Zealand, Accommodation Supplement.

The gross weekly New Zealand Super Income rates, which came into effect from 1 April 2012 are

Single	\$367.45 (sharing)/\$400.07 (if on own)
Double	\$302.40 each (both qualify)/\$286.29 (one under age)

The new rates to be effective from 1 April 2013 have not yet been announced.

MAINTENANCE 2012/13

At this point it is indicated that the estimated figure of \$27,000 for maintenance for the year ending 30 June 2013 will be under by approximately \$2,000.

CAPITAL WORKS FOR 2012/13

Stove replacement	\$1,150
Kitchen Bench/Cupbd – Flat 4 Windsor Ct	\$2,700
Refurbishment of units	\$7,000
Total	\$10,850

INCOME 2012/13

Based on current occupancy the estimated income of \$91,000 will be slightly over the estimate of \$90,355.

The estimated balance in the account as at 30 June 2013 will be \$76,352 overdrawn, an increase of \$4,412

Following an inspection of the units late last year with Council's Community Facilities Officer it was agreed the following maintenance work should be allowed for the 2013/14 year.

a.	Lawnmowing	\$8,500
b.	Rubbish Bins	\$4,500
c.	General repairs & maintenance	\$16,500
	Total	\$29,500

CAPITAL EXPENDITURE FOR 2013/14

Replace 4 Fuse Boxes – Windsor Ct	\$5,000
Refurbishment of units	\$7,000
Total	\$12,000

SETTING RENTALS FOR 2013/14

I have spoken to a local Real Estate Company and they advise that the market rental for similar units remains much the same as at this time last year being –

Bedsitter	\$120 per week
One Bedroom	\$140 per week

Units which have garaging and good heating are more in demand and thus obtaining a higher rental.

Our neighbouring Council's charge as follows –

Waitomo District Council – Bedsitter	\$97.50 per week
- One Bedroom	\$103.50 per week (sml)
- One Bedroom	\$115.00 per week (lge)
Waipa District Council – Bedsitter	\$108.75 per week
Te Awamutu - One Bedroom	\$123.75 per week

It is estimated that if the current rental charges are left unchanged, the account as at 30 June 2014 will go further onto debt by approximately \$11,288 taking the overall deficit to approx \$87,886. In order to curtail this increasing debt I would suggest a minimum of a 10% increase be considered. This would equate to approx.. \$9,000 additional income coming into the account thus reducing the proposed debt increase.

It is estimated that if the current rental charges are left unchanged, the account as at 30 June 2014 will go further onto debt by approximately \$11,288 taking the overall deficit to approx \$87,886. The Board and Council have previously agreed that this growing deficit must be addressed. An increase of charges by in the order of 12% is needed to stop the growth of the deficit, with a further increase of between 10% and 15% needed to start reducing the deficit at a reasonable rate.

It is however considered desirable to stage these increases of charges, and it is therefore proposed that an increase of charges by 12% takes place as from 1 July 2013, with a further increase by at least 10% as from 1 July 2014.

CA Tutty
GOVERNANCE SUPERVISOR

Item 127 VARIATION #2 TO MOWING CONTRACT 976

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

From: Community Facilities Officer

Date: 14 March 2013

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Ensure services and facilities meet the needs of the Community
 - Manage the natural and physical environment in a sustainable manner
-

Executive Summary

Council owns a strip of land between 53 and 55 Phillips Ave. The two bordering neighbours have requested Council to mow this area between their properties.

Staff Recommendation

That this area of mowing be added to Contract 976.

Discussion

The area of land between these two properties is an unformed walkway. In the past one neighbour has been mowing this area but this has now ceased. See attached photo.

The current mowing contractor met with me on site and has offered a price of \$10 per mow to keep this area tidy. He can mow it when he mows the road edge across the street. Annual contract amount offered is \$240.00.

Dianne Tautari
COMMUNITY FACILITIES OFFICER

Attachments

- a. Photo of the area
- b. Plan of the area





**Item 128 CLARIFICATION OF OWNERSHIP OF ILLUMINATED CROSS/STAR
STRUCTURE**

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

From: Community Facilities Officer

Date: 14 March 2013

Relevant Community Outcomes

- The Otorohanga District is a safe place to live
 - Ensure services and facilities meet the needs of the Community
 - Manage the natural and physical environment in a sustainable manner
-

Executive Summary

Confirmation required that Council accepts ownership of the illuminated cross/star on the River Control land on the other side of the railway lines.

Staff Recommendation

That the Otorohanga Community Board confirms that Council accepts ownership of the Illuminated Cross/Star asset so that 10 new bulbs at \$40 per bulb can be fitted before Easter.

Discussion

In 2006, at the request from the Lines Company, a building consent and resource consent in Council's name was issued to erect the illuminated star/cross. A Code Compliance Certificate was issued in Council's name.

The only mention found regarding this structure was in the minutes of the OCB meeting on 26/4/2006. No resolution was mentioned as to ownership.

The Star is illuminated for Christmas and then turned off. The Cross is illuminated 10 days before Easter then turned off again. The Lines Co. are of the understanding that Council owns the cross/star. The cross/star now requires 10 new bulbs at a cost of \$40 per bulb which the Lines Co are happy to install if Council will pay for the cost of the new bulbs.

Dianne Tautari
COMMUNITY FACILITIES OFFICER

Subject: SEWER CONNECTION – FARE VUE LANE

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

From: Finance and Administration Manager

Date: 14 March 2013

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

Property owners have recently connected their property on Fare Vue Lane to the Otorohanga sewer. There were some difficulties in connecting to the sewer and as the owners have been paying sewerage rates since 1997 it is recommended that Council contribute 50 percent of the cost of connection.

Staff Recommendation

That Council pay 50 percent of the cost amounting to \$1951.35 for connecting the relevant property at Fare Vue Lane to the Otorohanga Sewerage Scheme.

Discussion

The owners have recently connected their property on Fare Vue Lane to the Otorohanga Sewerage Scheme.

This property was one of the few properties within the Otorohanga Community boundary that was not connected. The current owners have owned the property for a number of years and have been paying an annual sewerage rate since 1997.

Under the Rating Act all properties that are either connected or able to connect to the Council Sewer pay a Uniform Sewerage Rate. In addition to this all properties within the Community boundary pay a Sewerage Loan rate which contributes to the capital cost of the infrastructure.

Since 1997 the owners have paid \$3,726.24 in Sewerage Rates and \$798.12 in Sewerage Loan Rates.

There was some difficulty in connecting to the sewer due to the location of the property, and the cost to connect has related in a total cost of \$3,902.70. Council has made no contribution to the cost of cleaning the owners septic tank since 1997.

As the owners have paid a large amount in sewerage charges since 1997, without actually receiving any service, it is recommended that Council contribute 50 percent of the cost to connect to the Sewer.

Graham Bunn
FINANCE AND ADMINISTRATION MANAGER

Subject: OCB MATTERS REFERRED 14 FEBRUARY 2013

**To: Chairperson and Members
Otorohanga District Council**

From: Governance Supervisor

Date: 14 March 2013

Executive Summary

1. CHAIR

14 February 2013

- i. To check out the area around the Library entrance at night to ensure this is adequately lit to discourage undersirables congregating in the area.

2. P TINDLE

11 October 2012

- i. To obtain additional information on the suggestion to install some form of removal overhead structure across the Otorohanga Reserve (Village Green), for report back to the Board.

3. COMMUNITY FACILITIES OFFICER

14 February 2013

- i. To forward to Members a copy of the planting plan for the area of land at the bottom of Trapski Drive.

CA Tutty
GOVERNANCE SUPERVISOR

GENERAL