



Oreti Community Board

OPEN MINUTES

Unconfirmed

Minutes of a meeting of Oreti Community Board held in the Winton Memorial Hall Supper Room, Meldrum Street, Winton on Monday, 16 December 2024 at 6:03 – 9:12pm.

PRESENT

Chairperson	Katie Allan
Members	Dave Diack
	Chris Herud
	Tracy Kennedy
	Councillor Christine Menzies
	Colin Smith

APOLOGIES

Jamie Winsloe
Philip Dobson

IN ATTENDANCE

Group manager finance and assurance	Anne Robson
Group manager regulatory services	Adrian Humphries
Community facilities manager	Mark Day
Senior property advisor	Megan Cowley
Community partnerships manager	Jared Cappie
Community leadership leader	Karen Purdue
Democracy advisor	Michal Gray

1 Apologies

Apologies were received from Jamie Winsloe and Phil Dobson.

Moved Colin Smith, seconded Chairperson Allan and **resolved:**

That the Oreti Community Board accept the apologies.

2 Leave of absence

At the close of the agenda no requests for leave of absence had been received.

There were no requests for leave of absence.

3 Conflict of interest

There were no conflicts of interest declared.

4 Extraordinary/urgent items

There were no extraordinary/urgent items.

5 Confirmation of minutes

Resolution

Moved Chairperson Allan, seconded Chris Herud

That the Oreti Community Board confirms the minutes of the meetings held on 17 February and 21 October 2024 as a true and correct record of the meetings.

Carried

Cr Menzies abstained from voting because she was not a member of the board in February.

6 Public forum

There was no public forum.

Reports

Chairperson Allan informed the board that the order of the reports will be changed for this meeting.

Public excluded

Exclusion of the public: Local Government Official Information and Meetings Act 1987

Resolution

Moved Chris Herud, seconded Deputy Mayor Menzies

That the public be excluded from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

C8.2 Proposed property disposal - Winton

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Proposed property disposal - Winton	s7(2)(i) - the withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.

C8.1 Dipton and Winton hall custodians

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Dipton and Winton hall custodians	s7(2)(h) - the withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.

The public were excluded at 6:10 pm.

Resolutions in relation to the confidential items are recorded in the confidential section of these minutes and are not publicly available unless released here.

At 6:35 pm Chairperson Allan returned the meeting to consider the public reports.

7.3 Active Southland’s occupation of Winton RSA Hall

Record No: R/24/11/70188

Senior property advisor Megan Cowley presented this report.

Resolution

Moved Chairperson Allan, seconded Colin Smith staff recommendations a) and new motions b) and c)

That the Oreti Community Board:

- a) Receives the report titled “Active Southland’s occupation of Winton RSA Hall”.**

- b) **Recommends that staff obtain a market rental appraisal of part of the Winton RSA Hall and that if the appraisal is over \$10,000 pa that a report comes back to the board for it to make a decision whether to approve the entering into a Deed of Lease with Active Southland.**
- c) **If the market rental appraisal is under \$10,000 pa the board recommends to staff that a Deed of Lease is entered into with Active Southland over part of the Winton RSA Hall with an expiry date of the end of June 2028 and with annual CPI increase.**

Carried

7.7 Chairperson's report

Record No: R/24/12/74644

Chairperson Allan presented her report.

Resolution

Moved Colin Smith, seconded Chris Herud

That the Oreti Community Board:

- a) **receives the report titled "Chairperson's report".**
- b) **Seek written approval by 31 January 2025 from the three remaining members of the Hokonui Hall committee of the current design at its current quote of \$9,591 for the sign (including installation).**
- c) **If the three remaining members of the committee do not approve the current design the board recommends to council that staff obtain 2-3 quotes for different design options for a sign (including installation). We recommend that installation of the sign is completed before 30 June 2025.**

Carried

7.2 Proposed budgets and rates - Annual Plan 2025/2026

Record No: R/24/11/72061

Group manager finance and assurance Anne Robson presented this report. The purpose of the report is for the community board to consider local budgets for the Annual Plan 2025/2026 and recommend local rates for the year commencing 1 July 2025 to Council.

During this item the meeting adjourned at 7:33 and reconvened 7:46 pm

Resolution

Moved Colin Smith, seconded Dave Diack staff recommendations with changes as indicated.

That the Oreti Community Board:

- a) **receives the report titled “Proposed budgets and rates - Annual Plan 2025/2026”**
- b) **determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to deciding on this matter.**
- d) **agrees that the following changes be made to the 2024/2025 local community board projects and recommends to Council that these be incorporated into Council’s 2024/2025 forecasting process:**

Town: Project	Current budget (24/25)	Revised budget (24/25)	Recommended timing (year) and budget
Tree and hedge maintenance in Browns	\$75,000	\$28,000	Reduction to reflect actual cost
Dipton repair/replace bridge across ditch	\$10,000	\$10,000	Change funding source to Winton/Wallacetown reserve from Dipton General Reserve as per Oreti minutes 18/12/23
RSA Hall P-11440 in Refurbishment	\$40,000	\$40,000	As per minuted Aug 2024 resolution change scope and funding source from loan to Winton Hall Reserve
Ryal Bush CC P-10577 Roof replacement	\$76,667	\$76,667	As per minuted Aug 2023 resolution change scope
Limehills CC P-10565 NOW Heating replacement	\$18,000	\$13,000	As per minuted Aug 2024 resolution change scope, budget and funding source from loan to Limehills CC Reserve
Dipton P-10559 Hall re-roof	\$122,000	\$76,667	Cost came in at around the \$76,667 BOF funding grant less \$12,164 spent in 23/24

Winton P-10893 Anzac Oval Beautification Project	\$45,063	\$10,000	Reduction, as main project for Anzac Oval already CF to 2027/28, this years budget was CF from last year and covers maintenance work + removal of two big trees only, change funding source from Loan/Res to Wint Property Sales Res
--	----------	----------	--

- e) **agrees that the following changes be made to the 2025/2026 local community board projects:**

Town: Project	Draft budget as per workshop (25/26)	Revised budget (25/26)	Recommended timing (year) and budget
FHALL025 Seismic Report	\$10,200	\$0	Delete the seismic report project on the Oreti Hall
Browns CC FHALL 009 Ext repaint	\$25,500	\$25,500	Changing funding source from loan to hall reserve and scope from 'Ext paint' to 'Toilet upgrade incl paint and flooring'
Winton P&R P-10831A Playground update	\$30,600	\$30,600	Changing funding source from loan to Winton Property Sales Reserve

- f) **Agrees with proposed budgets for the year 2025/26 with the following changes to the budgets:**

Town: Project	Draft budget as per workshop (25/26)	Revised budget (25/26)	Recommended timing (year) and budget
<i>Oreti Hall</i> Electricity	\$3,060	\$1,800	- Based on the actuals of last year
Community centre reserve	\$0	\$4,000	- Build up hall reserve for projects - swapping internal and external painting projects from relevant years. – and rename Maintenance Gen to Community Centre Reserve

<i>Ryal Bush CC</i> Maint - Planned	\$3,876	\$2,500	- align with Tussock Creek
<i>Tussock Creek CC</i> Internal Work Sch	\$2,550	\$0	- Based on the actuals of last year
<i>Memorial Hall</i> Electricity Caretaker Cleaning	\$4,284 \$3,672 \$6,222	\$6,300 \$5040 \$2500	- Based on the actuals of last year - Based on the actuals of last year - Remove the transfer to the memorial hall reserve holding the rates at last year.
<i>RSA Hall</i> Cleaning Caretaker	\$5,000	\$3,500 \$3360	- Based on the actuals of last year (Cleaning <u>is not</u> needed for five days a week for Active SL)
<i>Browns P&R</i> Maint – Gen	\$3,060	\$3,060	- changing funding source from Rates to Browns Gen Res
<i>Dipton P&R</i> Maint - Gen	\$5,100	\$2,500	- based on actuals of last year - changing funding source from Rates to Dipton Gen Res
<i>Limehills P&R</i> Maint – Trees/Hedges	\$3,570	\$3,570	- changing funding source from Rates to Limehills Gen Res
<i>Oreti P&R</i> Maint - Gen	\$2,550	\$0	- Based on actuals of last year
<i>Wallacetown P&R</i> Maint – Trees/Hedges Internal Work Scheme Main gen	\$21,420 \$6,120	\$10,000 \$4,000	- Reducing as current year big work schedule (altern. every 2 yrs) - based on actual of last year

	\$14,200	12,000	
<i>Winton P&R</i>			
Under Veranda Light	\$1,209	\$0	Remove and delete budget line

- g) agrees that the following changes are made to the footpath programme for 2024/2025 to 2026/2027:**
- i. remove the programme and funding as included in the Long Term Plan for these three financial years, incorporating the changes from 2024/2025 into Councils forecasting process.**
 - ii. include Dipton footpath renewals in 2025/2026 of \$25,800, funded \$14,190 from NZTA subsidy and \$11,610 from the Dipton general reserve.**
 - iii. include Wallacetown footpath renewals in 2025/2026 of \$24,940, funded from the Wallacetown general reserve.**
 - iv. include Winton footpath renewals in 2025/2026 of \$246,799 funded \$92,072 from the Winton general reserve and \$154,727 from a loan. include in 2025-26 Winton footpath renewals of \$105,566 and LOS \$33,970, fund the total budget of \$139,536 from the Winton GR \$92,072 and \$47,464 from Winton Cap Dev Reserve.**
 - v. carry forward a total of 782.9m2 at a cost of \$168,324 of the renewal programme to 2027/28 namely:**
 - Mary Street 312 m2 at a cost of \$67,080**
 - Albert Street 157.5m2 at a cost of \$33,863**
 - Park Street 180.4m2 at a cost of \$38,786**
 - Prince Street 133m2 at a cost of \$28,595 to year 2027/28.**

Town: Project	Current Budget (25/26)	Revised budget (25/26)	Recommendation
Winton	\$246,799	\$139,536	Reducing work schedule and changing funding source form loan to all reserve
	Funded by \$92,072 Winton Gen Res \$154,727 Loan	Funded by \$92,072 Wint Gen Res \$47,464 Loan	

- h) confirms the local budgets and work programmes incorporating the changes in resolutions (d), (e), (f) and (g) and recommends to Council these be included in the draft Annual Plan 2025/2026.**
- i) recommends to Council that for the year commencing 1 July 2025 it recovers the total amount for each rate as follows (subject to resolution (d), (e) (f) (g) and (h)):**

<u>Rate Description</u>	<u>Rate GST inclusive</u>
Oreti Community Board rate	\$502,278

Browns Hall Rate	\$9,749
Dipton Hall Rate	\$30,381
Limehills Hall Rate	\$16,448
Oreti Plains Hall Rate	\$13,485
Otapiri/Lora Gorge Hall Rate	\$9,770
Tussock Creek Hall Rate	\$8,737
Ryal Bush Hall Rate	\$15,124
Winton Hall Rate	\$50,957
Winton Swimming Pool Rate	\$26,703

j) recommends to Council the setting of the following fees and charges for the year commencing 1 July 2025:

<u>Fee/Charge Description</u>	<u>Notes</u>	<u>Fee/Charge GST inclusive</u>
<u>Browns hall</u>		
Hall hire	per hour	\$12.50
Hall hire	per day	\$100.00
Not for profit/community group		50% discount
Bond (refundable)	no GST	\$250.00
<u>Dipton hall</u>		
Hall		\$35.00 - \$80.00
Hall night rates		\$250.00 - \$350.00
Play group/RSA		\$35.00 - \$50.00
<u>Limehills hall</u>		
Hall hire	per hour	\$12.50
Hall hire	per day	\$100.00
Hall hire - night charge	per night (after 5pm)	\$30.00
Not for profit/community group		50% discount
Bond (refundable)	no GST	\$250.00
<u>Oreti Plains hall</u>		
Hall hire	per day (8 hours)	\$200.00
Hall hire	per hour	\$30.00
Hall hire	per weekend	\$250.00
Hall hire	per week	\$875.00
Chairs (each)		\$0.50
Tables (each)		\$5.00
Bond		\$500.00
<u>Ryal Bush hall</u>		
Hall hire	per hour	\$12.50
Hall hire	per day	\$100.00
Not for profit/community group		50% discount
Bond - Regular Users		\$250.00

<u>Winton RSA hall</u>		
Hall hire	per hour	\$50.00
Hall hire	per day	\$400.00
Not for profit/community group		50% discount
Bond - regular users	no GST	\$200.00
Bond - casual/one-off users	no GST	\$400.00
<u>Tussock Creek hall</u>		
Hall hire	per hour	\$12.50
Hall hire	per day	\$100.00
Not for profit/community group or at the discretion of Hall Committee		Up to 100% discount
Bond - Regular Users	No GST	\$250.00
<u>Memorial hall</u>		
Hall hire	per hour	\$50.00
Hall hire	per day	\$400.00
Not for profit/community group		50% discount
Bond - regular Users (12 month duration for bond, reviewed and renewed every 12 months)	No gst. These are discretionary and to be advised at time of booking.	\$200.00
Bond – casual/one off users	No gst. These are discretionary and to be advised at time of booking.	\$500.00

- k) delegates authority to the board chair to approve any minor changes required to the budgets following this meeting.**

Carried

7.1 Financial report for the year ended 30 June 2024

Record No: R/24/11/70482

Group manager finance and assurance, Anne Robson presented this report. Ms Robson advised that the purpose of the report is to present the financial results and supporting information for local activities within the Oreti Community Board area for the year ended 30 June 2024.

Resolution

Moved Colin Smith, seconded Chris Herud

That the Oreti Community Board:

- a) Receives the report titled “Financial report for the year ended 30 June 2024”.**

Carried

7.4 Tree plan

Record No: R/24/12/73736

The purpose of this report is to present the community board with an updated overview of the Southland District Council (SDC) Tree Plan, including key community feedback following public consultation, and to propose the next steps for adoption.

Resolution

Moved Deputy Mayor Menzies, seconded Chris Herud

That the Oreti Community Board:

- a) **receives the report titled “Tree plan”.**
- b) **determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**

Carried

7.5 Community board reporting

Record No: R/24/11/69331

The purpose of this report is to inform the board of the community leadership, operational and Council activities in the board area and across the district.

Resolution

Moved Colin Smith, seconded Deputy Mayor Menzies

That the Oreti Community Board:

- a) **receives the report titled “Community board reporting”.**

Carried

7.6 Councillor update

Record No: R/24/11/73060

Resolution

Moved Deputy Mayor Menzies, seconded Chairperson Allan

That the Oreti Community Board:

- a) receives the report titled “Councillor update”.**

Carried

The meeting concluded at 9:12 pm

CONFIRMED AS A TRUE AND CORRECT RECORD OF A MEETING OF THE ORETI COMMUNITY BOARD HELD ON 16 December 2024

DATE:.....

CHAIRPERSON:.....